

**Correspondence Between
Staff and Applicant
Approval Letter**



**Planning & Development Services Department
Planning and Neighborhood**

7447 East Indian School Road
Scottsdale, Arizona 85251

January 30, 2018

17-DR-2017
Rich Newman
Dm19 LLC
4222 E Camelback Rd Ste H100
Phoenix, AZ 85018

RE: DRB APPROVAL NOTIFICATION

Case Reference No: 17-DR-2017 Desert Mountain 19 Clubhouse & Gatehouse

The Development Review Board approved the above referenced case on December 21, 2017. For your use and reference, we have enclosed the following documents:

- Approved Stipulations/Ordinance Requirements
- Site Plan with Fire Dept. Requirements Notations
- Accepted Basis of Design Reports
- Accepted Case Drainage Report
- Construction Document Submittal Requirements/Instructions
- This approval expires two (2) years from date of approval if a permit has not been issued, or if no permit is required, work for which approval has been granted has not been completed.
 - These instructions are provided to you so that you may begin to assemble information you will need when submitting your construction documents to obtain a building permit. For assistance with the submittal instructions, please contact your project coordinator, Jesus Murillo, 480-312-7849.
- Table: "About Fees"
 - A brief overview of fee types. A plan review fee is paid when construction documents are submitted, after which construction may begin. You may review the current years fee schedule at: <http://www.scottsdaleaz.gov/bldgresources/Fees/default.asp>

Please note that fees may change without notice. Since every project is unique and will have permit fees based upon its characteristics, some projects may require additional fees. Please contact the One Stop Shop at 480-312-2500.

Finally, please note that as the applicant, it is your responsibility to distribute copies of all enclosed documents to any persons involved with this project, including but not limited to the owner, engineers, architect, and developer.

Sincerely,

Jesus Murillo
Senior Planner
jmurillo@scottsdaleAZ.gov

About Fees -

The following table is intended to assist you in estimating your potential application, plan review, and building permit fees. Other fees may also apply, for example Water Resources non-Residential Development, Parking-in-Lieu Fees, or Assessment District Fees; and those fees are not listed in this package the plan review staff is responsible for determining additional applicable fees.

Type of Activity	Type of Fee	Subcategory	When paid?
Commercial	Application	<ul style="list-style-type: none"> Preapplication, Variance, Zoning Appeal, Continuance, Development Review Board, ESL, General Plan, Rezoning, Sign Review, Special Event, Staff Approval, Temporary Sales Trailer, Use Permit, or Zoning Text Amendment 	At time of application submittal
	Plan Review	<ul style="list-style-type: none"> Commercial, foundation, addition, tenant improvement/remodel Apartments/Condos Engineering site review Signs Plat fees Misc. Plan Review Lot Tie/Lot Split Pools & Spas Recordation 	At time of construction document submittal
	Building Permit	<ul style="list-style-type: none"> Commercial addition, remodel, tenant improvement, foundation only, shell only Fence walls or Retaining walls Misc. Permit Signs 	After construction document approval and before site construction begins
Residential	Application	<ul style="list-style-type: none"> Preapplication, Variance, Zoning Appeal, Continuance, Development Review Board, ESL, General Plan, Rezoning, Sign Review, Special Event, Staff Approval, Temporary Sales Trailer, Use Permit, or Zoning Text Amendment 	At time of application submittal
	Plan Review	<ul style="list-style-type: none"> Single family custom, addition, remodel, standard plans Engineering site review Misc. plan reviews 	At time of construction document submittal
	Building Permit	<ul style="list-style-type: none"> Single family custom, addition, remodel, detached structure, standard plans Fence walls or Retaining walls Misc. Permit Signs 	After construction document approval and before site construction begins

September 1, 2017

Mr. Jesus Murillo
City of Scottsdale
7447 E. Indian School Road
Scottsdale, AZ 85251

RE: 17-DR-2017
Desert Mountain 19 Clubhouse & Gatehouse

Dear Mr. Murillo:

We are in receipt of your Second Review letter dated August 3, 2017. Enclosed is the revised submittal package for DM19, with associated plans, reports, and graphics requesting approval of our pre-plat. Our responses to your review letter are shown in red text below.

Zoning:

1. The proposed Desert Mountain Parcel 19 Golf Course club house currently is identified on a parcel that does not currently exist; the proposed golf course club house shall not be submitted for permit approval until the associated final plat has been recorded, case 1-PP-2017 (case 17-ZN-2016).

The Owner agrees to the City's stipulations. Parcel A containing the Clubhouse & Gatehouse will be submitted with the final plat.

2. The Open Space, Environmentally Sensitive Lands (O-S/ESL) zoning district limits all structures to twenty-four (24) feet maximum height, measured from natural grade. The project elevations show the maximum height of the structure to be under twenty-four (24) feet in height (but does not identify if from natural grade). Please identify the height of the tower elements as well, the current roof plan over topo only provides height to the fascia. Height includes all portions of the structure (Zoning Ordinance Section 6.900). Example: Guard House is 20'-6" above natural grade, not 18'.

Sheets DR3.1 and DR3.2 identifies the top of parapets, chimneys, and mechanical screen from natural grade.

On the Clubhouse Elevations sheets, DR4.1 and DR4.1B, the height from natural grade of the highest point, the chimney, is shown as 19'6" while the top of the roof is shown as 17.'

On the Guardhouse Elevations sheets, DR4.3 and DR4.3B, the height from natural grade of the top of wall is shown as 18.' (Also shown on DR3.2.)

3. The circulation/parking data table assumes a reduction in parking for the proposed development. A parking reduction/"incentives to reduce parking" will require a separate submittal to staff (Zoning Ordinance Section 9.104.E). Please submit a pre-application for the proposed parking reduction.

The pre-application, 606-PA-2017, was submitted August 22, 2017. We have submitted the receipt and the email confirmation from Alex Acevedo.

17-DR-2017

4. The provided "NAOS" graphics identify a larger swath of "undisturbed" NAOS located along the northern boundary of the site, but the proposed preliminary plat identifies a waterline easement, electrical easement, and an additional ingress easement located within this NAOS boundary. Please update all the graphics to show these areas as revegetated NAOS, and update the graphics to show the required amount of undisturbed NAOS being provided – please update all graphic accordingly.

The NAOS Plan has been updated as requested.

5. The "Walls and Fencing" plan graphic does not show which walls are being placed on the property line and what portion of walls will be removed the required fifteen (15) feet, as per ordinance. Please provide one line weight to symbolize one type of wall (wall panel design), and one to symbolize the other (cable rail design). The columns and panel wall design must be setback a minimum of 15 feet, and the post and cable rail design can exist on the property line.

Per Section 2-2.501.B.1 , Walls and Fences, Perimeter Walls of the ESLO Site Design Guidelines does not require a 15' offset from the property line.

Perimeter Walls a. In general, perimeter walls are not a preferred approach to providing privacy and minimizing the impacts of nearby roads. Consider using walls around individual building envelopes, mounding that blends into the terrain and other such treatments. If perimeter walls are used, set them back 25 feet from a perimeter street rights-of-way or a property line. b. Use undulating, notched or similar non-linear alignments for perimeter walls. They should move around significant natural desert vegetation leaving substantial room for these plants to survive (3 feet out from the canopy of desert trees and at least half the height of saguaros). c. Use designs and materials for perimeter walls that reflect the form, materials, texture and colors of the natural desert setting. d. NAOS does not include the area within 5 feet on either side of a perimeter wall, although this area may be considered as revegetated NAOS. e. Maintain continuity of Natural Area Open Space; do not separate adjacent NAOS areas with perimeter walls. f. Do not cross minor or major watercourses with perimeter walls. g. Install openings in perimeter walls at least 3 feet in width and height at intervals no greater than 200 feet to allow wildlife movement.

6. Walls, except entry monument walls, shall not be located within the scenic corridor easement.

There are no walls, other than entry monument walls, located within the scenic corridor.

Circulation:

7. Please update the project site plan, and associated case materials, Provide (8) bicycle parking spaces - four racks (Zoning Ordinance Article IX. – Parking and Loading Requirements, Section 9.103. - Parking requirements). Bicycle racks to be located near entry plaza. Bicycle racks can blend with the architectural context of development. Prior to installation, applicant to contact Transportation Department to ensure functionality of racks and dimension of placement.

The Project Narrative and revised Site Plans have been revised as requested. Four racks are proposed to be located by the Clubhouse Entrance. Bicycle rack detail has been provided. Reference DR1.1. Detail on DR1.6.

Fire:

8. Please update the project narrative, site plan, and other associated materials to demonstrate a minimum drive width of twenty-four (24') feet (Fire Ord. 4045, 503.2.1).

Sheets DR1.1 and DR1.2 have been revised to show the 24' drive width of the entrances to the parking lot.

9. Please update the project narrative, site plan, and other associated materials to demonstrate an unobstructed vertical clearance minimum of 13'6" (Fire Ord. 4045, 503.2.1).

Sheet DR1.2 has been revised to clarify the minimum height required. DR4.3 and DR4.3B also demonstrate that the required unobstructed vertical clearance is being met.

10. Please update the project narrative, site plan, and other associated materials to demonstrate the inclusion of a "Key switch/pre-emption sensor" required for commercial/Multi-family/Gated communities (Fire Ord. 4045, 503.6.1).

Sheet DR1.2, Guard House Site Plan indicates location of Key switch/pre-emption sensor.

11. Please update the project narrative, site plan, and other associated materials to demonstrate fire hydrant spacing, existing and proposed (Fire Ord. 4045, 507.5.1.2).

Sheets DR1.1 and DR1.2 have been revised to show the fire hydrant locations/spacing.

12. Please update the project narrative, site plan, and other associated materials to demonstrate that the FDC meets spacing requirements in accordance with (Fire Ord. 4045, 912) & (I's & A's, 8.17.2.4.6.1).

Sheet DR1.0 has been revised to show the FDC locations and spacing.

13. Please update the project narrative, site plan, and other associated materials to demonstrate all fire lanes for Commercial / Multi-Family uses meeting fire ordinances (Fire Ord. 4045, 503.3)

Sheet DR1.0 indicates locations of fire lanes on the project site.

Water and Waste Water:

14. Please submit three (3) copies of the revised Water and Waste Water Design Report(s) with the original red-lined copy of the report to me with the rest of the resubmittal material identified in Attachment A. Please update the Water Basis of Design Report to identify all the stipulations from case 17-ZN-2016 (Ordinance No. 10648).

All stipulations have been addressed. Three copies of the revised reports have been submitted with this letter.

Landscape:

15. Please provide a preliminary landscape plan for the club house and the gate house that complies with the provisions of Zoning Ordinance Section 10.200, and that includes all information as listed on the Plan & Report Requirements for Development Applications. There will be comments regarding the preliminary landscape plan after it has been received and reviewed by staff (Zoning Ordinance Section 1.303).

- The landscape plans contain a native plant palette. Each plant type is identified by its common and botanical name. No salvage plant material and no multiple sizes are shown at this time. 24" box tree size minimum have an average of 1-1.5" trunk caliper minimum based on the Arizona Nursery Association tree standards.
- Turf area can be found under keynote "3.2 Turf Area." All planting within Cave Creek Road right-of-way is listed in the Environmental Sensitive Lands areas found on sheets L3.1-L3.3. No plant species are being utilized that are not on the ADWR list.
- All disturbed areas without structures or hardscape improvements are to be heavily landscaped. All planting plans adhere to the Zoning Ordinance. No hydro-seed areas planned at this time. Planting plans are in accordance with City of Scottsdale's Scenic Corridors Design Guidelines on sheets L3.1-L3.3

- Medians landscaping are to be provided in accordance with the DS&PM. All easements are shown and labeled on sheets L2.1-2.3 & L3.1-L3.3
 - There are no NAOS areas within Phase 1 Entry and Clubhouse
 - No trees are to be planted within the Public Utility Easements, as shown on sheets L3.1-L3.3.
 - All right-of-way improvements (streets, sidewalks, trails, etc.) adjacent to the project are shown and dimensioned on sheets L2.1-2.3 & L3.1-L3.3
 - The sight distance visibility triangles can be found on sheet L2.1, both the Carefree 35' triangle along with the City of Scottsdale's referencing Section 5-3.119 in the Design Standards & Policies Manual. No trees are within the SVT, refer to sheets L3.1-L3.3
 - No trees are within the 7' of a public water line or sewer line, refer to sheets L3.1-L3.3
16. Please revise the conceptual landscape plan so that it includes summary data indicating the landscape area (in square feet) of on-site, right-of-way, and parking lot landscaping, in compliance with Zoning Ordinance Section 10.200 (Zoning Ordinance Section 1.303).

Project site data is located on the cover sheet L0.0 under "PRELIMINARY LANDSCAPE SITE DATA."

17. Please revise the plant legend so that plant symbols shown on the landscape plan are accurately represented on the plant legend so that COS staff are able to understand the landscape design concepts. There is a plant symbol which appears to be a square within a circle that is subdivided equally by three lines. This plant symbol is located at the outer ring of plants at the entry drive round-about, and at other locations on the landscape plans. Please refer to Zoning Ordinance Section 10.200 and the Plan & Report Requirements for Development Applications (Zoning Ordinance Section 1.303).

The plant symbols have been enlarged and given a complete sheet for clarity on sheet L0.3, along with each corresponding planting plan on sheets L3.1-L3.3.

18. Based on the mature size of the proposed plants, please modify the planting density and layout so that it is representative of the mature size of the proposed species, relative to the planting area. In general, a twenty to thirty percent (20 - 30%) reduction of planting intensity should be implemented in order to avoid overcrowding of plants, and so that there will be no need to trim excessively or shear the plants, resulting in sustainable landscape improvements (Zoning Ordinance Sections 10.100 and 10.700).

With the majority of the plant spacing averaging 5' on center spacing, we feel this allows adequate space for the mature size of the plant species to grow without overcrowding the plants. There is also a demand for immediate impact within the private community's entrance.

Significant Policy Related Issues

Water Basis of Design:

19. Please update the Water Basis of Design Report, and the project narrative, to identify the proposed water facilities being dedicated to the City.

The Water Basis of Design Report and project narrative have been updated as requested.

Landscape Design:

20. Notes on the landscape plan appear to be 6-point font size, or less. Please revise the notes so that they are 12-point (1/6 inch) font size. Please refer to the Plan & Report Requirements for Development Applications (Zoning Ordinance Section 1.303).

This has been revised so all font is 12-point font size, besides the plant legends on the planting sheets which can be referenced on sheet L0.3 with an enlarged planting legend.

21. Please utilize a dashed line to indicate the sight distance visibility triangles on the landscape plan. Please refer to the Plan & Report Requirements for Development Applications. Please refer to the Scottsdale Design Standards & Policies Manual Section 5-3.119 (Zoning Ordinance Section 1.303).

The sight distance visibility triangles can be found on sheet L2.1, both the Carefree 35' triangle along with the City of Scottsdale's referencing Section 5-3.119 in the Design Standards & Policies Manual.

22. Please revise the landscape plan so that *Agave murpheyi* Murphy's Agave, *Agave parryi* 'Truncata' Mescal Agave, *Agave ocahui* Ocahui Agave, *Agave weberi* Weber Agave, *Carnegiea gigantea* Saguaro, *Echinocactus grusonii* Golden Barrel Cactus, *Fouquieria splendens* Ocotillo, *Opuntia basilaris* Beavertail Prickly Pear, *Yucca baccata* Banana Yucca, and *Yucca rigida* Blue Yucca, will be installed a distance of at least four feet between the edge of the walkway and pedestrian areas to the edge of the mature plant, due to the thorny spines on these plants (DSPM Section 2-1.1001.13).

This has been updated and revised on the planting plan, sheets L3.1-L3.3

23. Due to the broad arching form of the leaves and flower stems of *Hesperaloe parviflora* Red Yucca, please revise the landscape plan so that the mature size of this plant will be at least four (4) feet from the edge of any parking spaces, pedestrian pathways or areas (DSPM Section 2-1.1001.13).

This has been updated and revised on the planting plan, sheets L3.1-L3.3

Building Elevation Design:

24. Please update the project elevations to provide the heights to all portions of the elevation, i.e. all roofs, columns, chimneys, etc. (Zoning Ordinance Section 1.303 and Section 7.105).

Sheets DR4.1, DR4.1B, DR4.2, DR4.3 and DR4.3B have been revised to indicated all heights of roofs, walls, etc.

25. Please darken the line weight for the black line drawings of the building elevations. It is difficult to read and understand these drawings. In order to improve readability of the building elevations, please add number notations (0.0, +1.5, -0.5, etc.) that indicate the differences between planer surfaces or utilize thicker and thinner lines to indicate portions of the building that are nearer or farther from view. Please refer to the Plan & Report Requirements for Development Applications (Zoning Ordinance Section 1.303).

Sheets DR4.1B and DR4.3B have been revised to improve the provide line weights.

26. Please provide window sections that indicate that all exterior window glazing will be recessed a minimum of fifty (50) percent of the wall thickness, including glass curtain walls/windows within any tower/clerestory elements. Please demonstrate the amount of recess by providing dimensions from the face of the exterior wall to face of glazing, exclusive of external detailing. (Scottsdale Sensitive Design Principle 9 and Scottsdale Commercial Design Guidelines, Architecture Section).

Reference typical detail on the revised sheet DR4.3B.

27. Please provide door sections that indicate that all exterior doors will be recessed a minimum of thirty (30) percent of the wall thickness. Please demonstrate the amount of recess by providing dimensions from the face of the exterior wall to the face of the door frame or panel, exclusive of external detailing (Scottsdale Sensitive Design Principle 9 and Scottsdale Commercial Design Guidelines, Architecture Section).

Reference typical detail on the revised sheet DR4.3B.

28. Please indicate the locations of all building mounted lighting fixtures on the building elevation drawings. Please refer to the Plan & Report Requirements for Development Applications (Zoning Ordinance Section 1.303).

All building light fixtures will be recessed and mounted to the underside of the soffit.

29. Please provide a materials board, which includes the elevations, with call-outs that references and provides samples of all proposed colors and materials as appropriate.

A revised material board has been submitted for this review.

Lighting Design:

30. Please provide light fixture cut-sheets for the club house and the gate house that indicate any existing and all proposed lights that will be included with this project. There will be comments regarding the proposed lighting plan, photometric study, and light fixture cut-sheets after it is received and reviewed by staff. Please refer to the Plan & Report Requirements for Development Applications (Zoning Ordinance Section 7.600 and Section 1.303). The resubmittal only provided one cut sheet for one light fixture – 'Luminaire LED Sonar 4'.

All proposed light fixture cut-sheets are provided within this second submittal.

31. Based on details on Sheet SE3.3, it appears that proposed light fixtures for 'Festoon Style Lighting, Parking Lot Lights, and Shade Structure Lights' are unacceptable due to exposed light source which will result in excessive glare. Please provide alternative light fixtures that will effectively direct the light to the site areas that are intended to be illuminated (DSPM Section 2-1.1202.A).

A shield will be added to the "Festoon Style" lighting to prevent any unacceptable exposure or excessive glare. The parking lot lights have recessed LEDs, and we will change the optical finish to matte black (0 uplight, very low glare, see attached cut sheet for BUG rating). The fixture for the "Shade Structure Lights" has been changed to the Apex 13 LED to prevent any excessive glare.

Fire:

32. Please update the project narrative, site plan, and other associated materials to demonstrate COMMERCIAL turning radii of: 25' inner/49' Outside /55' Bucket Swing (DSPM Section 2-1.802(5)).

Sheets DR1.0 and DR1.1 indicate commercial turning radii locations.

33. Please update the project narrative, site plan, and other associated materials to demonstrate divided entrances, and drive thru by pass lanes, to be twenty-foot-wide (20') minimum dimension (DSPM Section 2-1.802(2)).

Sheet DR2.1 has been revised to show 20 foot wide minimum driveway entrance.

34. Please update the project narrative, site plan, and other associated materials to provide turn-around for emergency vehicles at end of dead-end over 300' (DSPM Section 2-1.802(8)).

Sheet DR1.0 indicates locations of the turnarounds for emergency vehicles on the project site.

35. Please update the project narrative, site plan, and other associated materials to demonstrate that fire lane surface will support 83,000 lbs. GVW to include any bridge/culvert crossing (DSPM Section 2-1.802(3)).

Sheets DR1.0, DR1.1 and DR1.2 have been revised to include the surface support of 83,000 lbs at Fire Lanes.

36. Please update the project narrative, site plan, and other associated materials to demonstrate the location of fire riser room (DSPM Section 6-1.504(1)).

Sheets DR1.1 and DR2.1 have been revised to include the fire riser room.

Technical Corrections

Water Basis of Design:

37. Please submit three (3) copies of the revised Water and Waste Water Design Report(s) with the original red-lined copy of the report to me with the rest of the resubmittal material identified in Attachment A. Please update the Water Basis of Design Report to address the following:

Three copies of the revised report are included. The following comments have been addressed.

- a. The water model should be calibrated based on existing PRV settings and field measured pressure (fire flow test) to correlate actual field condition.

The previous report included these PRV settings as supplied by the City. The PRVs are included in the current version also. PRV #84 now has an updated setting with a HGL of 2844 to create a calibrated model at the downstream flow test. As requested in Item b below, the model was adjusted to mimic the actual field conditions at the two downstream flow tests. This was done by adjusting the existing water line roughness values to more accurately reflect the condition of the existing pipes, and adjusted the HGL setting of PRV #84. This created a calibrated model that matches the downstream flow tests.

- b. Two new PRV's have been recommended at the connection to the existing water mains for Parcel 19. What are the recommended size and pressure settings on these PRVs?

The model has been updated to identify two proposed onsite PRVs. They are shown as PRV-1 at the northwest portion of the site, and PRV-2 at the northeast portion of the site. These two PRVs are described in Section 4.2 Piping Layout of the report. They are 8-inch PRVs, with an HGL setting of 2777 feet to maintain onsite pressures within City criteria.

- c. Include the two recommended PRVs in the water model.

The model and report have been updated to include two proposed onsite 8-inch PRVs with an HGL of 2777 feet to maintain onsite pressures within the City's criteria.

- d. Update existing PRV (PRV-166, PRV-200 and PRV-84) sizes in the model. Please reference provided redlined report for the suggested PRV sizes.

The existing PRVs have been updated within the model. Existing PRV #84 is an 8-inch PRV which originally was set at an HGL of 2899 feet per the City's direction. This PRV was adjusted to an HGL of 2844 feet to mimic the existing conditions, per the flow

tests. PRV #166 is a 6-inch PRV set at an HGL of 2864 feet, per the City's direction, and did not need adjustment. PRV #200 is a 6-inch PRV set at an HGL of 2874 feet, per the City's direction, and did not need adjustment.

- e. Appendix C: Flex Table: Pipe Table shows 48" & 54" diameter pipe in the system. Such large diameter pipes do not exist in the area. Please update models based on actual pipe size.

This has been updated accordingly.

- f. Please update the report to identify a water quality monitoring stations required/provided per COS DSPM, Section 6-1.418.

As discussed in our phone conversation with Rezaur Rahman, Section 4.2 Piping Layout was updated to indicate the City's requirement for onsite monitoring stations. These stations with me located and detailed during the final design stages.

- g. Drawing: Preliminary Block Plat – Add a note "Existing 8" Sewer Line to be Abandoned" for the existing sewer line from the fire station.

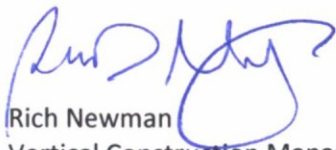
This has been updated accordingly.

- h. Please reference redlined Basis of Design report for additional redlines and comments.

The additional redline comments were provided by Rezaur Rahman and matched the comments listed above, which have been address. One additional comment from Rezaur Rahman through email was "On the updated reports, please include a table for head loss through 8-inch pipes within DM Parcel 19. This is required to show that head losses through the pipes are per DPSM Section 6-1.404." This additional comment has been addressed by adding a table to Section 4.2 Piping Layout which indicates all head losses are below 10ft/1000ft, per city of Scottsdale standards. In addition, this information is all shown within the modeling results.

We look forward to any and all status updates regarding our supporting documentation. If you have any questions, or need further assistance please contact me at 602-386-1655 or at rnewman@m3companiesllc.com.

Sincerely,



Rich Newman
Vertical Construction Manager

RN/rar

ATTACHMENTS for Case Number 17-PP-2017

- Cover Letter
- Revised CD of submittal (DWG or DWF format only)
- One Copy of the Revised Narrative for Project
- Two copies of the Revised Parking Study/Analysis
- Site Plan: 8 copies 24" x 36" ; 1 copy 11" x 17"; 1 copy 8 ½" x 11"
- NAOS Plan: 2 copies 24" x 36" ; 1 copy 11" x 17"; 1 copy 8 ½" x 11"
- Elevations - Color: 1 copy 24" x 36" ; 1 copy 11" x 17"; 2 copies 8 ½" x 11"
- Elevations – B/W: 1 copy 24" x 36" ; 1 copy 11" x 17"; 2 copies 8 ½" x 11"
- Landscape Plan (Color) : 1 copy 24" x 36" ; 1 copy 11" x 17"; 2 copies 8 ½" x 11"
- Landscape Plan (B/W) : 1 copy 24" x 36" ; 1 copy 11" x 17"; 2 copies 8 ½" x 11"
- Lighting Site Plan(s): 1 copy 24" x 36" ; 1 copy 11" x 17"; 2 copies 8 ½" x 11"
- Manufacturer Cut Sheets of All Proposed Lighting: 1 copy 24" x 36" ; 1 copy 11" x 17"; 2 copies 8 ½" x 11"
- Scenic or Vista Corridor Plan : 1 copy 24" x 36" ; 1 copy 11" x 17"; 2 copies 8 ½" x 11"
- One copy of the Roof Plan Over Topo
- Three Copies of Revised Water Design Report

October 13, 2017

Mr. Jesus Murillo
City of Scottsdale
7447 E. Indian School Road
Scottsdale, AZ 85251

RE: 17-DR-2017
Desert Mountain 19 Clubhouse & Gatehouse

Dear Mr. Murillo:

We are in receipt of your Third Review letter dated October 9, 2017. Enclosed is the revised submittal package for DM19, with associated plans, reports, and graphics requesting approval of our pre-plat. Our responses to your review letter are shown in red text below.

Zoning:

1. The proposed Desert Mountain Parcel 19 Golf Course club house currently is identified on a parcel that does not currently exist; the proposed golf course club house shall not be submitted for permit approval until the associated final plat has been recorded, case 1-PP-2017 (case 17-ZN-2016).
The Owner agrees to the City's stipulations. Plans have been revised to remove the parcel lines containing the Clubhouse & Gatehouse.

Fire:

2. Please update the project narrative, site plan, and other associated materials to demonstrate a minimum drive width of twenty-four (24') feet (Fire Ord. 4045, 503.2.1).
Sheet DR1.2 has been revised to clarify the minimum height required. DR4.3 and DR4.3B also demonstrate that the required unobstructed vertical clearance is being met.
3. Please update the project narrative, site plan, and other associated materials to demonstrate fire hydrant spacing, existing and proposed (Fire Ord. 4045, 507.5.1.2).
Sheets DR1.1 and DR1.2 have been revised to show the fire hydrant locations/spacing.
4. Please update the project narrative, site plan, and other associated materials to demonstrate all fire lanes for Commercial / Multi-Family uses meeting fire ordinances (Fire Ord. 4045, 503.3)
Sheets DR1.0 and DR1.1 indicate commercial turning radii locations.

Landscape Design:

5. Please utilize a dashed line to indicate the sight distance visibility triangles on the landscape plan. Please refer to the Plan & Report Requirements for Development Applications. Please refer to the Scottsdale Design Standards & Policies Manual Section 5-3.119 (Zoning Ordinance Section 1.303).
The sight distance visibility triangles can be found on sheet L2.1, both the Carefree 35' triangle along with the City of Scottsdale's referencing Section 5-3.119 in the Design Standards & Policies Manual. No trees are within the SVT, refer to sheets L3.1-L3.3



Building Elevation Design:

6. Please update the project elevations to provide the heights to all portions of the elevation, i.e. all roofs, columns, chimneys, etc. (Zoning Ordinance Section 1.303 and Section 7.105).
Sheets DR3.1 and DR3.2 identifies the top of parapets, chimneys, and mechanical screen from natural grade.
On the Clubhouse Elevations sheets, DR4.1 and DR4.1B, the height from natural grade of the highest point, the chimney, is shown as 19'6" while the top of the roof is shown as 17.'
On the Guardhouse Elevations sheets, DR4.3 and DR4.3B, the height from natural grade of the top of wall is shown as 18.' (Also shown on DR3.2.)
7. Please darken the line weight for the black line drawings of the building elevations. It is difficult to read and understand these drawings. In order to improve readability of the building elevations, please add number notations (0.0, +1.5, -0.5, etc.) that indicate the differences between planer surfaces or utilize thicker and thinner lines to indicate portions of the building that are nearer or farther from view. Please refer to the Plan & Report Requirements for Development Applications (Zoning Ordinance Section 1.303).
The elevation sheets have been revised to show darker lines and add number notations as requested.
8. Please provide window sections that indicate that all exterior window glazing will be recessed a minimum of fifty (50) percent of the wall thickness, including glass curtain walls/windows within any tower/clerestory elements. Please demonstrate the amount of recess by providing dimensions from the face of the exterior wall to face of glazing, exclusive of external detailing. (Scottsdale Sensitive Design Principle 9 and Scottsdale Commercial Design Guidelines, Architecture Section).
Reference typical detail on the revised sheet DR4.3B.
9. Please provide door sections that indicate that all exterior doors will be recessed a minimum of thirty (30) percent of the wall thickness. Please demonstrate the amount of recess by providing dimensions from the face of the exterior wall to the face of the door frame or panel, exclusive of external detailing (Scottsdale Sensitive Design Principle 9 and Scottsdale Commercial Design Guidelines, Architecture Section).
Reference typical detail on the revised sheet DR4.3B.
10. Please indicate the locations of all building mounted lighting fixtures on the building elevation drawings. Please refer to the Plan & Report Requirements for Development Applications (Zoning Ordinance Section 1.303).
All building light fixtures will be recessed and mounted to the underside of the soffit.

Lighting Design:

11. Based on details on Sheet SE3.3, it appears that proposed light fixtures for 'Festoon Style Lighting, Parking Lot Lights, and Shade Structure Lights' are unacceptable due to exposed light source which will result in excessive glare. Please provide alternative light fixtures that will effectively direct the light to the site areas that are intended to be illuminated (DSPM Section 2-1.1202.A).
A shield will be added to the "Festoon Style" lighting to prevent any unacceptable exposure or excessive glare. The parking lot lights have recessed LEDs, and we will change the optical finish to matte black (0 upright, very low glare, and see attached cut sheet for BUG rating). The fixture for the "Shade Structure Lights" has been changed to the Apex 13 LED to prevent any excessive glare.

Fire:

12. Please update the project narrative, site plan, and other associated materials to demonstrate COMMERCIAL turning radii of: 25' inner/49' Outside /55' Bucket Swing (DSPM Section 2-1.802(5)).
Sheets DR1.0 and DR1.1 indicate commercial turning radii locations.
13. Please update the project narrative, site plan, and other associated materials to provide turn-around for emergency vehicles at end of dead-end over 300' (DSPM Section 2-1.802(8)).
Sheet DR1.0 indicates locations of the turnarounds for emergency vehicles on the project site.

Engineering Design:

14. Final improvements plans for the golf course grading, Clubhouse and driveway shall show the necessary offsite scour walls along Pima Road as required per the final Drainage Report. Final plans shall also identify the following:
The owner agrees to these stipulations.
 - i. The developer shall construct offsite improvements along the frontage of N. Cave Creek Road per the direction of the Town of Carefree. COS requires acknowledgment and approval of the location of the new access onto N. Cave Creek Road.
The owner has met with the Town of Carefree to submit the necessary plans for this right-of-way construction permit.
 - ii. Roadway Sections shall show existing and proposed improvements along N. Cave Creek Road. Please clearly identify the offsite improvements are being made with this project.
The owner has met with the Town of Carefree to submit the necessary plans for this right-of-way construction permit.
 - iii. All driveways need to be perpendicular to the street they intersect with per DSPM Section 5-6.002 and 5-3.119.B.
Per DSPM Section 5-3.119., the right-angle intersection is preferred, however, as stated that special conditions may exist to alter the right-angle by 4-15 degrees, the owner is requesting approval from the Transportation Department to approve the current angle into the clubhouse.
 - iv. Prior to the issuance of any building permit for the development the owner shall have the driveways for the clubhouse and fire station along the internal street as CH-1 type driveways.
The owner agrees to these stipulations.
 - v. Provide a street section for the new street to the plans.
The owner agrees to these stipulations.
 - vi. Provide and identify a temporary turn around/barricade, etc. at the north end of the street.
The street will be barricaded north of the last entry into the clubhouse parking lot until further improvements are completed allowing proper turn around.
 - vii. Stipulations per Zoning Case 17-ZN-2016 and Ordinance No. 10648 shall be met.
The owner agrees to these stipulations.
 - viii. Stipulation per Preliminary Plat Case 7-PP-2017 shall be met.
The owner agrees to these stipulations.

We look forward to any and all status updates regarding our supporting documentation. If you have any questions, or need further assistance please contact me at 602-386-1655 or at rnewman@m3companiesllc.com.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Rich Newman', with a stylized flourish at the end.

Rich Newman
Vertical Construction Manager

RN/rar

ATTACHMENTS for Case Number 17-DR-2017

- ✓ Cover Letter
- ✓ Revised CD of submittal (DWG or DWF format only)
- ✓ One Copy of the Revised Narrative for Project
- ✓ Landscape Plan (Color) : 1 copy 24" x 36" ; 1 copy 11" x 17"; 2 copies 8 ½" x 11"
- ✓ Landscape Plan (B/W) : 1 copy 24" x 36" ; 1 copy 11" x 17"; 2 copies 8 ½" x 11"
- ✓ Lighting Site Plan(s): 1 copy 24" x 36" ; 1 copy 11" x 17"; 2 copies 8 ½" x 11"
- ✓ Manufacturer Cut Sheets of All Proposed Lighting: 1 copy 24" x 36" ; 1 copy 11" x 17"; 2 copies 8 ½" x 11"

In addition, the following plans are included for your convenience:

- ✓ NAOS Plan: 2 copies 24" x 36" ; 1 copy 11" x 17"; 1 copy 8 ½" x 11"
- ✓ Context Aerial Plan: 2 copies 24" x 36" ; 1 copy 11" x 17"; 1 copy 8 ½" x 11"
- ✓ Scenic or Vista Corridor Plan : 1 copy 24" x 36" ; 1 copy 11" x 17"; 2 copies 8 ½" x 11"
- ✓ Elevations - Color: 1 copy 24" x 36" ; 1 copy 11" x 17"; 2 copies 8 ½" x 11"
- ✓ Elevations – B/W: 1 copy 24" x 36" ; 1 copy 11" x 17"; 2 copies 8 ½" x 11"

City of Scottsdale's 1st Review of Golf Course Improvement Plans

- Provide, on each sheet, symbols to identify the location of each shrub, cacti, or tree. Shaded areas shall only be reserved for seeding areas. Each sheet should provide the quantity, and symbol, of the number of plants being provided (TYPICAL).
- Non-native plants may not be seen form off-site, and shall be located at areas around specific portions of the golf course.
- Provide cuts and fills exhibit with next submittal.
- Provide and identify all proposed and existing easements (TYPICAL).
- Not on native plant list – replace
 - *Sophora secundiflora* – Texas Mountain Laurel
 - *Asclepia subulata* – Desert Milkweed
 - *Justicia spicigera* – Mexican Honeysuckle
 - *Leucophyllum laevigatum* – Chihuahuan Sage
 - *Ruellia peninsularis* – Desert Ruellia
 - *Salvia chamaedryoides* – Germander Sage
 - Aloe x 'blue elf'
 - *Euphorbia biglandulosa* – Gopher Plant
 - *Opuntia basilaris* – Beavertail Prickely Pear

Desert Appropriate

COS Asked to Removed

PLANT MATERIALS LEGEND

Sym. Plant Name Size Qty

TREES

Chilopsis linearis
Desert Willow 24" Box Min. 79

Ebanopsis ebano
Texas Ebony 24" Box Min. 9

Olney tesota
Ironwood 24" Box Min. 144

Parkinsonia florida
Blue Palo Verde 24" Box Min. 115

Parkinsonia hybrid 'Desert Museum'
Desert Museum Palo Verde 24" Box Min. 2

Parkinsonia microphylla
Foothills Palo Verde 24" Box Min. 21

Prosopis velutina
Native Mesquite 24" Box Min. 116

Sophora secundiflora
Texas Mountain Laurel 24" Box Min. 12

SHRUBS

Asclepias subulata
Desert Milkweed 5 gal. 204

Calliandra californica
Red Fairy Duster 5 gal. 258

Calliandra eriophylla
Pink Fairy Duster 5 gal. 94

Encelia farinosa
Brittlebush 5 gal. 135

Ephedra trifurca
Mormon Tea 5 gal. 48

Eremophila maculata 'Valentine'
Valentine Shrub 5 gal. 363

Ericameria laricifolia
Turpentine Bush 5 gal. 1683

Justicia californica
Chuparosa 5 gal. 154

Justicia spicigera
Mexican Honeysuckle 5 gal. 857

Larrea tridentata
Creosote 5 gal. 63

Leucophyllum laevigatum
Chihuahuan Sage 5 gal. 554

Ruellia peninsularis
Desert Zinnia 5 gal. 507

Salvia greggii
Autumn Sage 5 gal. 797

Simmondsia chinensis
Jojoba 5 gal. 165

GROUNDCOVERS

Chrysactinia mexicana
Damianita 1 gal. 1788

Convolvulus cneorum
Bush Morning Glory 1 gal. 1269

GRASSES

Muhlenbergia capillaris 'Regal Mist'
Regal Mist TM 5 gal. 494

Muhlenbergia lindheimeri 'Autumn Glow'
Autumn Glow TM 5 gal. 477

Muhlenbergia rigens
Deer Grass 5 gal. 861

CACTI / ACCENTS

Aloe x 'Blue Elf'
Blue Elf Aloe 5 gal. 1184

Carnegiea gigantea
Saguaro 8' min. 164

Euphorbia biglandulosa
Gopher Plant 5 gal. 783

Fouquieria splendens
Ocotillo 8' cone min. 250

Hesperaloe funifera
Giant Hesperaloe 5 gal. 131

Opuntia basilaris
Beavertail Prickley Pear 5 gal. 113

Opuntia violacea santa-rita
Purple Prickley Pear 5 gal. 85

Yucca baccata
Banana Yucca 5 gal. 57

FEATURE MATERIAL TO BE PICKED & PLACED BY GREEY PICKETT IN THE FIELD

Feature Plant Material - To Be Selected & Placed On Site
Species Listed Below: Varies 780

Agave murpheyi
Murphy's Agave 5 gal. -

Agave ocahui
Ocahui Agave 5 gal. -

Agave parryi
Parry's Agave 5 gal. -

Agave weberi
Blue Agave 15 gal. -

Dasyliirion wheeleri
Desert Spoon 24" Box -

Echinocactus grusonii
Golden Barrel Cactus 15 gal. -

Yucca rigida
24" Box -

Desert Appropriate Plant List

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

Native-Like Plants

TREES

Acacia berlandieri
Acacia cochliacantha
Acacia crassifolia
Acacia farnesiana
Acacia pennatula
Acacia rigidula
Acacia schaffneri
Ceiba aesculifolia
Cercidium sonorae
Condalia globosa
Jatropha cinerea
Lysiloma watsonii divaricatum

Guajillo
Boat-spine Acacia
Butterfly Acacia
Sweet Acacia
Feather Acacia
Chaparro Prieta
Twisted Acacia
Silk Cotton Tree
Sonoran Palo Verde
Globosa Blue Wood
Leafy Limberbush
Rincon Feathertree

SUCCULENTS/CACTI

Agave colorata
Agave geminiflora
Agave lechugilla
Agave lophantha
Agave ocahui
Agave parryi huachuensis
Agave parryi truncate
Agave victoriae-reginae
Chrysactina Mexicana
Dasyllirion acrotriche
Dasyllirion longissima
Dasyllirion texanum
Echinocactus grusonii
Euphorbia antisiphilitica
Hesperaloe nocturna
Nolina bigelovii
Nolina lingifolia

Mescal Ceniza
Twin-Flowered Agave
Lechugilla
Holly Agave
Ocahui Agave
Huachuca Agave
Gentry's Agave
Queen Victoria Agave
Domianita Daisy
Green Desert Spoon
Toothless Sotol
Texas Sotol
Golden Barrel Cactus
Candelia
Night-Blooming Hesperaloe
Bigelow Nolina
Mexican Grass Tree

Nolina matapensis
Nolina microcarpa
Opuntia basilaris
Opuntia violaceae
Stenocereus thurberi
Yucca schidigera
Yucca schottii
Yucca vallida
Yucca whipplei

Tree Bear Grass
Bear Grass
Beavertail Cactus
Purple Prickly Pear
Organ Pipe Cactus
Mohave Yucca
Mountain Yucca
Tree Yucca
Our Lord's Candle

SHRUBS/BUSHES

Acacia angustissima
Acacia cultiformis
Aloysia lycioides
Aloysia wrightii
Anisacanthus andersonii

Anisacanthus puperulus

Anisacanthus quadrifidus wrightii

Asclepias linaria

Asclepias subulata

Berberis haematocarpa

Brongniartia alamosana

Buddleia marrubifolia

Busera fagaroides

Busera hindsiana

Caesalpinia pulmia

Calliandria califonica

Calliandria peninsularis

Condalia correllii

Cordia parvifolia

Cordia sonora

Dalea bicolor argyrea

Dalea pulchra

Dalea wislizenii

Erythrina flabelliformis

Eysenhardtia orthocarpa

Fallugia paradoxa

Forestiera acumianata parvifolia

Jatropha cardiophylla

Justicia candicans

Lycium brevipes

Fern Acacia
Knife Acacia
White Bush
Wright's Bee Bush
Magdalena Palm Canyon

Honeysuckle

Red Chihuahuan

Honeysuckle

Flame anisacanthus

Pineleaf Milkweed

Desert Milkweed

Red Mahonia

Alamos Pea Tree

Woolly Butterfly Bush

White Bark Tree

Red Elephant Tree

Copper Caesalpinia

Baja fairy Duster

La Paz Fairy Duster

Mexican Blue Wood

Little-Leaf Cordia

Sonoran Cordia

Silver Dalea

Bush Dalea

Wislizenii's Dalea

Arizona Coral Bean

Kidneywood

Apache Plume

Desert Olive

Limberbush

Red Honeysuckle

Mexican Wolfberry

Maytenus phyllanthowes
Muhlenbergia dumosa
Muhlenbergia rigens
Rhus choriophylla
Rhus microphylla
Rhus trilobatta
Rhus virens
Ruellia californica
Ruellia peninsularis
Senna wislizenii
Solanum hindsianum
Sophora arizonica
Tecoma stans
Vallesia baileyana
Zauschneria californica

Mangle Dulce
Bamboo Muhly
Deer Grass
Chihuahuan Leather-Leaf
Little-Leaf Desert Sumac
Squaw Bush
Huachuca Sumac
Sonoran Desert Ruellia
Baja Ruellia
Shrubby Senna
Blue Solamun Shrub
Arizona Mescal Bean
Narrow-Leaf Yellow Bells
Vallesia
Hummingbird Trumpet
Bush

GROUNDCOVER

Ageratum corymbosum
Dalea greggii
Pelisiphonia brachysiphon
Stachys coccinea
Tagetes palmeri
Zinnia acerosa

Desert Ageratum
Trailing Indigo Bush
Rock Trumpet
Texas Betony
Mt. Lemmon Marigold
Desert Zinnia

**CITY OF SCOTTSDALE
INDIGENOUS PLANTS FOR ENVIRONMENTALLY SENSITIVE LANDS**

This list was compiled by the City of Scottsdale to be used in conjunction with the Environmentally Sensitive Lands Ordinance (ESLO) regulations in the Zoning Ordinance. The location and height of plants that are not on this list are regulated by ESLO (Section 7.800 in the Zoning Ordinance). **The plants on this list are indigenous to Scottsdale but may not be appropriate for all locations. The choice of plants for a specific site should be based upon whether the plants are common in the area where the property is located.** Visit www.scottsdaleAZ.gov/codes/NativePlant/default.asp for detailed description of many of the plants listed.

The Development Quality/Compliance director in the Planning and Community Development Department may add plants to this list based upon recommendations from city staff. Private consultants may suggest to staff that plants be added or deleted from the list. Plants that are also protected by the NATIVE PLANT Ordinance, Chapter 46 of the City Code and Section 7.500 of the Zoning Ordinance, are designated with an asterisk (*). Plants designated with a (+) are restricted according to Water Resources Ordinance No. 3161 and must receive prior approval from the Arizona Department of Water Resources before they are planted. The indigenous plants on this list are also, in general, low water users according to the Arizona Department of Water Resources. Please check with staff as to where a variety of a specific plant species may be indigenous.

Trees

BOTANICAL NAME

- * Acacia constricta
- * Acacia greggi
- * Canotia holocantha
- * Celtis pallida
- * Cercidium floridum
- *Cercidium microphyllum
- * Chilopsis linearis
- * +Juniperus monosperma
- * Olneya tesota
- * +Populus fremontii
- * Prosopis velutina
- * Quercus turbinella
- * Rhus ovata
- * Vauquelinea californica

COMMON NAME

- Whitehorn Acacia
- Catclaw Acacia
- Crucifixion Thorn
- Hackberry
- Blue Palo Verde
- Foothill Palo Verde
- Desert Willow
- One-seeded Juniper
- Ironwood
- Cottonwood
- Arizona Mesquite
- Scrub Oak
- Sugar Sumac
- Arizona Rosewood

Succulents/Cacti

BOTANICAL NAME

- * Carnegiea gigantea
- Echinocereus engelmannii
- * Ferocactus cylindraceus
- * Ferocactus wislizenii
- * Fouquieria splendens
- Mamillaria microcarpa
- Opuntia acanthocarpa

COMMON NAME

- Saguaro
- Hedgehog Cactus
- Compass Barrel
- Fishhook Barrel
- Ocotillo
- Fishhook Cactus
- Staghorn Cholla

Succulents/Cacti (cont.)



**SCOTTSDALE
SENSITIVE
DESIGN
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BOTANICAL NAME

Opuntia bigelovii
Opuntia engelmannii
Opuntia fulgida
Opuntia leptocaulis
* Peniocereus greggii
Yucca baccata
* Yucca elata

COMMON NAME

Teddy Bear Cholla
Engelmann's Prickl-pear
Chainfruit Cholla
Desert Christmas Cholla
Desert Night-Blooming Cereus
Banana Yucca
Soaptree Yucca

Shrubs/Bushes

BOTANICAL NAME

Ambrosia ambrosioides
Ambrosia deltoidea
Ambrosia dumosa
Anisacanthus thurberi
+Atriplex canescens
Atriplex lentiformis
+Atriplex polycarpa
Bebbia juncea
Berberis haematocarpa
Callinadra eriophylla
Cassia covesia
Celtis pallida
Dodonaea viscosa
Datura wrightii
Encelia farinosa
Encelia frutescens
Ephedra aspera
Ericameria laricifolia
Eriogonum fasciculatum
Gutierrezia sarothrae
Hypoxis emoryi
Justicia californica
Larrea tridentata
Lotus rigidus
Lycium andersonii
Pulchea sericea
Simmondsia chinensis
Trixis californica
Viguiera deltoidea
Ziziphus obtusifolia

COMMON NAME

Giant Bursage
Triangle-leaf Bursage
White Bursage
Desert Honeysuckle
Fourwing Saltbush
Quailbrush
Desert Saltbush
Sweetbush
Red Barberry
Fairy Duster
Desert Senna
Desert Hackberry
Hopbush
Sacred Datura
Brittlebush
Green Brittlebush
Mormon Tea
Turpentine Bush
Flat-top Buckwheat
Snakeweed
Desert Lavendar
Chuparosa
Creosote Bush
Deer Vetch
Wolfberry
Arrow Weed
Jojoba Bush
Trixis
Goldeneye
Greythorn

SCOTTSDALE
SENSITIVE
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Annuals/Perennials/Vines

BOTANICAL NAME

Abronia villosa
Amsinckia intermedia
Baileya multiradiata
Cucurbita digitata
Dichelotemma pulchellum
Dyssodia pentachaeta
Eriophyllum lanosum
Eschscholzia mexicana

BOTANICAL NAME

Evolvulus arizonicus
Gaillardia pulchella
Gilia latifolia
Janusia gracilis
Lasthenia chrysostoma
Lesquerella gordonii
Lupinus sparsiflorus
Machaeranthera asteroides
Melampodum leucanthum
Orthocarpus purpurascens
Penstemon parryi
Penstemon pseudospectabilis
Phacelia campanularia
Phacelia crenulata
Platystemon californicus
Proboscidea pariflora
Psilostrophe cooperi
Plantago purshii
Rafinesquia neomexicana
Salvia columbariae
Sphaeralcea ambigua
Stephanomeria pauciflora

BOTANICAL NAME

Aristida purpurea
Bouteloua aristidoides
Bouteloua curtipendula
Hilaria bertangeri
Erioneuron pulchellus

COMMON NAME

Sand Verbena
Fiddleneck
Desert Marigold
Coyote Gourd
Desert Hyacinth
Dogweed
Woolly Daisy
Mexican Gold Poppy

COMMON NAME

Arizona Blue Eyes
Gaillardia
Starflower
Slender Janusia
Goldfields
Bladderpod Mustard
Desert Lupine
Purple Aster
Blackfoot Daisy
Owl's Clover
Parry's Penstemon
Arizona's Penstemon
Desert Bluebell
Scorpionweed
Cream Cups
Devil's Claw
Paper Flower
Indian Wheat
Desert Chicory
Desert Chia
Desert Globemallow
Desert Straw

Grasses

COMMON NAME

Purple threeawn
Needle grama
Sideoats grama
Curly mesquite
Fluffgrass



SCOTTSDALE
SENSITIVE
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Community & Economic Development Division
Planning, Neighborhood & Transportation

7447 East Indian School Road
Scottsdale, Arizona 85251

Date: 4/5/17
Contact Name: Rich Newman
Firm name: M3 Companies, LLC
Address: 4222 E Camelback Rd Ste 100
City, State Zip: Scottsdale AZ 85018

RE: Application Accepted for Review.

110 - PA- 2017

Dear Mr. Newman:

It has been determined that your Development Application for DM19 Clubhouse (DA) has been accepted for review.

Upon completion of the Staff's review of the application material, I will inform you in writing or electronically either: 1) the steps necessary to submit additional information or corrections; 2) the date that your Development Application will be scheduled for a public hearing or, 3) City Staff will issue a written or electronic determination pertaining to this application. If you have any questions, or need further assistance please contact me.

Sincerely,


Name: Jesus Murillo
Title: Sr. Planner
Phone number: 480-312-7849
Email address: Jmurillo@scottsdaleaz.gov

17-DR-2017
4/5/17



March 14, 2017

City of Scottsdale
Attn: City of Scottsdale Project Coordinator, Jesus Murillo

Via email: Jmurillo@scottsdaleaz.gov

Re: Project Name: DM19

Dear Sirs:

This is to confirm that Desert Mountain Club, Inc. approves the architectural direction of the proposed clubhouse on Parcel 19 as submitted by M3 Companies.

If you have any further questions, please feel free to contact me at rjones@desertmt.com or 480-595-4030.

Sincerely,

Robert Jones
Chief Operating Officer/General Manager

cc: Bill Brownlee, M3 Companies
Rich Newman, M3 Companies

17-DR-2017
4/5/17



December 7, 2017

City of Scottsdale
Planning & Development Services
7447 E Indian School Road Suite 105
Scottsdale, Arizona 85251

RE: Request for continuation of case 17-DR-2017

Mr. Murillo:

This letter is to server as a formal request by The M3 Companies and DM19 for the continuation of case 17-DR-2017, the DM19 Clubhouse and Gatehouse, to the next Design Review Board hearing on December 21, 2017.

Should you have any questions, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read 'William A. Brownlee', with a long horizontal flourish extending to the right.

William A. Brownlee
The M3 Companies and DM19
602-386-1308
alexeb@m3companiesllc.com

Perone, Steve

From: Murillo, Jesus
Sent: Thursday, December 07, 2017 9:06 AM
To: Perone, Steve
Subject: FW: Continuance

FYI – For The File...

From: Alex Brownlee [mailto:alexb@m3companiesllc.com]
Sent: Thursday, December 07, 2017 9:00 AM
To: Murillo, Jesus
Cc: David Gulino (DGulino@LDServices.net)
Subject: Re: Continuance

Jesus,

Please consider this email DM19's formal request for continuation of the clubhouse and gate house DRB hearing. I will provide you a formal letter prior to the 1pm hearing as soon as I am able to.

Thanks,

Alex Brownlee
4222 E. Camelback Road
Suite H-100
Phoenix, AZ 85018
623-980-9440 cell
602-386-1308 direct
877-831-3006 efax
alexb@m3companiesllc.com<mailto:alexb@m3companiesllc.com>

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On Dec 7, 2017, at 8:56 AM, Murillo, Jesus <JMurillo@ScottsdaleAz.Gov> wrote:

Hello Alex,

Would you mind sending me a short letter requesting the Continuance. I have updated the stips, but need an official request to hand to the DRB today.

Thank you Sir.

Jesus Irujo
Senior Planner
City of Scottsdale
Planning and Development Services
7447 E. Indian School Road, Ste. 105
Scottsdale, AZ 85251
Phone: 480-312-7849
Fax: 480-312-9037

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Subscribe to Scottsdale P & Z Link newsletter

<image001.png>

<image002.png>

M3 Memorandum

To: Jesus Murillo
From: Rich Newman
Date: March 30, 2017
Re: Water of Approval For Fountains or Water Features from the Water Conservation Office

As required by the Development Review Board Application checklist, it was requested that we provide a Water of Approval For Fountains or Water Features from the Water Conservation Office.

The DM19 site will not have any water feature that sprays water into the air in a fine mist nor sprays or drops water into the air in excess of six (6) feet in vertical height.

M3 Memorandum

To: Jesus Murillo
From: Rich Newman
Date: March 30, 2017
Re: Sign Details

As required by the Development Review Board Application checklist, it was requested that we provide Sign Details for our development. At this time, the final signage has not been determined. M3 and its consultants will follow the Sensitive Design Principles and City of Scottsdale sign ordinances. Our signage will consider the distinctive qualities and character of the surrounding context in terms of size, color, location and illumination. It will be designed to be complementary to the architecture, landscaping and design theme for the site, with due consideration for visibility and legibility.

M3 Memorandum

To: Jesus Murillo
From: Rich Newman
Date: March 30, 2017
Re: Exterior Lighting Photometric Analysis

As required by the Development Review Board Application checklist, it was requested that we provide an Exterior Lighting Photometric Analysis. At this time, the final lighting plan has not been designed for the site. M3 Builders and its consultants have reviewed and the City of Scottsdale's Exterior and Site Lighting Design Guidelines and will fully comply with all of the submittal requirements.

1. Photometrics plans will be provided for the entire site addressing Zoning Ordinance, ZN, UP, DRB, Design Guidelines, and the Staff Policy for Site Lighting. We understand that additional information may be required by staff after they have evaluated the design.
2. We will submit the minimum of two photometric studies required for each project. They are (1) the horizontal illuminance on the site, and (2) the vertical light trespass around the perimeter of the site. We will provide the following information:
 - a. A point-by-point foot-candle reading. The horizontal photometric plan grid points, utilizing distinctive grip point symbols (example: *), shall have a maximum spacing of 10'-0" between each point across the entire site, and 10'-0" past the property line. The vertical photometric plan grid point shall be provided only along the property line with a maximum spacing of 10'-0" between each point.
 - b. A foot-candle reading shall also be provided under at least one of each light fixture type.
 - c. A plan that includes the lighting templates generated by the lighting design software program to calculate the foot-candle readings. The template shall be for the fixture and lamp specified on the plans. The plan's fixture type identification

shall match the cut sheets, electrical site plans, and the lighting schedule. This information shall be provided in a summary table.

- d. A plan that will identify the initial maximum, minimum, and average illuminance on the horizontal photometric plan and vertical photometric plan.
 - e. The plan shall identify the total maintained maintenance (light loss) factor utilized.
3. The total maintained light loss factor for all horizontal photometric analysis shall not be below 0.70. Plans shall only include one horizontal reading across the entire site. Only the building footprint shall be masked out from the reading. (Acceptable additional horizontal reading grids may be: gas station canopies, ATM drive-thrus, walk-up ATMs, and parking garage entries/exits. When separate grids are utilized on the same plan, a separate grid symbol (example: %) must be utilized, and a separate maintained maximum, minimum, average illuminance shall be provided for the grid.)
 4. The Light Trespass plan (vertical illuminance) shall provide point-by-point foot-candle readings 6'-0" above grade along the entire property line, with the reader at 90-degrees nadir and aimed perpendicular into the site. All light trespass plans reading shall be based on the initial illuminance, 1.00.
 5. The horizontal illuminance photometric plan, and the vertical light trespass plan may be combined into one sheet if the readings utilize distinctive symbols, a separate summary table for all fixtures utilized, and separate total light loss factors utilized.
 6. The Photometrics plan shall provide a lighting fixture summary table that presents the following information:
 - a. Plan identification symbol or abbreviation
 - b. Fixture type (include the manufacture product identification catalog number)
 - c. Lamp type (include the manufacture product identification catalog number and wattage)
 - d. Lamp Lumens
 - e. Lamp degree Kelvin
 - f. Fixture lens height above lowest adjacent finished grade
 - g. Total Light loss factor utilized.

M3 Memorandum

To: Jesus Murillo
From: Rich Newman
Date: April 4, 2017
Re: Manufacturer Cut Sheets of All Proposed Lighting

As required by the Development Review Board Application checklist, it was requested that we provide an Exterior Lighting Site plan to include exterior building mounted fixtures.

At this time, the final lighting plan has not been designed for the golf clubhouse nor the entry gatehouse. M3 Builders and its consultants have reviewed and the City of Scottsdale's Exterior and Site Lighting Design Guidelines and will fully comply with all of the City's Architecture & Engineering Design Guidelines under the Sensitive Design program, as well as Zoning Ordinance Article VII.

Upon final design, Manufacturer Cut Sheets of All Proposed Lighting will be submitted for approval.



City Policy for Exterior and Site Lighting

PURPOSE:

Encourage quality site lighting design while providing a sense of safety and security by reducing excessive light levels, light trespass and glare.

DESIGN PRINCIPLES:

- The use of lighting should be integrally designed as part of the built environment and should reflect a balance for the lighting needs with the contextual ambient light level and surrounding nighttime characteristics of our community. In conjunction with the Zoning Ordinance, recommended light level guidelines and uniformity ratios established by the Illumination Engineering Society of North America (IESNA) in the IESNA Lighting Handbook (current edition) should be considered when determining appropriate lighting design solutions. All exterior lighting design require the approval of the Development Review Board (DRB).
- Lighting designs should be designed to minimize glare, light trespass, energy conservation and to maintain dark skies. The lighting designers should consider utilizing per-curfew and post-curfew lighting designs with automatic control systems to eliminate excessive light during non-active hours of site and building operation.
- Full cut-off fixtures, mounting heights and shielding should be utilized to effectively control glare and light trespass.
- Any exterior lighting designs shall take into account all exterior lighting sources.
- Architectural lighting, if proposed, shall be included with the DRB application. Architectural lighting should only be utilized to highlight special features. Lighting of expansive wall planes, towers and roofs or the use of architectural lighting that results in "hot spots" should be avoided.
- Landscape lighting, if proposed, shall be included with the DRB application. Landscape lighting should only be utilized to accent landscaping, be pointed away from property lines, and fixtures shall contain extension shields to minimize glare and light source visibility.

ILLUMINANCE RECOMMENDATIONS

Ambient Light Level *	Recommended Maintained Footcandles (based on IESNA RP-20-98) (horizontal fc measured at grade)	
	Average	Maximum
E-1 – Intrinsically Dark Areas	1	4
E-2 – Estate/Rural Areas	1.5	6
E-3 – Suburban Areas	2	8
E-4 – Urban/Pedestrian Activity Areas	2.5	10

LIGHT TRESPASS LIMITATIONS

Ambient Light Level *	Recommended Maintained Footcandles (based on IESNA RP-33-99) (vertical fc measured six (6) feet above grade at property line)
E-1 – Intrinsically Dark Areas	0.1
E-2 – Estate/Rural Areas	0.3
E-3 – Suburban Areas	0.8
E-4 – Urban/Pedestrian Activity Areas	1.5

* Refer to the Design Standards & Policy Manual for general Environmental Zone Locations (E-#). These locations are a guide, but are not conclusive and are subject to the approval of the DRB.

Planning and Development Services

7447 E. Indian School Road, Suite 105, Scottsdale, AZ 85251 ♦ Phone: 480-312-2500 ♦ Fax: 480-312-7088



City Policy for Exterior and Site Lighting

SUBMITTAL REQUIREMENTS:

Exterior On-Site Lighting Details:

- All exterior fixture lighting manufacture cut sheets (to be provided on 24" x 36" paper). Each cut sheet shall clearly identify the light fixture manufacture number utilized, the plan cross-reference identification, and be legible. (State law prohibits Mercury Vapor lighting.)
 - Plan identification symbol or abbreviation
 - Fixture graphic
 - Fixture type
 - Fixture add-ons, if utilized
 - Lamp type utilized
 - All photometric data
 - Candela distribution curve

Photometrics:

- Photometric plans shall be provided for the entire site addressing Zoning Ordinance, rezoning cases (ZN), conditional use permit cases (UP), Development Review Board cases (DR), Design Guidelines, and this City Policy for Exterior and Site Lighting. Additional information may be required by staff after they have evaluated the design.
- There is a minimum of two photometric studies required for each project. They are: (1) a horizontal illuminance analysis for the site, and (2) a vertical light trespass analysis around the perimeter of the site. Each plan requires the following information:
 - A point-by-point foot-candle reading. The horizontal photometric plan grid points, utilizing distinctive grid point symbols (example: *), shall have a maximum spacing of ten (10) feet between each point across the entire site, and shall extend ten (10) feet beyond the property line or area of site. The vertical photometric plan grid point shall be provided only along the property line or edge of site with a maximum spacing of ten (10) feet between each point.
 - A foot-candle reading shall also be provided under at least one of each light fixture type.
 - The plan shall include the lighting templates generated by the lighting design software program to calculate the foot-candle readings. The template shall be for the fixture and lamp specified on the plans. The plan's fixture type identification shall match the cut sheets, electrical site plans, and the lighting schedule. This information shall be provided in a summary table.
 - The plan shall identify the initial maximum, minimum, and average illuminance on the horizontal photometric plan and vertical photometric plan.
 - The plan shall identify the total maintained maintenance (light loss) factor utilized.
- The total maintained light loss factor for all horizontal photometric analysis shall not be below 0.70.
 - Plans shall only include one horizontal reading across the entire site. Only the building footprint shall be masked out from the reading. (Acceptable additional horizontal reading grids may be: gas station canopies, ATM drive-thrus, walk-up ATMs, and parking garage entries/exits. When separate grids are utilized on the same plan, a separate grid symbol (example: %) must be utilized, and a separate maintained maximum, minimum, and average illuminance shall be provided for the grid.)
- The light trespass plan (vertical illuminance) shall provide point-by-point foot-candle readings six (6) feet above the grade along the entire property line, with the reader at 90-degrees nadir and aimed perpendicular into the site. All light trespass plan readings shall be based on the initial illuminance, 1.00.
- The horizontal illuminance photometric plan, and the vertical light trespass plan may be combined into one sheet if the readings utilize distinctive symbols, a separate summary table for all fixtures utilized, and separate total light loss factors are utilized.
- The photometric plan(s) shall provide a lighting fixture summary table that presents the following information:
 - Plan identification symbol or abbreviation
 - Fixture type (include the manufacture product identification catalog number)
 - Lamp type (include the manufacture product identification catalog number and wattage)
 - Lamp lumens
 - Lamp degree Kelvin
 - Fixture lens height above lowest adjacent finished grade
 - Total light loss factor utilized

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