

**Marked Agendas
Approved Minutes
Approved Reports**

**The April 18, 2019
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: April 18, 2019 Item No. 3
General Plan Element: *Character and Design*
General Plan Goal: *Foster quality design that enhances Scottsdale as a unique southwestern desert community.*

ACTION

The Retreat @ Seven 41-DR-2018

Location: 37200 North Cave Creek Road (Units 1001-1009)

Request: Request approval of the site plan, landscape plan, and building elevations for a new 45-unit residential condominium development, comprised of nine, two-story buildings, in a 5-dwelling-unit configuration, on an approximately 5.0-acre site within Desert Mountain Parcel 19.

OWNER

Bill Brownlee
DM 19, LLC.
602-386-1317

ARCHITECT/DESIGNER

Louis Bretana
Danielian Associates
949-474-6030

ENGINEER

Wood / Patel
602-335-8500

APPLICANT CONTACT

Rudy Herrera
Family Development
760-900-8989

BACKGROUND

Zoning

The overall 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 5 acres of the 56 acres of the Townhouse Residential, Environmentally Sensitive Lands (R-4/ESL) zoning

**Stipulations for the
Development Review Board Application:
The Retreat @ Seven
Case Number: 41-DR-2018**

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, forms, colors, and textures shall be constructed to be consistent with the building elevations submitted by Danielian Associates, with a city staff date of 2-14-2019.
 - b. The location and configuration of all site improvements shall be consistent with the site plan submitted by Wood / Patel, with a city staff date of 2-14-2019.
 - 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 2-14-2019.
 - d. The water and sewer basis of design report (17-DR-2017) submitted by Wood/Patel, (Michael Young) and accepted in concept by the Water Resources Department.
 - e. Lighting and Photometric Plans submitted by Wright Engineering Corporation, with a city staff date of 2-14-2019. Delete this stipulation if unused. Use of this stipulation should be a rare occurrence.
 - f. No building on the site shall exceed 24 feet in height, measured as provided in the applicable section of the Zoning Ordinance, for the 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 the portion of the property zoned Townhouse Residential, Environmentally Sensitive Lands (R-4/ESL).

RELEVANT CASES:

Ordinance

- A. At the time of review, the applicable General Plan, Zoning, Development Review Board, Conditional Use Permit, Wash Modification, Final Plat, and Staff Approval cases for the subject site are: 5-GP-2016, 17-ZN-2016, 17-DR-2017, 6-UP-2016, 9-WM-2016, 13-PP-2017, and 100-SA-2018.



The Retreat at Seven

ATTACHMENT #1

41-DR-2018



The Retreat at Seven

ATTACHMENT #1A

41-DR-2018

Project Narrative

Design Review Board

The Retreat at Seven, Desert Mountain
(Parcel F / AU 1-9)

Owner:
TP-FD DM7, LLC

Prepared by:
TP-FD DM7, LLC

41-DR-2018
9/4/2018

Purpose of Request

This request is for DRB Approval of The Retreat at Seven, Desert Mountain (The Retreat), a 45-unit condominium section of Desert Mountain Parcel 19 (DM19, aka: Seven, Desert Mountain), known currently as Parcel F. The Retreat is located in the southeast corner of DM19 See "Vicinity Map" below). These nine (9) 5-plex buildings were meticulously designed to comply with all ordinance and set back guidelines developed by the master developer, DM19, LLC, and approved by the City of Scottsdale.

The Retreat at Seven, Desert Mountain harmonizes with the architectural style of the Seven Community as it was designed with the very same Rustic Modern architectural elements used by DM19, LLC for the neighboring community clubhouse and as well as the single-family detached homes that will be built by other builders.

Vicinity Map



Ordinances and Standards

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 totally approximately 2,436 homes. The Desert Mountain HOA 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.

The Retreat has followed all of the design guidelines and requirements set forth by the City of Scottsdale and DM19, LLC. On July 10, 2018, The Retreat received approval from the **Seven Desert Mountain Architectural Reviewer** (See Exhibit A).

General Plan and Zoning

DM19 is currently zoned as R-4 ESL residential with Open Space (O/S) and 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 is approximately 2 du/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.

Architectural and Landscape Design

The Retreat harmonizes with the architectural design of the Seven Community as it was designed with the same Rustic Modern Style, see Exhibit B for reference. Each home at The Retreat has been designed to appeal to and enhance the lives of its residents. Unique indoor-outdoor integration, private spaces and kitchens and great rooms that are perfect for entertaining, all contribute to give our residents an unrivaled desert lifestyle experience.

The elevations at The Retreat provide many interesting height variations, materials and pop-outs to enhance the rustic modern style and character. These elevations reflect the unique Sonoran Desert environment and the Rural Desert Character. The buildings will use different organic materials in interesting combinations to create further articulation. In addition, there will be multiple exterior color schemes to add further diversity to the street scene.

The landscaping at The Retreat will feature hardscape materials consistent with the natural color palette such as exposed aggregate concrete, integrally colored concrete, pavers, and natural stone. The soft scape 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. It should be noted that the owner of The Retreat has hired the same Landscape Architect who designed the golf course and clubhouse for the Seven Community that was approved by the City of Scottsdale.

Ingress, Egress, On-Site Circulation, Parking and Pedestrians

The primary vehicular entrance for The Retreat is located at the new 24-hour gate-guarded entrance to the Seven Community developed by DM19, LLC on N. Cave Creek Road. Residents of The Retreat will also enjoy having card-reader ingress and egress from the secondary access point to the Seven Community located off of Pima Road.

Each of the 45 units at The Retreat features an attached 2-car garage as well as an additional recreational vehicle storage area with direct access to the home. In addition, each of the 45 units has a private 2-car wide driveway that is a minimum of 18' to accommodate two guest vehicles.

Pedestrians will enjoy the open space in between buildings and the ability to walk through the open space in between Buildings AU3 and AU4 to access the new state-of-the-art Clubhouse, see Exhibit C for clubhouse rendering.

Mechanical and Utility Equipment

The buildings at The Retreat have been designed to camouflage the mechanical and utility equipment from public view by being tucked away in a niche of the side of each building. Air conditioning condenser units will be located on the sides of each building yet surrounded by unique screen fencing that has been designed to not only hide their appearance from view, but also enhance the rustic architecture of the Buildings.

EXHIBIT A
Desert Mountain Architectural Reviewer Approval



July 10, 2018

Family Development, LLC
14354 North Frank Lloyd Wright Boulevard, Ste 2
Scottsdale, Arizona 85260
Attention: Vince Barbato

Re: Seven Desert Mountain Architectural Reviewer Approval for 5-Plex Attached Unit (AU Unit) Product

Dear Vince Barbato,

On behalf of DM19, LLC, ("Developer") the Architectural Reviewer has reviewed and approved your Standard Plan Submittal for 5-Plex Attached Unit (AU Unit) Product. This approval is subject to the below comments. The attached materials were submitted and shall be filed in the Association records along with this approval letter.

Based on a review of the submitted materials this approval is subject to the following comments:

1. Per the City of Scottsdale, the LRV for *all* exterior finishes may not exceed 35, not solely paint; please confirm all exterior finishes meet this criteria.
2. Please be advised the City of Scottsdale Design Review Board (DRB) will likely require LRV values for all exterior finishes.
3. The roof plan and some elevation sheets appear to reference a maximum building height of 35'-0". The maximum height of any building (excluding chimneys or similar and other roof accessories) is 30'-0" above natural grade. Recommend correcting these references prior to submittal with the City.
4. Per the roof plan, the ridge of the pitched roofs are 27'-0" tall, however, the "Building Heights - Front Elevation" sheet appears to show these at 32'-0" in height. This approval is based on the height shown on the roof plan. Recommend correcting the elevations to match the roof plan prior to submitting to DRB.
5. When the following items are available please submit for separate review:
 - a. Landscape plans (including hardscape)
 - b. Exterior light fixtures
 - c. Gutters
 - d. Garage Doors

Sincerely,

Architectural Reviewer

By: 

Rich Newman

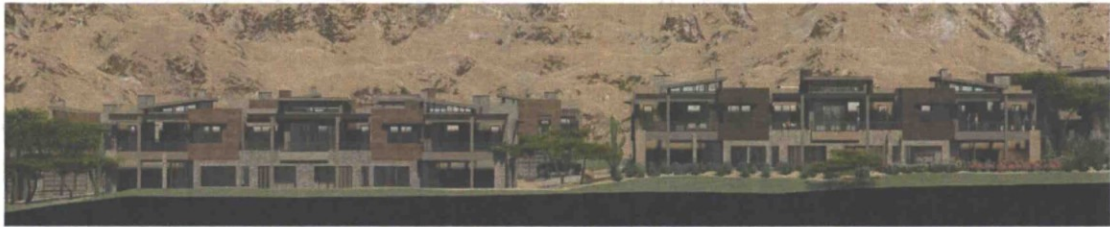
Attachments:

1. Color Scheme 1
2. Color Scheme 2
3. Upper and Lower Floorplans for 5-Plex Unit: Sub-Units A [left], A [right], B, C [left], and C [right]
4. Color Elevations for 5-Plex Unit: Sub-Units A [left], A [right], B, C [left], and C [right]

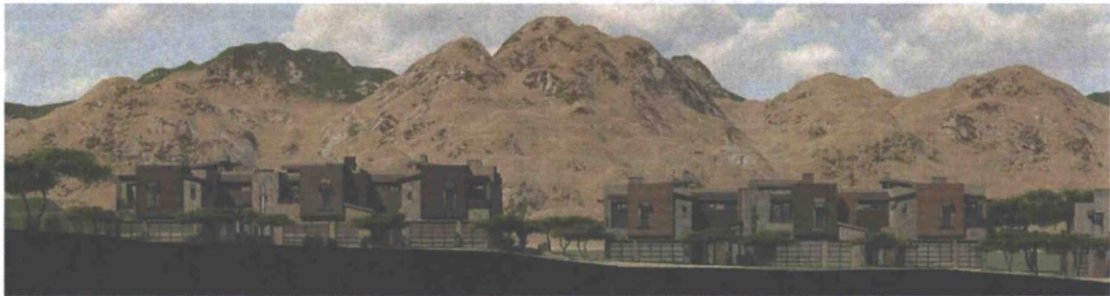
EXHIBIT B
Architectural Elevations



CLUBHOUSE NW ELEVATION



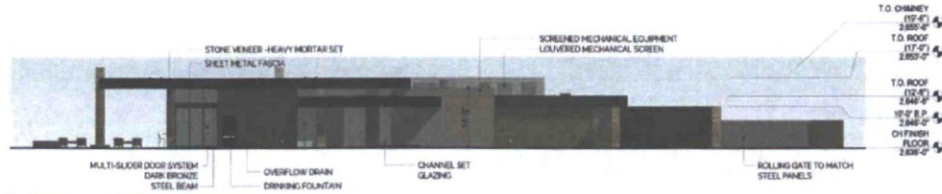
GOLF COURSE SCENE



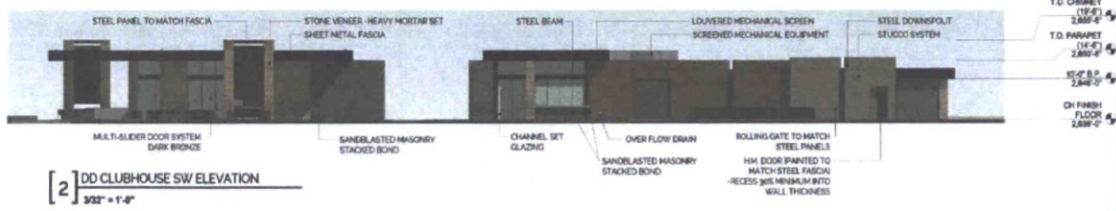
PARTIAL STREET SCENE

EXHIBIT C

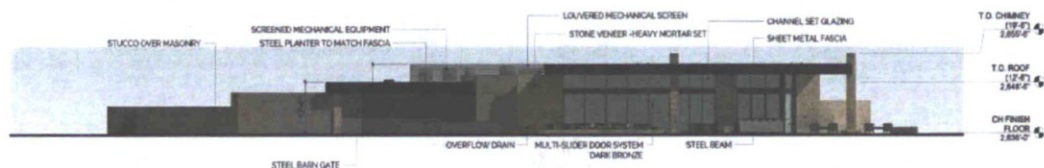
Clubhouse Renderings



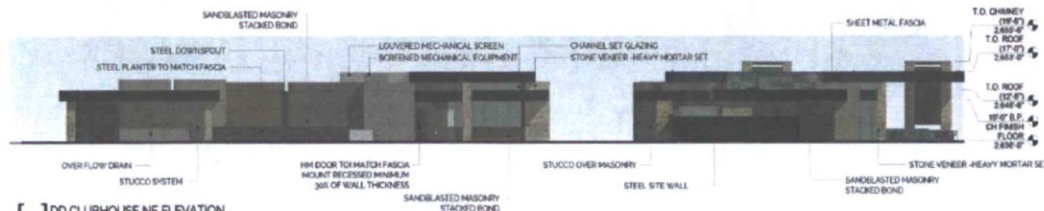
[1] DD CLUBHOUSE SE ELEVATION
3/32" = 1'-0"



[2] DD CLUBHOUSE SW ELEVATION
3/32" = 1'-0"



[3] DD CLUBHOUSE NW ELEVATION
3/32" = 1'-0"

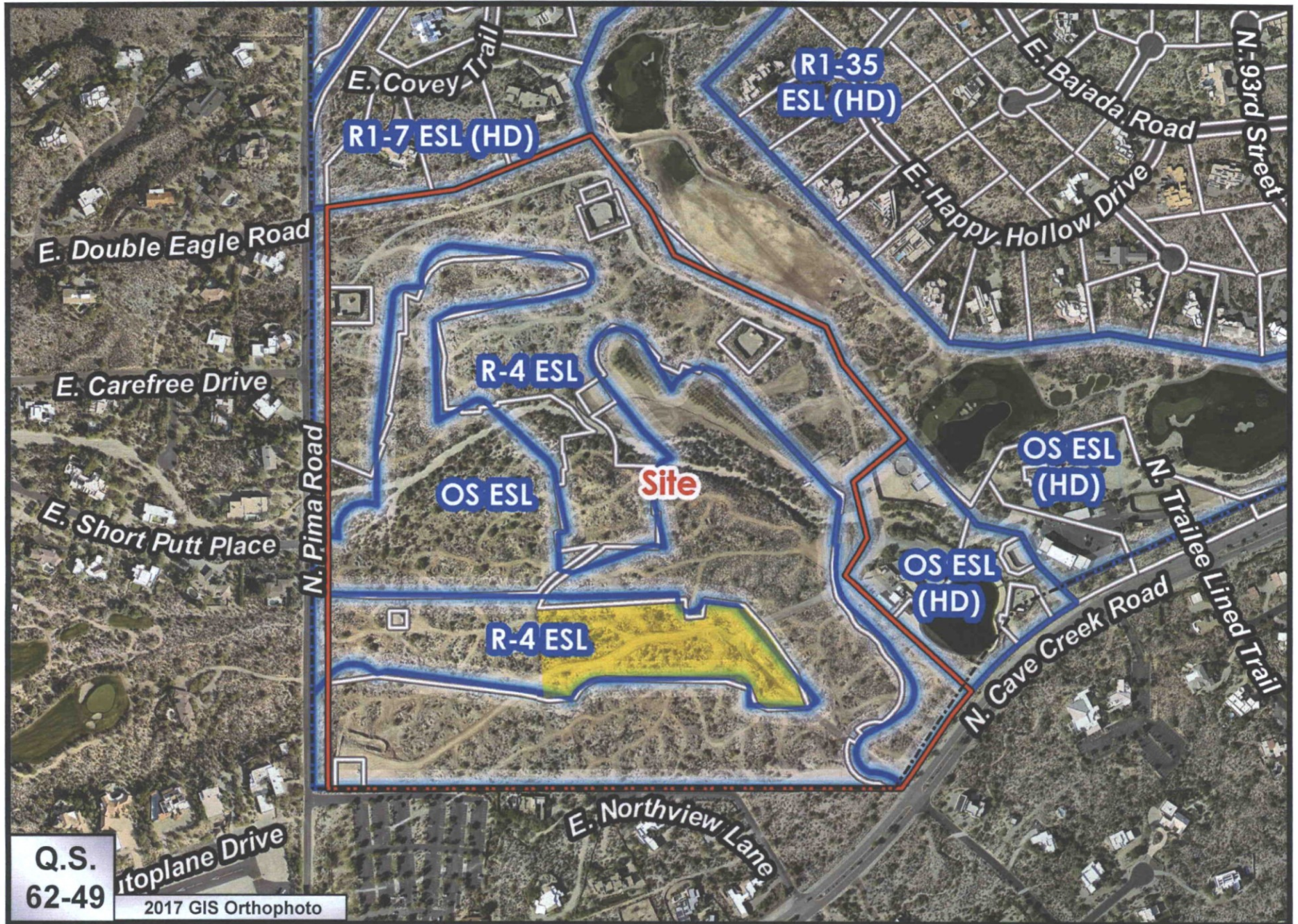


[4] DD CLUBHOUSE NE ELEVATION
3/32" = 1'-0"

DW
DREWETT WORKS // ARCHITECTURE
1144 E. STETSON BL., SUITE 101
SCOTTSDALE, AZ 85251
P 602-353-1000 F 602-353-1000
WWW.DREWETTWORKS.COM

DM_19 CLUBHOUSE

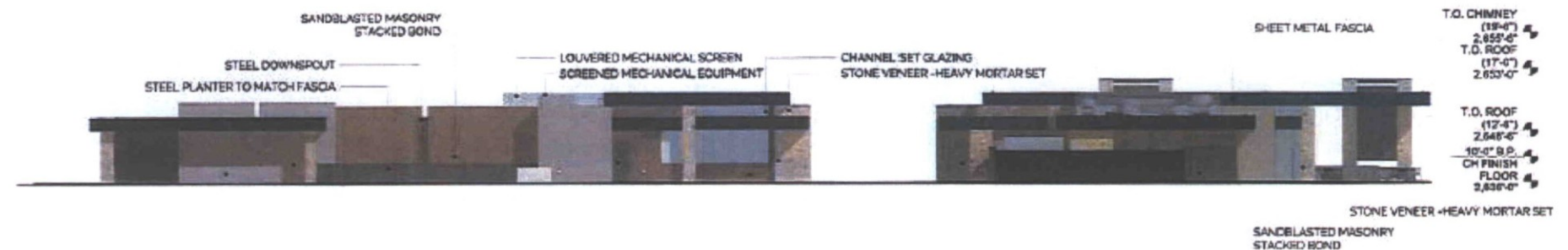
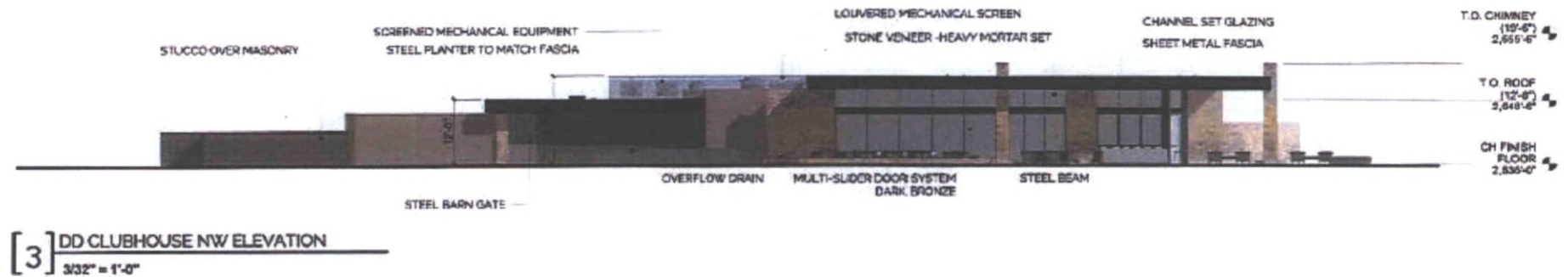
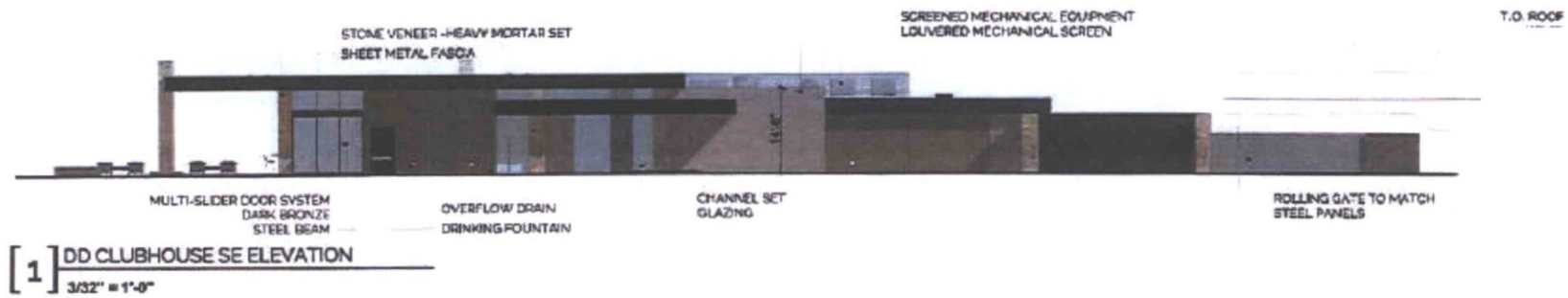
CLUBHOUSE ELEVATIONS
DR4.1
DATE: 04-05-17
REV: 01
Scale: 1/32" = 1'-0"

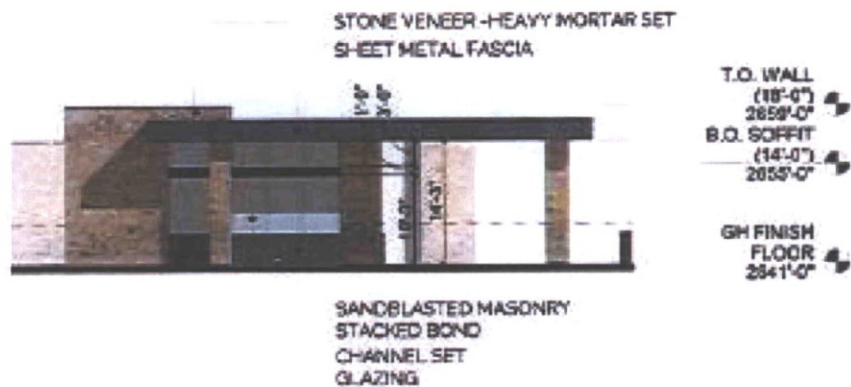


The Retreat at Seven

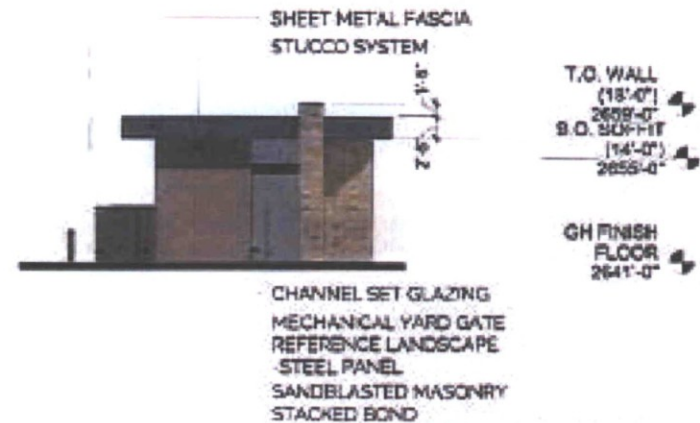
ATTACHMENT #3

41-DR-2018

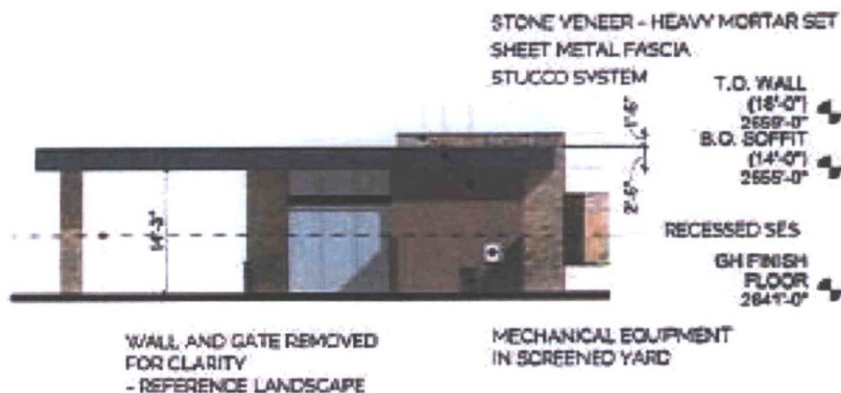




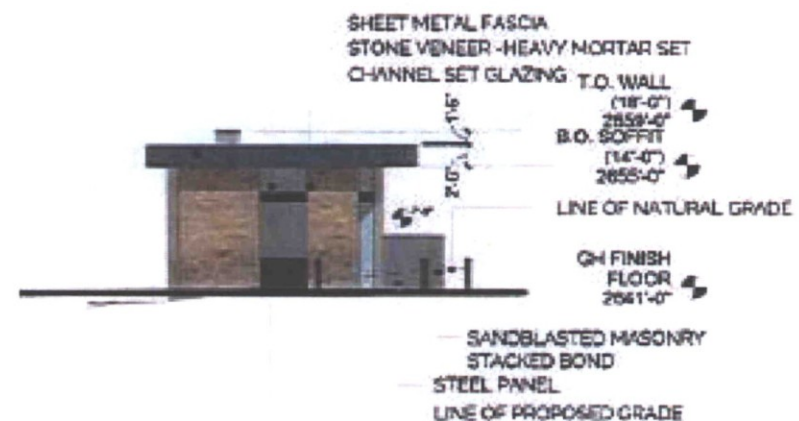
[1] DR SOUTHWEST ELEVATION COLOR
3/32" = 1'-0"



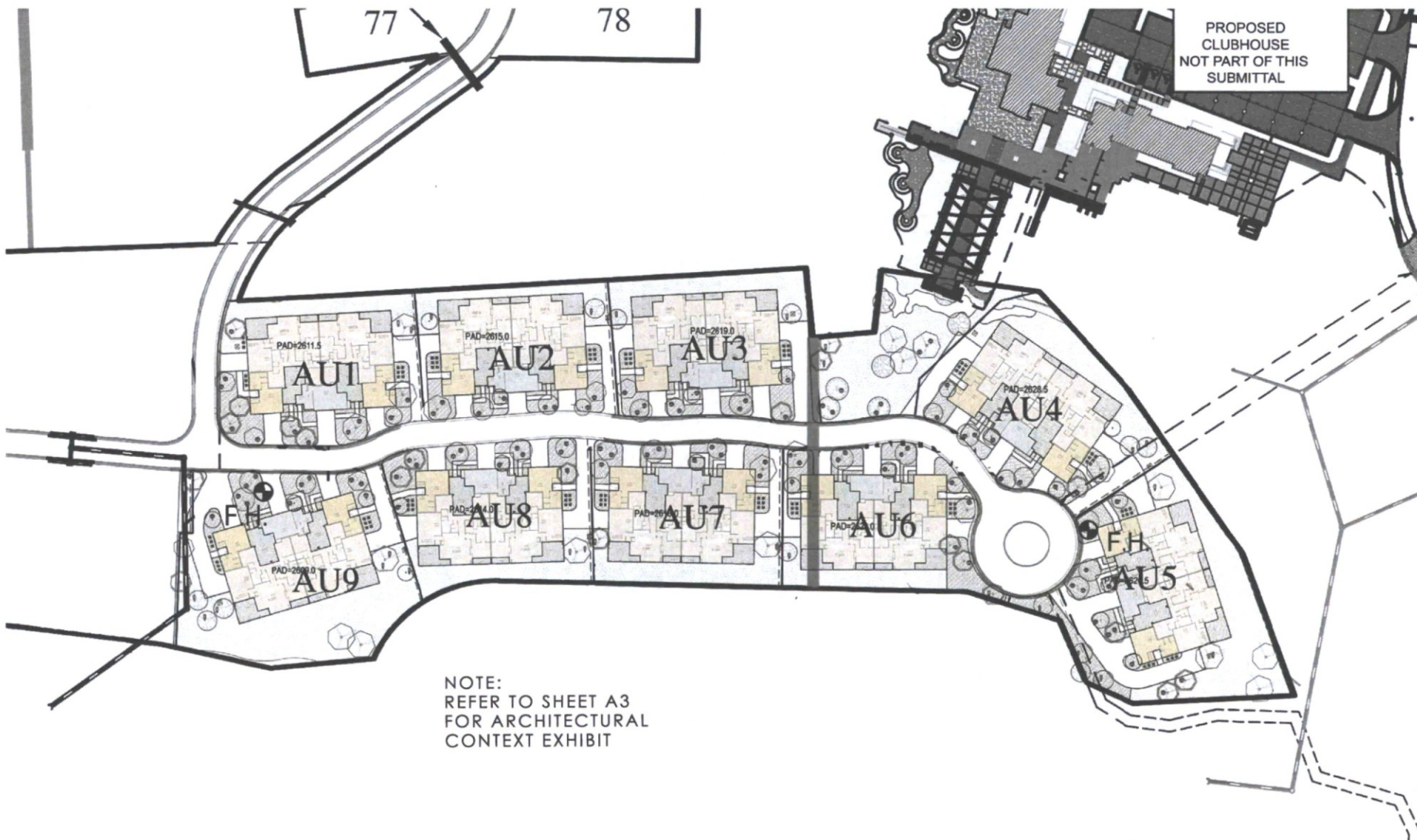
[2] DR NORTHWEST ELEVATION COLOR
3/32" = 1'-0"



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



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



THE RETREAT AT
TP-FD-DM7, LLC.
SCOTTSDALE, ARIZONA



OVERALL SITE PLAN

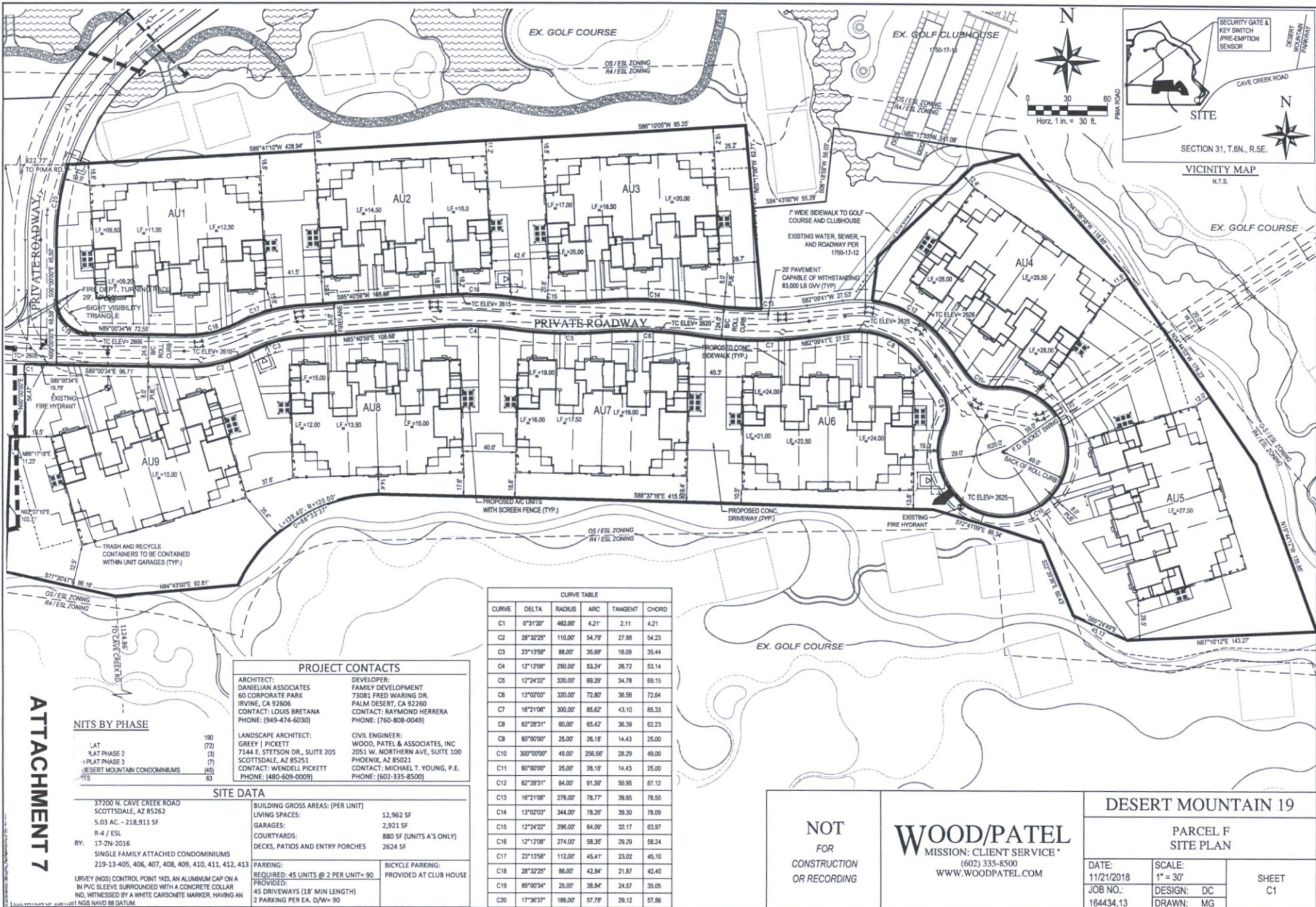
DANIELIAN
ASSOCIATES
ARCHITECTS • PLANNERS

41-DR-2018

11.28.18

A2

17027.00



PROJECT CONTACTS

ARCHITECT:
DANIELIAN ASSOCIATES
60 CORPORATE PARK
IRVING, CA 92606
CONTACT: LOUIS BRETANA
PHONE: (949-474-6030)

DEVELOPER:
FAMILY DEVELOPMENT
73081 FRED WARING DR.
PALM DESERT, CA 92260
CONTACT: RAYMOND HERRERA
PHONE: (760-808-0049)

CIVIL ENGINEER:
WOOD, PATEL & ASSOCIATES, INC.
2051 W. NORTHERN AVE, SUITE 100
PHOENIX, AZ 85021
CONTACT: MICHAEL T. YOUNG, P.E.
PHONE: (602-335-8500)

LANDSCAPE ARCHITECT:
GREY | PICKETT
7144 E. STETSON DR., SUITE 205
SCOTTSDALE, AZ 85251
CONTACT: WENDELL PICKETT
PHONE: (480-609-0009)

SITE DATA

37200 N. CAVE CREEK ROAD
SCOTTSDALE, AZ 85262
5.03 AC. - 218,911 SF
R-4 / ESL
RY: 17-2N-2016
SINGLE FAMILY ATTACHED CONDOMINIUMS
219-13-405, 406, 407, 408, 409, 410, 411, 412, 413

BUILDING GROSS AREAS: (PER UNIT)
LIVING SPACES: 12,962 SF
GARAGES: 2,921 SF
COURTYARDS: 880 SF (UNITS A'S ONLY)
DECKS, PATIOS AND ENTRY PORCHES: 2624 SF

PARKING:
REQUIRED: 45 UNITS @ 2 PER UNIT= 90
PROVIDED:
45 DRIVEWAYS (18' MIN LENGTH)
2 PARKING PER EA. D.W.= 90

BICYCLE PARKING:
PROVIDED AT CLUB HOUSE

CURVE TABLE				
CURVE	DELTA	RADIUS	ARC	TANGENT
C1	0°31'20"	462.00'	4.21'	2.11
C2	28°32'25"	110.00'	54.79'	27.98
C3	23°13'58"	88.00'	35.86'	18.09
C4	12°12'08"	250.00'	53.24'	26.72
C5	12°24'22"	320.00'	69.29'	34.78
C6	13°02'03"	320.00'	72.80'	36.56
C7	16°21'06"	300.00'	85.62'	43.10
C8	62°28'31"	60.00'	65.42'	36.39
C9	60°00'00"	25.00'	26.18'	14.43
C10	300°00'00"	49.00'	258.56'	28.29
C11	60°00'00"	25.00'	26.18'	14.43
C12	62°28'31"	64.00'	91.59'	50.95
C13	16°21'06"	276.00'	78.77'	39.65
C14	13°02'03"	344.00'	78.26'	39.30
C15	12°24'22"	296.00'	84.09'	32.17
C16	12°12'08"	274.00'	58.35'	29.29
C17	23°13'58"	112.00'	45.41'	23.02
C18	28°32'25"	86.00'	42.84'	21.87
C19	89°00'34"	25.00'	38.84'	24.57
C20	17°36'37"	188.00'	57.78'	28.12

NOT
FOR
CONSTRUCTION
OR RECORDING

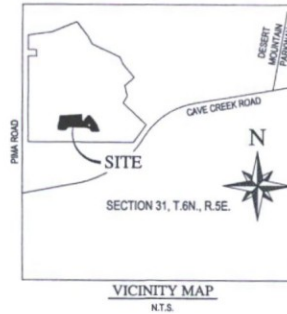
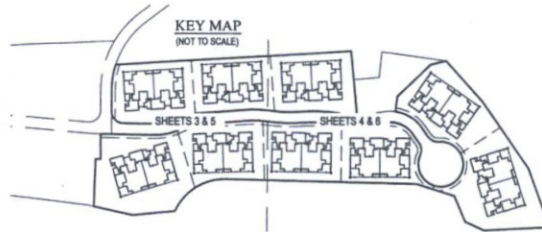
WOOD/PATEL
MISSION: CLIENT SERVICE *
(602) 335-8500
WWW.WOODPATEL.COM

DESERT MOUNTAIN 19		
PARCEL F SITE PLAN		
DATE: 11/21/2018	SCALE: 1" = 30'	SHEET C1
JOB NO.: 164434.13	DESIGN: DC DRAWN: MG	

CONDOMINIUM PLAT THE RETREAT AT SEVEN DESERT MOUNTAIN CONDOMINIUMS

A CONDOMINIUM PLAT OF AU1 THROUGH AU9, DESERT MOUNTAIN PARCEL 19 CONDOMINIUMS, RECORDED IN BOOK 1403, PAGE 18, MARICOPA COUNTY RECORDS (M.C.R.), LYING WITHIN SECTION 31, TOWNSHIP 6 NORTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

OWNER: DM19, LLC, AN ARIZONA LIMITED LIABILITY COMPANY &
TP-FD DM7, LLC, A DELAWARE LIMITED LIABILITY COMPANY



DEDICATION

STATE OF ARIZONA)
COUNTY OF MARICOPA) SS.

TP-FD DM7, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND DM19, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, OWNERS, HEREBY SUBMIT A CONDOMINIUM PLAT OF AU1 THROUGH AU9, DESERT MOUNTAIN PARCEL 19 CONDOMINIUMS, RECORDED IN BOOK 1403, PAGE 18, MARICOPA COUNTY RECORDS (M.C.R.), LYING WITHIN SECTION 31, TOWNSHIP 6 NORTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN AND PLATTED HEREON, AND HEREBY DECLARES THAT SAID CONDOMINIUM PLAT SETS FORTH THE LOCATION AND DIMENSIONS OF THE UNITS AND COMMON ELEMENTS AND THAT EACH WILL BE KNOWN BY THE LETTER, NUMBER OR NAME GIVEN ON SAID CONDOMINIUM PLAT.

EASEMENTS

TP-FD DM7, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND DM19, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, OWNERS, GRANTORS, DEDICATE TO THE CITY OF SCOTTSDALE, AN ARIZONA MUNICIPAL CORPORATION, GRANTEE:

PUBLIC UTILITY (P.U.)

A PERPETUAL NON-EXCLUSIVE EASEMENT SHOWN HEREON UPON, OVER, UNDER AND ACROSS THE PROPERTY ON THIS PLAT, FOR ELECTRICITY, TELECOMMUNICATIONS, DATA TRANSMISSION, AND ALL OTHER MANNER OF UTILITIES, AND FOR CONSTRUCTION, OPERATION, USE, MAINTENANCE, REPAIR, AND REPLACEMENT OF IMPROVEMENTS RELATED TO UTILITIES. IN THE EASEMENT, GRANTOR SHALL NOT PLACE OR ALLOW ANY (1) TREES, HEDGES, SHRUBS OR OTHER PLANTS WHICH CAN GROW LARGER THAN 18 INCHES TALL, OR (2) HARDSCAPE, SWIMMING POOLS, SHEDS OR OTHER VERTICAL OR HORIZONTAL STRUCTURES.

LIMITED COMMON ELEMENTS AND GENERAL COMMON ELEMENTS, WILL BE OPERATED AND MAINTAINED AS SET FORTH AND DEFINED IN THE DECLARATION OF CONDOMINIUM REGIME FOR "THE RETREAT AT SEVEN DESERT MOUNTAIN CONDOMINIUMS" TO BE RECORDED SIMULTANEOUSLY WITH THIS CONDOMINIUM PLAT.

OWNERS WARRANT TO THE CITY OF SCOTTSDALE THAT THEY ARE THE SOLE OWNERS OF THE PROPERTY ON THIS PLAT, AND THAT EVERY LENDER, EASEMENT HOLDER OR OTHER PERSON HAVING ANY INTEREST IN THE PROPERTY ADVERSE TO OR INCONSISTENT WITH THE DEDICATIONS, CONVEYANCES OR OTHER PROPERTY INTERESTS CREATED OR TRANSFERRED BY THIS PLAT HAS CONSENTED TO OR JOINED IN THIS PLAT, AS EVIDENCED BY THE INSTRUMENTS WHICH ARE RECORDED IN THE MARICOPA COUNTY RECORDERS OFFICE OR WHICH THE OWNERS WILL RECORD NOT LATER THAN THE DATE ON WHICH THIS PLAT IS RECORDED.

THIS DOCUMENT RUNS WITH THE LAND IN FAVOR OF GRANTEE'S SUCCESSORS AND ASSIGNS.

IN WITNESS WHEREOF, TP-FD DM7, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND DM19, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNERS, HAVE HERETOBY CAUSED THEIR NAMES TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THEIR DULY AUTHORIZED SIGNATORIES.

TP-FD DM7, LLC, A DELAWARE LIMITED LIABILITY COMPANY

DM19, LLC, AN ARIZONA LIMITED LIABILITY COMPANY

BY: _____

BY: _____

NAME: _____

NAME: _____

ITS: _____

ITS: _____

OWNER

DM19, LLC
4222 E. CAMELBACK ROAD, SUITE 1100
PHOENIX, ARIZONA 85018
PHONE: (602) 367-1317
CONTACT: MR. WILLIAM BROWNLEE

OWNER

TP-FD DM7, LLC
73061 FRED WARWING DRIVE
PALM DESERT, CALIFORNIA 92260
PHONE: (760) 776-5300
CONTACT: MR. DAN GREEK

BENCHMARK

NATIONAL GEODETIC SURVEY (NGS)
CONTROL POINT 103, AN ALUMINUM CAP ON
A STAINLESS STEEL ROD IN PVC SLEEVE
SURROUNDED WITH A CONCRETE COLLAR
FLUSH WITH THE GROUND, WITNESSED BY
A WHITE CAUSIONITE MARKER, HAVING AN
ELEVATION OF 2581.051 NGS NAVD 83
DATUM

BASIS OF BEARING

THE BASIS OF BEARING IS N00°03'54"W
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 154, PAGE
30, MARICOPA COUNTY RECORDS

ENGINEER & SURVEYOR

WOOD, PATEL & ASSOCIATES, INC.
3551 W. NORTHERN AVENUE, SUITE 100
PHOENIX, ARIZONA 85021
PHONE: (602) 335-8500
FAX: (602) 335-8500
CONTACT: MICHAEL YOUNG, P.E.

ARCHITECT

DANIELIAN ASSOCIATES
80 CORPORATE PARK
IRVINE, CALIFORNIA 92618
PHONE: (714) 900-8985
CONTACT: MR. JOHN DANIELIAN

ENTITLED UNITS BY PHASE

TOTAL ENTITLED UNITS	196
PARCEL 19 CONDOMINIUM PLAT	(72)
PARCEL 19 CONDOMINIUM PLAT PHASE 2	(3)
PARCEL 19 CONDOMINIUM PLAT PHASE 3	(7)
THE RETREAT AT SEVEN DESERT MOUNTAIN CONDOMINIUMS	(45)
REMAINING ENTITLED UNITS	(69)

SHEET INDEX

SHEET NO.	DESCRIPTION
1	COVER SHEET (1 OF 2)
2	COVER SHEET (2 OF 2)
3	1ST FLOOR SITE PLAN (1 OF 2)
4	1ST FLOOR SITE PLAN (2 OF 2)
5	2ND FLOOR SITE PLAN (1 OF 2) LINE AND CURVE TABLES
6	2ND FLOOR SITE PLAN (2 OF 2)
7	1ST FLOOR HORIZONTAL LIMITS
8	2ND FLOOR HORIZONTAL LIMITS
9	VERTICAL LIMITS (1 OF 3)
10	VERTICAL LIMITS (2 OF 3)
11	VERTICAL LIMITS (3 OF 3)
12	FINISH FLOOR PLAN DETAIL

NOTES

- THERE ARE NO ENCROACHMENTS BY OR UPON THE CONDOMINIUM.
- THE SUBJECT PROPERTY IS ON THE CITY OF SCOTTSDALE WATER SYSTEM, WHICH HAS A CERTIFICATION OF ASSURED WATER SUPPLY.
- THE MAINTENANCE OF ALL LANDSCAPING WITHIN THE PUBLIC RIGHT-OF-WAY TO BACK OF CURB SHALL BE THE RESPONSIBILITY OF THE COMMUNITY ASSOCIATION OR ABUTTING PROPERTY OWNER.
- ALL IMPROVEMENTS AND LAND REFLECTED ON THE PLAT ARE DESIGNATED AS GENERAL COMMON ELEMENTS, SAVE AND EXCEPT PORTIONS OF THE REGIME DESIGNATED AS LIMITED COMMON ELEMENTS OR UNITS:
(i) IN THE DECLARATION OF CONDOMINIUM REGIME FOR THE RETREAT AT SEVEN DESERT MOUNTAIN CONDOMINIUMS (THE "DECLARATION") OR
(ii) ON THE PLAT AND PLANS OF THE REGIME
- OWNERSHIP AND USE OF THE CONDOMINIUMS IS SUBJECT TO THE RIGHTS AND RESTRICTIONS CONTAINED IN THE DECLARATION AND THE DECLARATION OF CONDOMINIUM REGIME FOR SEVEN CONDOMINIUMS, RECORDED UNDER DOCUMENT NO. 2018-063344, IN THE OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA, AS AMENDED BY THE CERTAIN FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM REGIME FOR SEVEN CONDOMINIUMS, RECORDED UNDER DOCUMENT NO. 2018-067813, IN THE OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA, AND AS MAY BE FURTHER AMENDED (COLLECTIVELY, THE "MASTER DECLARATION")
- THE PROPERTY IS SUBJECT TO SPECIAL RIGHTS RESERVED BY THE DECLARANT IN THE DECLARATION, PURSUANT TO SUCH PROVISIONS, AMONG OTHER THINGS, DECLARANT HAS RESERVED THE RIGHT TO:
(i) COMPLETE OR MAKE IMPROVEMENTS INDICATED ON THE PLAT AND PLANS;
(ii) EXERCISE ANY DEVELOPMENT RIGHT PERMITTED BY ARIZONA LAW AND THE DECLARATION, INCLUDING THE ADDITION OF REAL PROPERTY THE REGIME, WHICH PROPERTY MAY BE ADDED AS UNITS, GENERAL COMMON ELEMENTS AND/OR LIMITED COMMON ELEMENTS;
(iii) MAKE THE PROPERTY PART OF A LARGER CONDOMINIUM OR PLANNED COMMUNITY;
(iv) USE UNITS OWNED OR LEASED BY DECLARANT AS MODELS, STORAGE AREAS, AND OFFICES FOR THE MARKETING, MANAGEMENT, MAINTENANCE, CUSTOMER SERVICE, CONSTRUCTION, AND LEASING OF THE PROPERTY; AND
(v) APPOINT OR REMOVE ANY DECLARANT-APPOINTED OFFICER OR DIRECTOR OF THE ASSOCIATION DURING THE DECLARANT CONTROL PERIOD (AS DEFINED IN THE DECLARATION)

PARENT PARCEL LEGAL DESCRIPTION

A CONDOMINIUM PLAT OF AU1 THROUGH AU9 INCLUSIVE, DESERT MOUNTAIN PARCEL 19 CONDOMINIUMS, RECORDED IN BOOK 1403, PAGE 18, MARICOPA COUNTY RECORDS (M.C.R.)

APPROVALS

THIS PLAT HAS BEEN REVIEWED FOR COMPLIANCE WITH THE CITY OF SCOTTSDALE'S DESIGN STANDARDS AND POLICY MANUAL SPECIFICATIONS.

BY: _____ CHIEF DEVELOPMENT OFFICER _____ DATE _____

THIS SUBVISION HAS BEEN REVIEWED FOR COMPLIANCE WITH THE DEVELOPMENT STANDARDS OF THE CITY OF SCOTTSDALE'S DEVELOPMENT REVIEW BOARD (DRB) CASE NO. 41-DR-2016 AND 7-PP-2017, USE PERMIT NO. 6-AP-2016 AND ZONING CASE NO. 17-2N-2016, AND ALL CASE RELATED STIPULATIONS.

BY: _____ DEVELOPMENT ENGINEERING MANAGER _____ DATE _____

CERTIFICATION

THIS IS TO CERTIFY THAT

- I AM A LAND SURVEYOR REGISTERED TO PRACTICE IN ARIZONA
- THIS PLAT WAS MADE UNDER MY DIRECTION
- THIS PLAT MEETS THE MINIMUM STANDARDS FOR ARIZONA LAND BOUNDARY SURVEYS
- THE SURVEY AND DIVISION OF THE SUBJECT PROPERTY DESCRIBED AND PLATTED HEREON WERE MADE DURING THE MONTH OF AUGUST, 2018
- THE SURVEY IS TRUE AND COMPLETE AS SHOWN
- ALL MONUMENTS AS SHOWN EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN. SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

CHRISTIAN M. WEGMANN
REGISTERED LAND SURVEYOR #06638
WOOD, PATEL & ASSOCIATES, INC.
3551 W. NORTHERN AVENUE, SUITE 100
PHOENIX, ARIZONA 85021
SURVEYOR@WOODPATEL.COM

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CONDOMINIUM PLAT
THE RETREAT AT SEVEN DESERT MOUNTAIN CONDOMINIUMS
SECTION 31, TOWNSHIP 6 NORTH, RANGE 5 EAST
GILA AND SALT RIVER MERIDIAN, ARIZONA



CHECKED BY: CMW/ITG
SCALE: N.T.S.
DATE: 1/4/2019
JOB NUMBER: 184857.81
SHEET: 1 OF 12

ACKNOWLEDGMENT

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) ss.

THIS DOCUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2019.

BY _____, THE _____ OF TP-FD DM7, LLC, A DELAWARE LIMITED LIABILITY COMPANY.

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

DATE

ACKNOWLEDGMENT

STATE OF ARIZONA)
COUNTY OF MARICOPA) ss.

THIS DOCUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2019.

BY _____, THE _____ OF DM19, LLC, AN ARIZONA LIMITED LIABILITY COMPANY.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

DATE

RATIFICATION

AS BENEFICIARY UNDER THAT CERTAIN DEED OF TRUST RECORDED IN THE COUNTY RECORDERS OFFICE, MARICOPA COUNTY, ARIZONA, IN RECORDER'S NUMBER _____, THE UNDERSIGNED HEREBY RATIFIES, APPROVES AND CONFIRMATION IS GIVEN TO SAID DEDICATIONS AS STATED IN THIS PLAT AS TO THE INTEREST OF THE UNDERSIGNED. THE PERSON SIGNING FOR BENEFICIARY WARRANTS AND REPRESENTS THEY HAVE POWER AND AUTHORITY TO DO SO.

By _____
ALLIANCE BANK OF ARIZONA

TITLE

DATE

ACKNOWLEDGMENT

STATE OF ARIZONA)
COUNTY OF MARICOPA) ss.

THIS DOCUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2019, BY _____ FOR
AND ON THE BEHALF OF ALLIANCE BANK OF ARIZONA.

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

DATE

RATIFICATION

AS BENEFICIARY UNDER THAT CERTAIN DEED OF TRUST RECORDED IN THE COUNTY RECORDERS OFFICE, MARICOPA COUNTY, ARIZONA, IN RECORDER'S NUMBER MICR 2017-063049, THE UNDERSIGNED HEREBY RATIFIES, APPROVES AND CONFIRMATION IS GIVEN TO SAID DEDICATIONS AS STATED IN THIS PLAT AS TO THE INTEREST OF THE UNDERSIGNED. THE PERSON SIGNING FOR BENEFICIARY WARRANTS AND REPRESENTS THEY HAVE POWER AND AUTHORITY TO DO SO.

BY: _____
DM REAL ESTATE HOLDINGS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY

TITLE

DATE

BY: _____
ZB, N.A. DBA NATIONAL BANK OF ARIZONA, SUCCESSOR-IN-INTEREST BY MERGER TO NATIONAL BANK OF ARIZONA, A NATIONAL BANKING ASSOCIATION

TITLE

DATE

ACKNOWLEDGMENT

STATE OF ARIZONA)
COUNTY OF MARICOPA) ss.

THIS DOCUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2019, BY _____
_____, FOR AND ON THE BEHALF OF DM REAL ESTATE HOLDINGS, LLC,
AN ARIZONA LIMITED LIABILITY COMPANY

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

STATE OF ARIZONA)
COUNTY OF MARICOPA) ss.

THIS DOCUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2019, BY _____
_____, FOR AND ON THE BEHALF OF NATIONAL BANK OF ARIZONA, A

NATIONAL BANKING ASSOCIATION

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

LEGEND

- SURVEY MONUMENT FOUND AS NOTED
- SURVEY MONUMENT WITH CAP FOUND STAMPED "1LS 2729"
- ⊙ BUILDING TIE IN POINT
- EASEMENT LINE AS NOTED
- - - SECTION LINE
- BOUNDARY LINE
- BLM BUREAU OF LAND MANAGEMENT
- AC ALUMINUM CAP
- D.F.C. DRAINAGE AND FLOOD CONTROL
- EL ELEVATION
- E.V. ELEVATOR
- E.S.A. EMERGENCY AND SERVICE ACCESS
- FD FOUND
- FF FINISH FLOOR
- FC FINISHED CEILING
- F.P. DESERT MOUNTAIN PARCEL 19 RECORDED IN BOOK 1382, PAGE 33, M.C.R.
- F.P.1 DESERT MOUNTAIN PARCEL 19 CONDOMINIUMS RECORDED IN BOOK 1401, PAGE 18, M.C.R.
- G.C.E. GENERAL COMMON ELEMENT
- M.C.R. MARICOPA COUNTY RECORDS
- PU PUBLIC UTILITY
- W.S.F. WATER AND SEWER FACILITIES
- W.L.E. WATER LINE EASEMENT
- ★ LIMITED COMMON ELEMENT AREA
- ⓧ DENOTES TYPE OF UNIT FLOOR PLAN
- 100X DENOTES 1ST FLOOR UNIT NUMBER
- 200X DENOTES 2ND FLOOR UNIT NUMBER
- 600X DENOTES GARAGE FOR UNIT NUMBER GARAGE COMPRISES A PART OF THE UNIT

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CONDOMINIUM PLAT
THE RETREAT AT SEVEN DESERT MOUNTAIN CONDOMINIUMS
SECTION 31, TOWNSHIP 1 NORTH, RANGE 1 EAST
GILA AND SALT RIVER MERIDIAN, ARIZONA



CHECKED BY: CMW/TMG
CAD TECHNICIAN: CMW/JRM
SCALE: N.T.S.
DATE: 1/4/2019
JOB NUMBER: 184857.81
SHEET: 2 OF 12

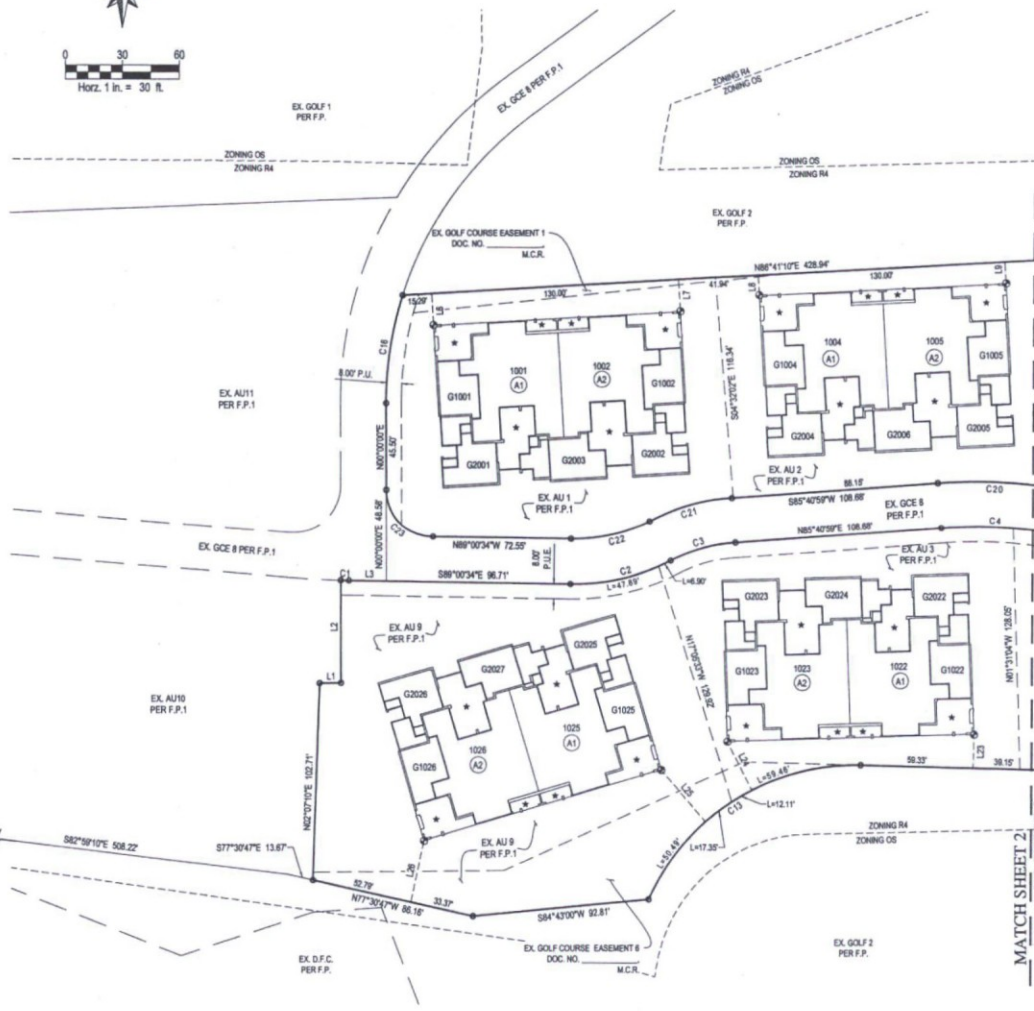
1ST FLOOR SITE PLAN



NORTHWEST CORNER
SECTION 31, T.6N., R.5E.
FD. 3" AC STAMPED T6N, R4E, R5E,
S25 S36 L9 33007 2011

PIMA ROAD

WEST 1/4 CORNER SECTION 31
AND CORNER ES-1, TRACT A,
EXCHANGE SURVEY NO. 658,
T.5N., R.5E.
FD. 5LM BRASS CAP
POINT OF COMMENCEMENT



MATCH SHEET 2
MATCH SHEET 3

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CONDOMINIUM PLAT

THE RETREAT AT SEVEN DESERT MOUNTAIN CONDOMINIUMS
SECTION 31, TOWNSHIP 1 NORTH, RANGE 1 EAST
GILA AND SALT RIVER WATERSHEDS, ARIZONA



CHECKED BY CMW/TRG
CAD TECHNICIAN CMW/JRM
SCALE 1"=30'
DATE 1/4/2019
JOB NUMBER 184857.81
SHEET 3 OF 12

1ST FLOOR SITE PLAN



MATCH SHEET 2
MATCH SHEET 3

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CONDOMINIUM PLAT

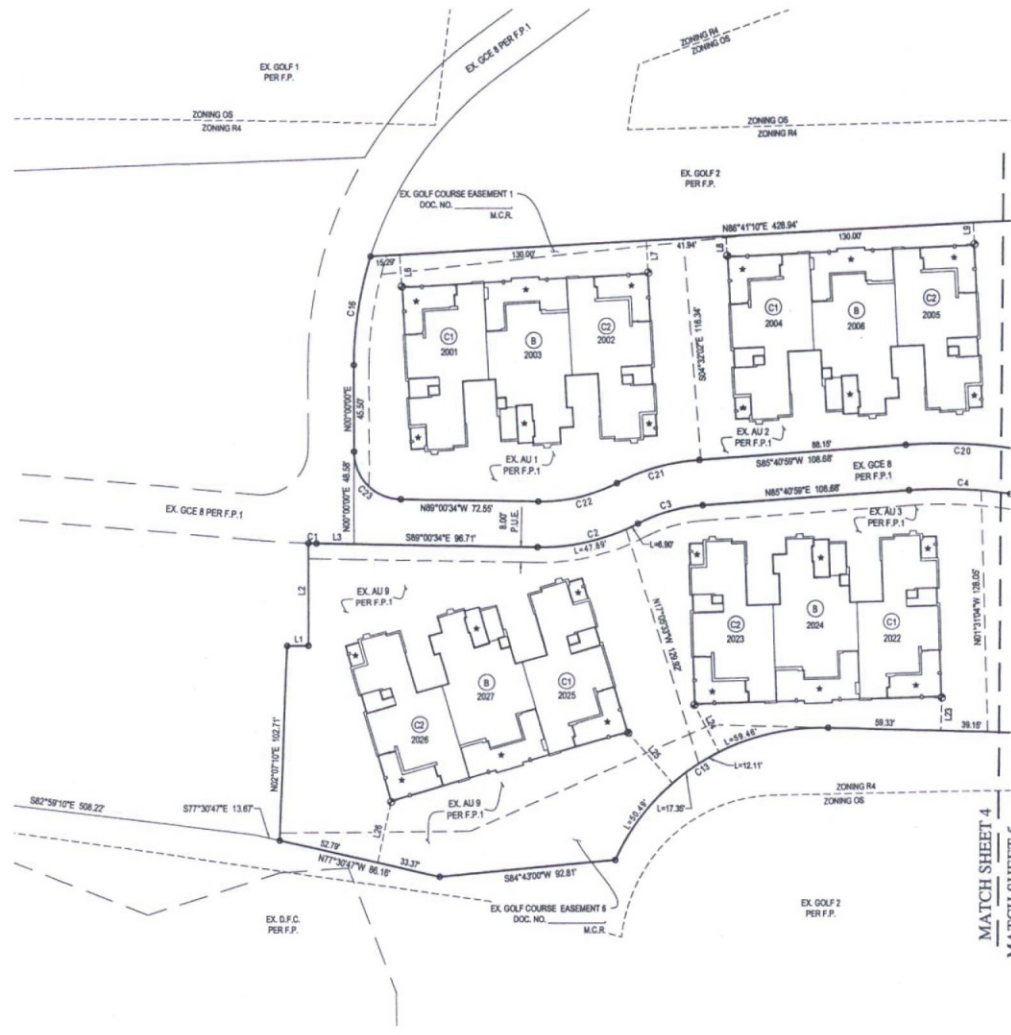
THE RETREAT AT SEVEN DESERT MOUNTAIN CONDOMINIUMS
SECTION 11, TOWNSHIP 1 NORTH, RANGE 1 EAST
GLA AND SALT RIVER MERIDIAN, ARIZONA



CHECKED BY _____
CMW/TRG
CAD TECHNICIAN _____
CMW/JRM
SCALE _____
1"=30'
DATE _____
1/4/2019
JOB NUMBER _____
184857.81
SHEET _____
4 OF 12

5494-18 41-DR-2018

2ND FLOOR SITE PLAN



LINE	BEARING	DISTANCE
L1	S89°17'16W	11.23
L2	S00°00'00E	54.47
L3	S38°59'00E	19.79
L4	N07°18'50E	33.39
L5	S75°58'53W	34.78
L6	N02°18'50W	16.67
L7	N07°18'50W	16.82
L8	N02°18'50W	10.39
L9	N02°18'50W	11.24
L10	N02°18'50W	16.79
L11	N03°49'55W	18.19
L12	N62°41'34E	25.73
L13	N41°52'59W	11.37
L14	N50°19'57E	12.57
L15	N55°19'57E	12.63
L16	S07°04'48E	33.87
L17	S02°49'48E	50.81
L18	S02°49'48E	29.52
L19	N01°22'44W	13.58
L20	N01°22'44W	10.49
L21	N01°22'44W	19.38
L22	N01°22'44W	18.84
L23	S02°49'48E	17.58
L24	S27°03'45E	28.21
L25	S41°04'19E	35.41
L26	S12°28'19W	32.48

CURVE	CURVE TABLE		
	DELTA	RADIUS	ARC
C1	0°31'20"	482.00	4.21
C2	28°32'20"	110.00	54.7
C3	27°13'58"	89.50	58.8
C4	12°12'08"	290.00	53.3
C5	12°24'22"	330.00	89.2
C6	19°02'03"	330.00	72.8
C7	16°21'06"	300.00	85.6
C8	05°20'31"	80.00	65.4
C9	06°00'00"	25.00	26.1
C10	30°00'00"	45.00	256.3
C11	06°00'00"	35.00	26.1
C12	47°11'04"	84.00	69.1
C13	06°33'33"	130.00	139.8
C14	15°47'22"	84.00	22.6
C15	7°04'08"	278.00	34.9
C16	17°36'33"	188.00	57.1
C17	19°16'53"	278.00	44.7
C18	12°02'03"	344.00	78.3
C19	12°24'22"	290.00	64.9
C20	12°12'08"	274.00	59.3
C21	28°32'20"	112.00	45.6
C22	39°33'55"	86.00	42.4
C23	06°00'34"	25.00	38.6

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CONDOMINIUM PLAT

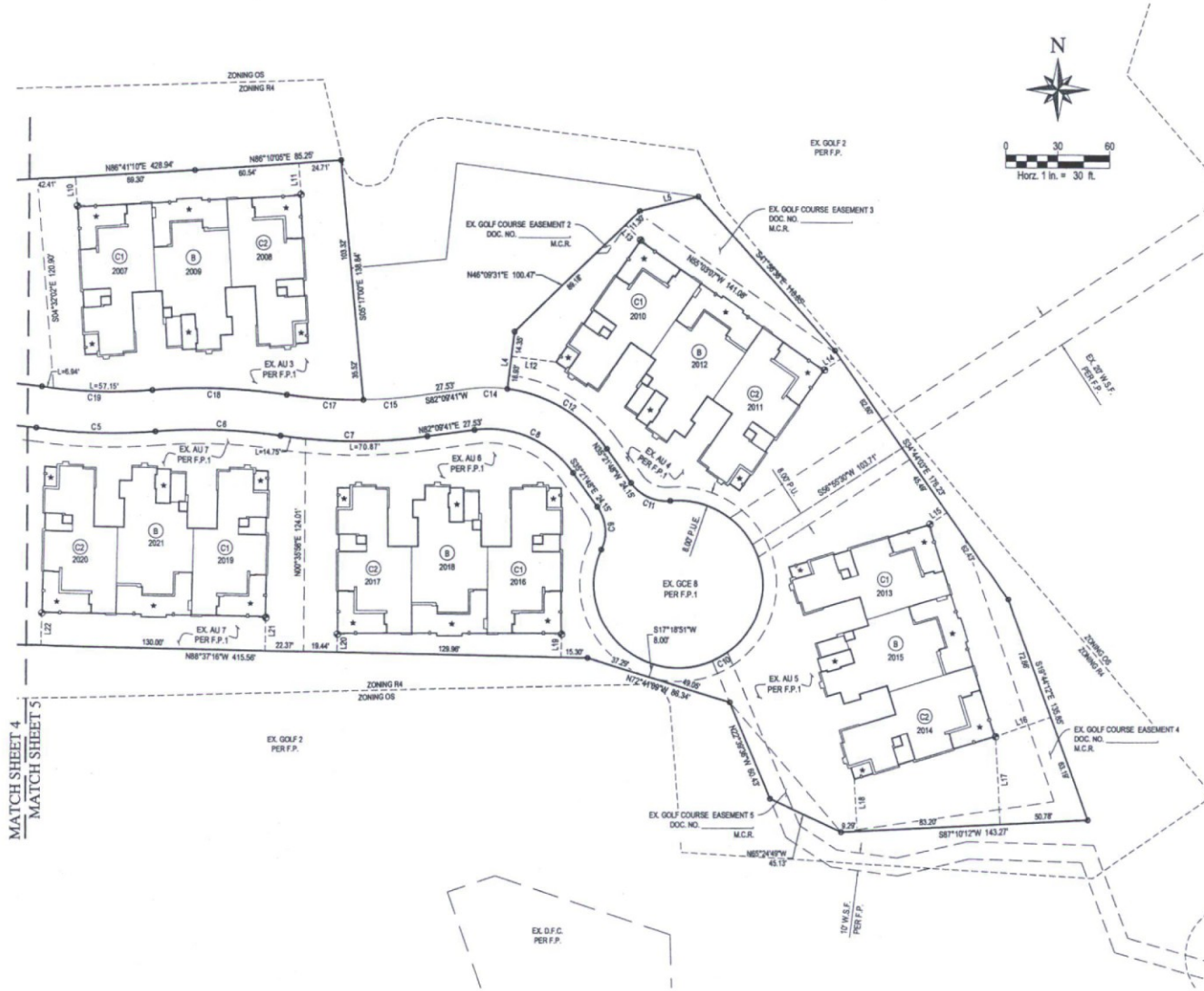
THE RETREAT AT SEVEN DESERT MOUNTAIN CONDOMINIUMS

SECTION 11, TOWNSHIP 2 NORTH, RANGE 3 EAST
GILA AND GALT RIVERS, MERIDIAN, ARIZONA



CHECKED BY CMW/TRG
CAD TECHNICIAN CMW/JRM
SCALE 1"=30'
DATE 1/4/2019
JOB NUMBER 184857.81
SHEET 5 OF 12

2ND FLOOR SITE PLAN



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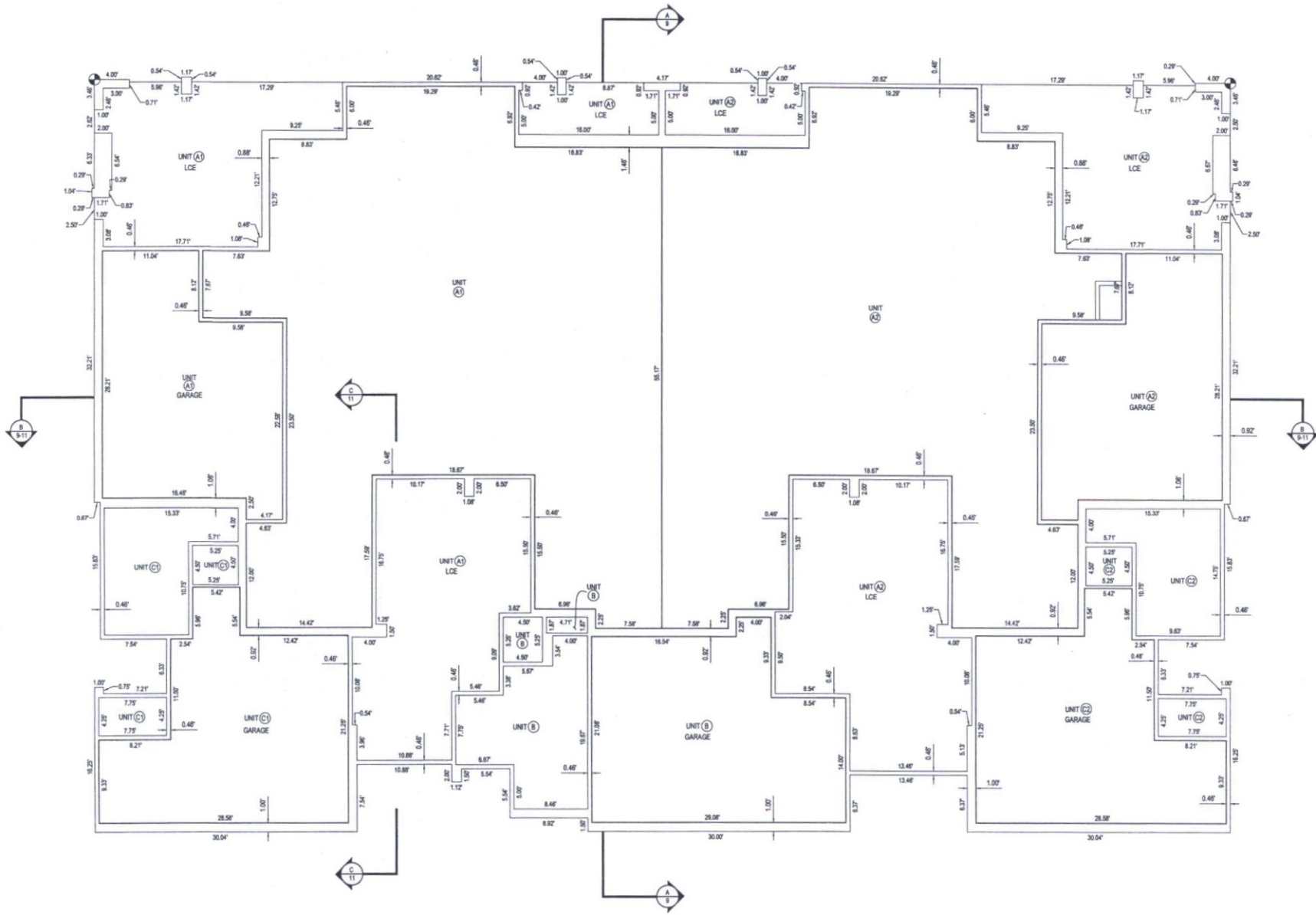
CONDOMINIUM PLAT
THE RETREAT AT SEVEN DESERT MOUNTAIN CONDOMINIUMS
SECTION 21, TOWNSHIP 4 NORTH, RANGE 5 EAST
GILA AND SALT RIVER MERIDIAN, ARIZONA



CHECKED BY: CMWTRG
CAD TECHNICIAN: CMWTRG
SCALE: 1"=30'
DATE: 1/4/2019
JOB NUMBER: 184057.81
SHEET: 6 OF 12

5494-18 41-DR-2018

1ST FLOOR HORIZONTAL LIMITS



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CONDOMINIUM PLAT
THE RETREAT AT SEVEN DESERT MOUNTAIN CONDOMINIUMS
SECTION 31, TOWNSHIP 4 NORTH, RANGE 5 EAST
GILA AND SALT RIVER MERIDIAN, ARIZONA



CHECKED BY: CMW/RTG
CAD TECHNICIAN: CMW/RTG
SCALE: 1"=5'
DATE: 1/4/2019
JOB NUMBER: 184857-81
SHEET: 7 OF 12

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CONDOMINIUM PLAT

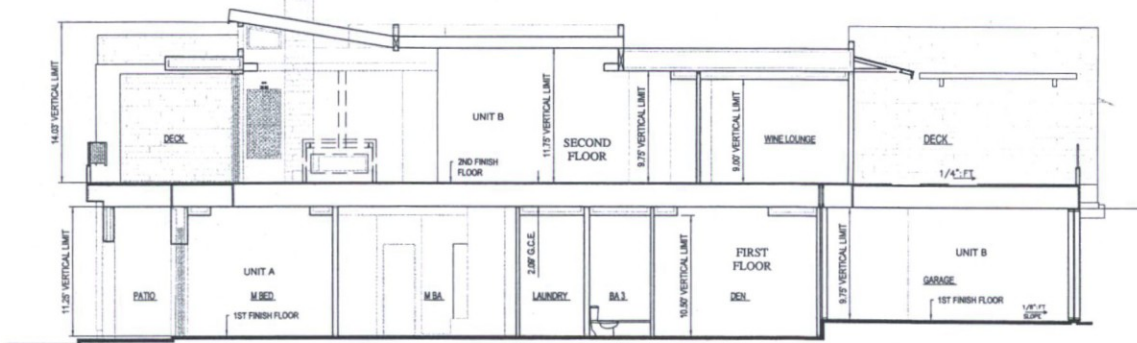
THE RETREAT AT SEVEN DESERT MOUNTAIN CONDOMINIUMS
SECTION 21, TOWNSHIP 6 NORTH, RANGE 5 EAST
GILA AND SALT RIVER MERIDIAN, ARIZONA



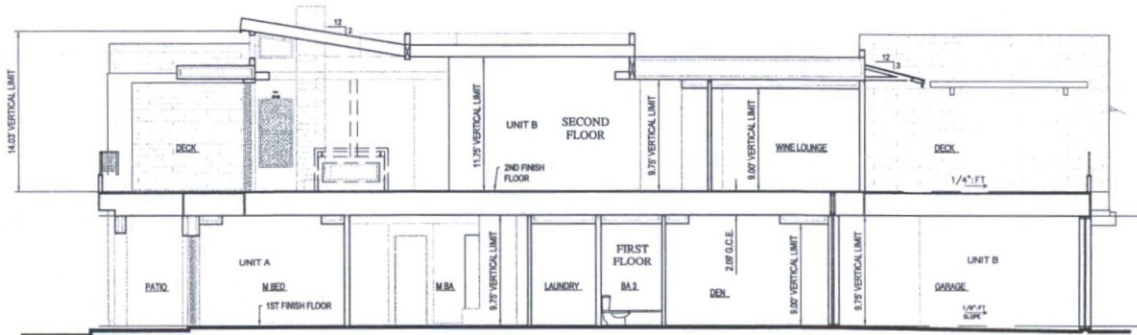
14-007 Surveyor (P&S) (01-01) (01-01)

5494-18	41-DR-2018
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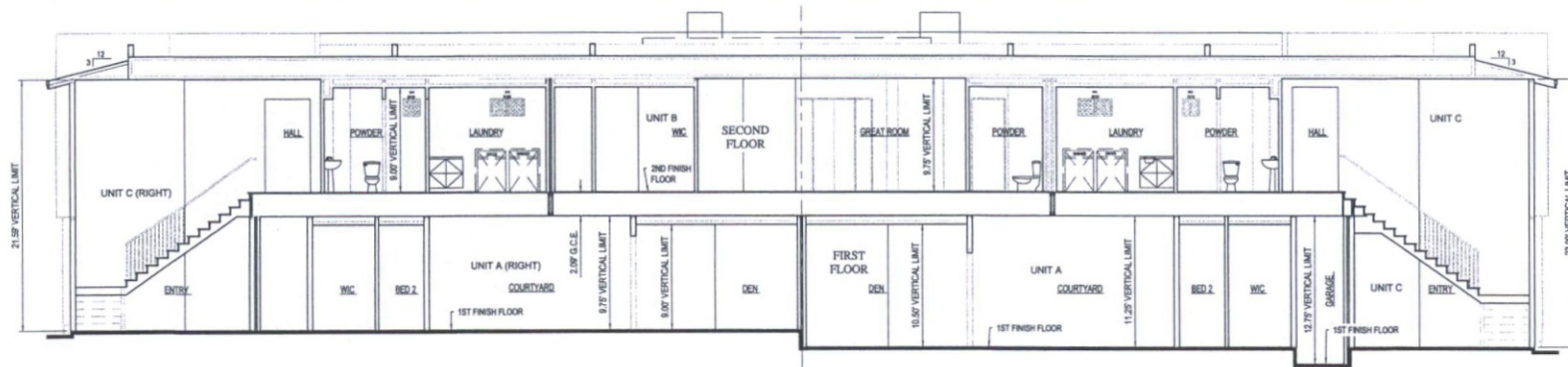
VERTICAL LIMITS



SECTION A FOR AU 1 - AU 3



SECTION A FOR AU 4 - AU 9



SECTION B FOR AU 1

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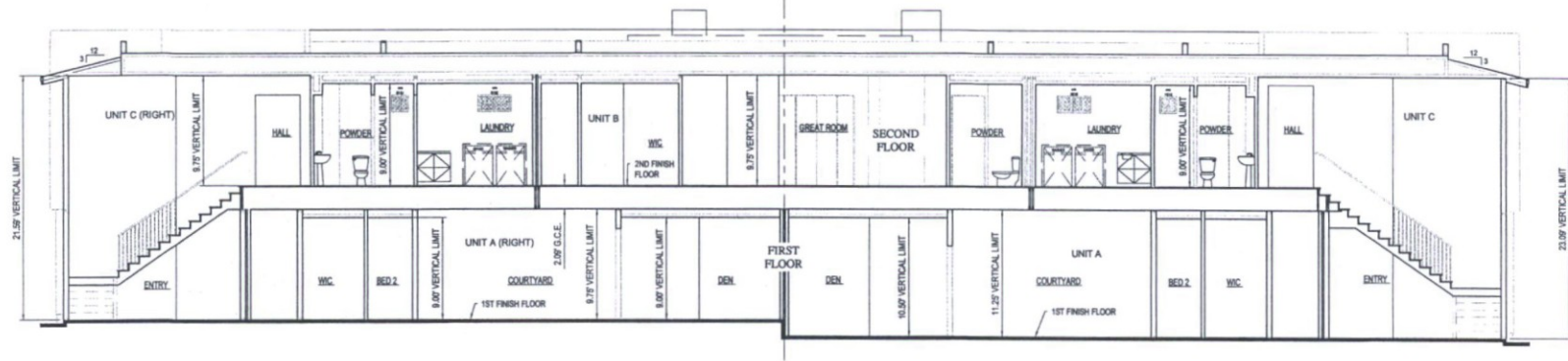
CONDOMINIUM PLAT
THE RETREAT AT SEVEN DESERT MOUNTAIN CONDOMINIUMS
SECTION 11, TOWNSHIP 4 NORTH, RANGE 1 EAST
GILA AND SALT RIVER MERIDIAN, ARIZONA



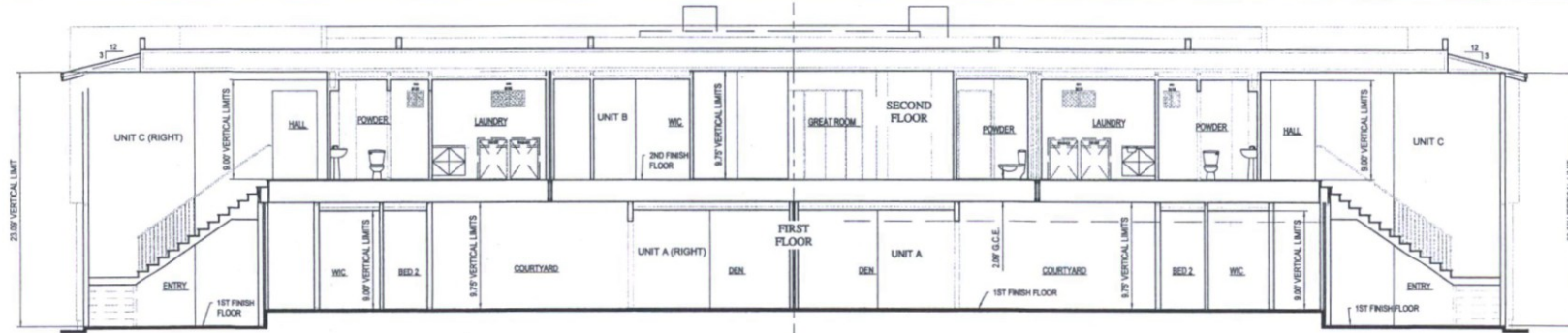
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DATE: 1/4/2019
JOB NUMBER: 184857-81
SHEET: 9 OF 12

5494-18 41-DR-2018

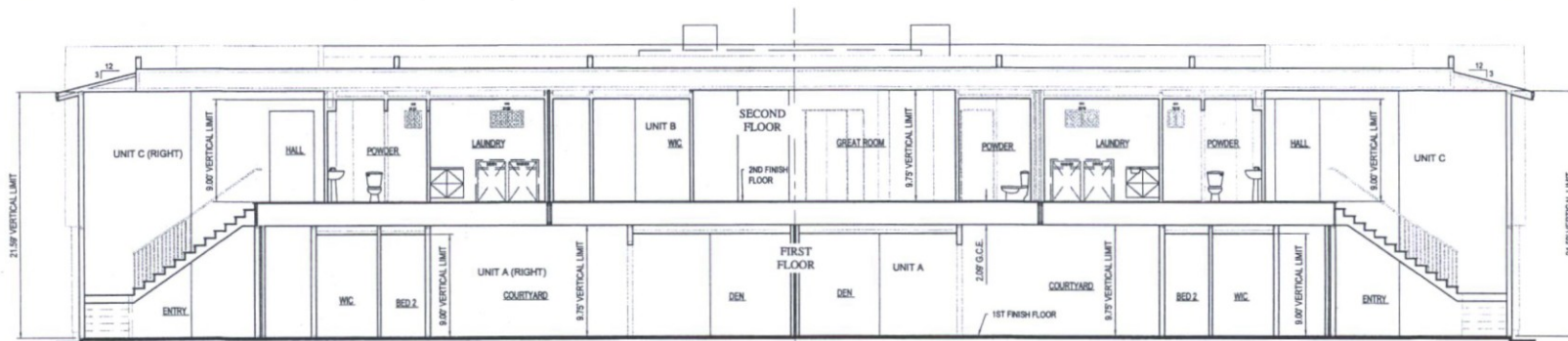
VERTICAL LIMITS



SECTION B AT AU 2



SECTION B AT AU 4



SECTION B AT AU 5 & AU 9

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CONDOMINIUM PLAT

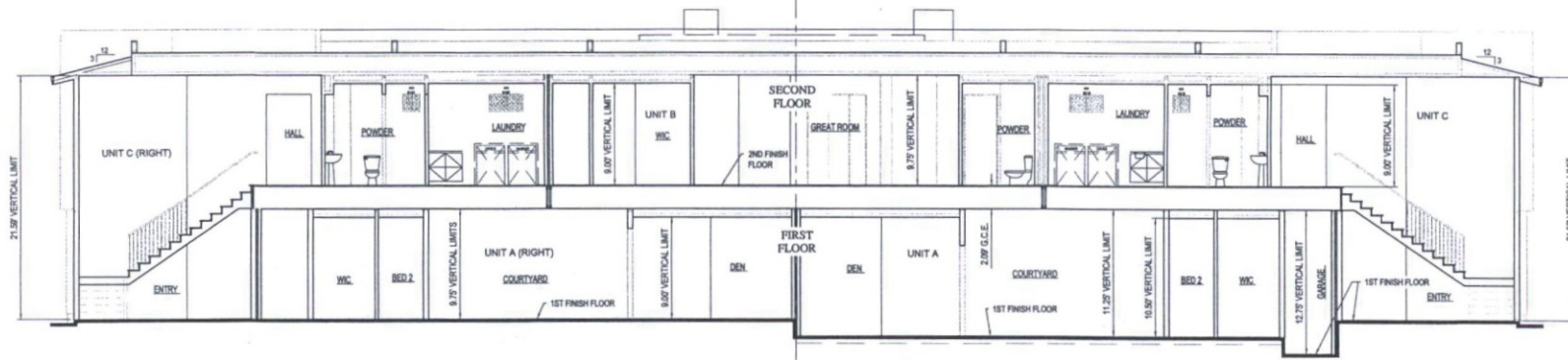
THE RETREAT AT SEVEN DESERT MOUNTAIN CONDOMINIUMS
SECTION 11, TOWNSHIP 8 NORTH, RANGE 1 EAST
GILA AND SALT RIVER WATERSHEDS, ARIZONA



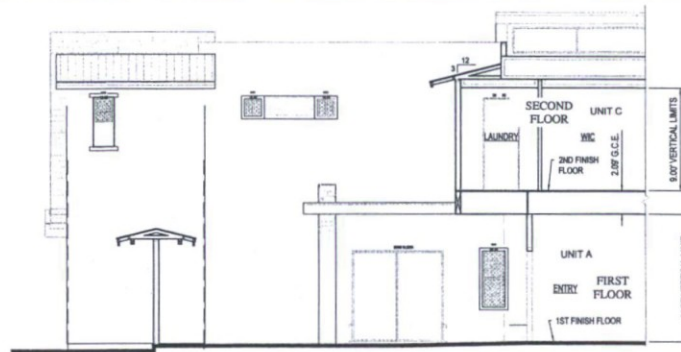
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DATE 1/4/2019
JOB NUMBER 184857.81
SHEET 10 OF 12

5494-18 41-DR-2018

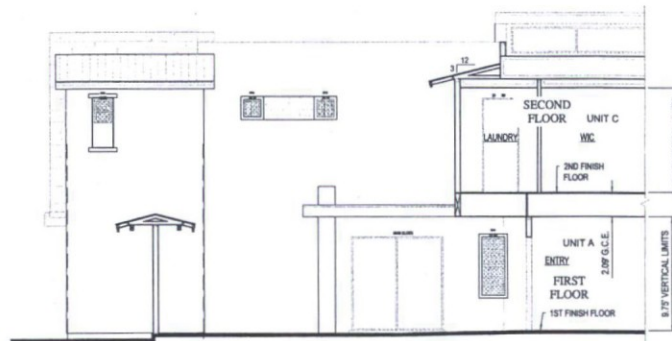
VERTICAL LIMITS



SECTION B AT AU 3 (REVERSE), AU 6 - AU 8



SECTION C AT AU 1 - AU 3



SECTION C AT AU 4 - AU 9

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CONDOMINIUM PLAT
THE RETREAT AT SEVEN DESERT MOUNTAIN CONDOMINIUMS
SECTION 31, TOWNSHIP 5 NORTH, RANGE 5 EAST
GILA AND GALT RIVER MERIDIAN, ARIZONA

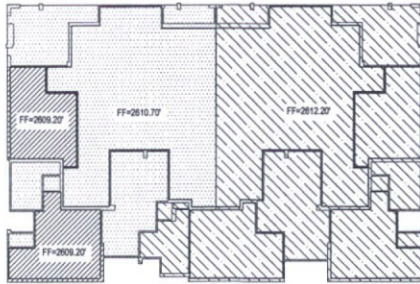


CHECKED BY CMWTRG
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SCALE N.T.S.
DATE 1/4/2019
JOB NUMBER 194887-81
SHEET 11 OF 12

5494-18 41-DR-2018

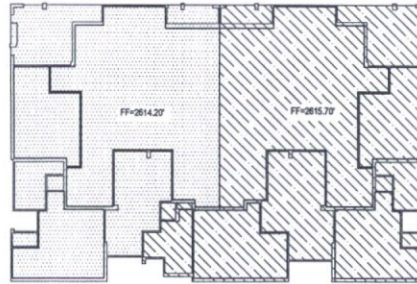
FINISH FLOOR PLAN

BUILDING AU 1



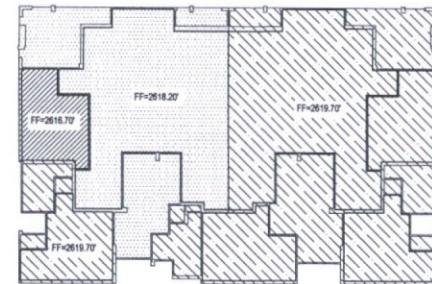
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BUILDING AU 2



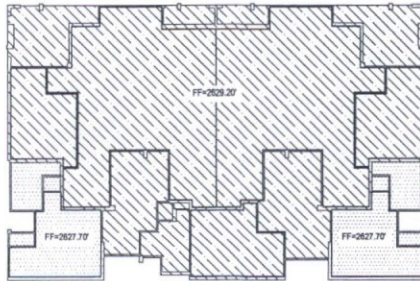
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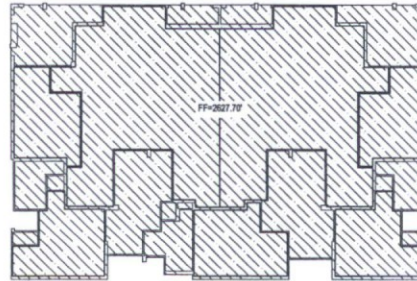
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BUILDING AU 4



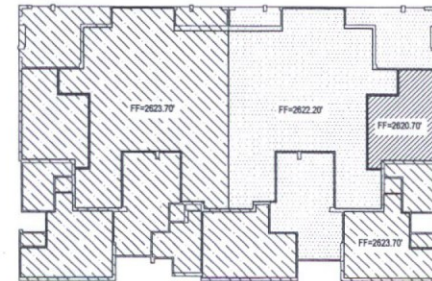
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BUILDING AU 5



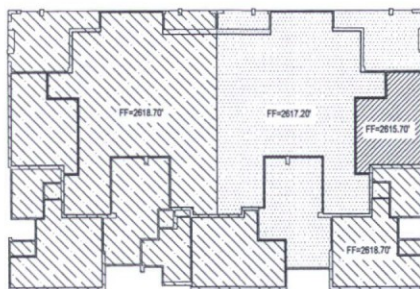
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BUILDING AU 6



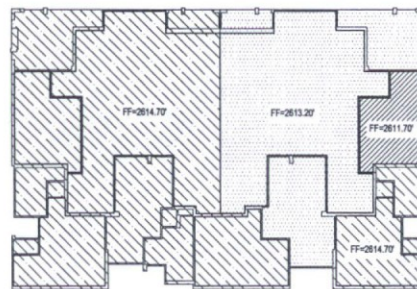
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BUILDING AU 7



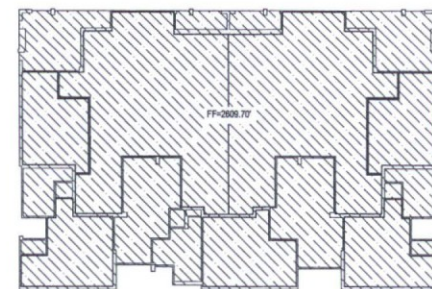
2ND FF=2630.54'

BUILDING AU 8



2ND FF=2626.54'

BUILDING AU 9



2ND FF=2621.54'

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CONDOMINIUM PLAT
THE RETREAT AT SEVEN DESERT MOUNTAIN CONDOMINIUMS
SECTION 31, TOWNSHIP 4 NORTH, RANGE 1 EAST
GILA AND SALT RIVER MERIDIAN, ARIZONA



CHECKED BY: CHW/WRG
CAD/TECHNICIAN: CHW/WRG
SCALE: N.T.S.
DATE: 1/4/2019
JOB NUMBER: 184857.81
SHEET: 12 OF 12

ENGINEER'S NOTES:

- MARICOPA ASSOCIATION OF GOVERNMENTS (M.A.G.) UNIFORM STANDARD SPECIFICATIONS AND DETAILS FOR PUBLIC WORKS CONSTRUCTION (LATEST EDITION INCLUDING LATEST REVISION AND CURRENT SUPPLEMENTALS THEREOF PER THE LOCAL TOWN OR CITY) ARE INCORPORATED INTO THIS PLAN IN THEIR ENTIRETY.
- ALL WORK REQUIRED TO COMPLETE THE CONSTRUCTION COVERED BY THIS PLAN SHALL BE IN ACCORDANCE WITH THE M.A.G. STANDARD SPECIFICATIONS AND DETAILS AND CURRENT SUPPLEMENTALS THEREOF PER THE LOCAL CITY OR TOWN UNLESS SPECIFIED OTHERWISE IN THESE PLANS OR ELSEWHERE IN THE CONTRACT DOCUMENTS. CONTRACTORS SHALL FAMILIARIZE THEMSELVES WITH ALL REQUIRED STANDARD SPECIFICATIONS, DETAILS AND SUPPLEMENTALS PRIOR TO BIDDING THE WORK FOR THE CONSTRUCTION COVERED BY THIS PLAN.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL METHODS, SEQUENCING, AND SAFETY CONCERNS ASSOCIATED WITH THIS PROJECT DURING CONSTRUCTION, UNLESS SPECIFICALLY ADDRESSED OTHERWISE IN THIS PLAN OR ELSEWHERE IN THE CONTRACT.
- THE CONTRACTOR IS TO COMPLY WITH ALL LOCAL, STATE, AND FEDERAL LAWS AND REGULATIONS APPLICABLE TO THE CONSTRUCTION COVERED BY THIS PLAN.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND COMPLYING WITH ALL PERMITS REQUIRED TO COMPLETE ALL WORK COVERED BY THIS PLAN.
- THE QUANTITIES AND SITE CONDITIONS DEPICTED IN THESE PLANS ARE FOR INFORMATIONAL PURPOSES ONLY AND ARE SUBJECT TO ERROR AND OMISSION. CONTRACTORS SHALL SATISFY THEMSELVES AS TO ACTUAL QUANTITIES AND SITE CONDITIONS PRIOR TO BIDDING THE WORK FOR THE CONSTRUCTION COVERED BY THIS PLAN.
- A REASONABLE EFFORT HAS BEEN MADE TO SHOW THE LOCATIONS OF EXISTING UNDERGROUND FACILITIES AND UTILITIES IN THE CONSTRUCTION AREA. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO UTILITIES AND/OR FACILITIES CAUSED DURING THEIR CONSTRUCTION OPERATIONS. THE CONTRACTOR SHALL CALL 48 HOURS IN ADVANCE FOR BLUE STAKE (1-800-STAKE-IT) PRIOR TO ANY EXCAVATION.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION OF CONSTRUCTION AFFECTING UTILITIES AND THE COORDINATION OF ANY NECESSARY UTILITY RELOCATION WORK.
- ALL PAYING, GRADING, EXCAVATION, TRENCHING, PIPE BEDDING, CUT FILL AND BACKFILL SHALL COMPLY WITH THE RECOMMENDATIONS SET FORTH IN THE SOILS (GEOTECHNICAL) REPORT FOR THIS PROJECT IN ADDITION TO THE REFERENCED REQUIRED SPECIFICATIONS AND DETAILS. THE CONTRACTOR SHALL BE AWARE THAT CERTAIN UTILITIES REQUIRE PROPER ATTENTION AND CAREFUL PLANNING DURING SITE CONSTRUCTION. PLEASE NOTE THAT UTILITIES ON THESE PLANS MAY NOT EXHIBIT THE FULL PROTECTIVE COVER REQUIRED DURING THE SUBGRADE PREPARATION PHASE OF THE CONSTRUCTION. IN SUCH INSTANCES, THE CONTRACTOR SHALL PROVIDE ADDITIONAL PROTECTION (SUCH AS RAMPING OR INCREASED PIPE STRENGTH) TO PROVIDE THE NECESSARY PROTECTION REQUIRED TO PREVENT DAMAGE DURING THE CONSTRUCTION OF THIS PROJECT. THE CONTRACTOR SHALL HOLD THE ENGINEER HARMLESS IN ALL CASES FOR DAMAGES TO UTILITIES WHERE INADEQUATE PROTECTIVE MEASURES OCCUR.
- THE CONTRACTOR IS TO VERIFY THE LOCATION AND THE ELEVATIONS OF ALL EXISTING UTILITIES AT POINTS OF TIE-IN PRIOR TO COMMENCING ANY NEW CONSTRUCTION. SHOULD ANY LOCATION OR ELEVATION DIFFER FROM THAT SHOWN ON THESE PLANS, THE CONTRACTOR SHALL CONTACT THE OWNER'S AGENT.
- CONTRACTOR TO VERIFY AND COORDINATE ALL DIMENSIONS AND SITE LAYOUT WITH ARCHITECT'S FINAL SITE PLAN AND FINAL BUILDING DIMENSIONS BEFORE STARTING WORK. REPORT DISCREPANCIES TO OWNERS AGENT.
- COORDINATION BETWEEN ALL PARTIES IS ESSENTIAL PART OF CONTRACT.
- CONTRACTOR IS RESPONSIBLE FOR PROJECT AND SITE CONDITIONS, AND TO WORK WITH WEATHER CONDITIONS AS THE PROJECT SITE MAY BE LOCATED IN A FLOOD PRONE AREA AND SUBJECT TO FLOODING AND ITS HAZARDS.
- THE CONTRACTOR IS TO VERIFY THE LOCATION, ELEVATION, CONDITION, AND PAVEMENT CROSS-SLOPE OF ALL EXISTING SURFACES OF TIE-IN AND WATCHING, PRIOR TO COMMENCEMENT OF GRADING, PAVING, CURB AND GUTTER, OR OTHER SURFACE CONSTRUCTION. EXISTING LOCATIONS, ELEVATIONS, CONDITION, OR PAVEMENT CROSS-SLOPE DIFFER FROM THAT SHOWN ON THESE PLANS, RESULTING IN THE DESIGN INTENT REFLECTED ON THESE PLANS NOT ABLE TO BE CONSTRUCTED, THE CONTRACTOR SHALL NOTIFY THE OWNER'S AGENT IMMEDIATELY FOR DIRECTION ON HOW TO PROCEED. PRIOR TO COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR ACCEPTS RESPONSIBILITY FOR ALL COSTS ASSOCIATED WITH CORRECTIVE ACTION IF THESE PROCEDURES ARE NOT FOLLOWED.
- CONTRACTOR IS RESPONSIBLE TO COORDINATE UTILITY CROSSINGS AT CULVERT CROSSINGS BEFORE STARTING WORK ON CULVERT. COORDINATE WITH OWNER REPRESENTATIVE. VERIFY UTILITY LINES AND/OR CONDUITS ARE IN PLACE BEFORE STARTING CULVERT WORK.
- CONSTRUCT RETENTION BASIN AS SHOWN. CONTRACTOR TO SCARIFY BOTTOM OF BASIN TWO FEET DEEP AND NOT ALLOW COMPACTION OVER 80%.
- THIS PROJECT REQUIRES A REGULAR ONGOING MAINTENANCE PROGRAM FOR THE DESIGNED DRAINAGE SYSTEMS) TO PRESERVE THE DESIGN INTEGRITY AND THE ABILITY TO PERFORM ITS OPERATIONAL INTENT. FAILURE TO PROVIDE MAINTENANCE WILL JEOPARDIZE THE DRAINAGE SYSTEMS' PERFORMANCE AND MAY LEAD TO ITS INABILITY TO PERFORM PROPERLY AND/OR CAUSE DAMAGE ELSEWHERE IN THE PROJECT.
- SEWER LINES DESIGNED IN PROFILE AND PUBLIC WATER LINES ARE REQUIRED TO BE AS-BUILT AND THE INSTALLATION AND TESTING WITNESSED BY A PROFESSIONAL ENGINEER IN ACCORDANCE WITH ARIZONA ADMINISTRATIVE CODES R15-6-301 "4.01 GENERAL PERMIT: SEWAGE COLLECTIONS SYSTEM" AND R15-6-307 AND 509 "APPROVAL OF CONSTRUCTION" AND "RECORD DRAWINGS", RESPECTIVELY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY OWNER 72 HOURS IN ADVANCE WHEN THOSE SYSTEMS ARE READY TO BE WITNESSED.
- THE WORK PRODUCT PRESENTED IS BELIEVED TO BE COMPLIANT WITH THE INTENT OF THE CURRENT AMERICAN DISABILITIES ACT (ADA) REQUIREMENTS AS INTERPRETED BY THE REVIEWING AGENCIES. IF CONSTRUCTION OF THE PROJECT IS DELAYED, THIS WORK PRODUCT SHOULD BE UPDATED TO ACCOUNT FOR ANY RELEVANT ADA UPDATES BEFORE CONSTRUCTION BEGINS.
- LOWEST FLOOR (LF) REFERS TO EITHER FLOORSLAB ELEVATION OR TOP OF BASEMENT SLAB. LF ELEVATIONS ON THE GRADING AND DRAINAGE PLANS FOR RESIDENTIAL UNITS REFLECT SLAB ON GRADE CONDITIONS AND CANNOT BE LOWERED WITHOUT AGENCY APPROVAL. IN LOCATIONS WHERE "SPECIAL FLOOD HAZARD AREAS" EXIST, IN NON-FLOOD HAZARD LOCATIONS, TO ENSURE THAT ADEQUATE RESIDENTIAL LOT DRAINAGE CAN BE ACHIEVED, A PROFESSIONAL ENGINEER SHOULD BE CONSULTED IF THE LF FOR THE SLAB IS PROPOSED TO BE LOWERED, OR IF A BASEMENT IS TO BE CONSTRUCTED.
- THE PROJECT HAS A SECTION 404 PERMIT WHICH IDENTIFIES THE AMOUNT OF ACCEPTABLE DISTURBANCE OF WATERS DESIGNATED AS "WATERS OF THE U.S." CONTRACTOR IS TO ADOPT THE SECTION 404 PERMIT WHILE COMPLETING ALL CONSTRUCTION ACTIVITIES.
- REFERENCE DRAINAGE REPORT PREPARED BY WOOD/PATEL FOR DRAINAGE CALCULATIONS.

STORM DRAIN NOTE:

HDPE (HIGH DENSITY POLYETHYLENE) PIPE MUST BE ADS (ADVANCED DRAINAGE SYSTEMS) N-12, HANCO SURE-LOK OR APPROVED EQUIVALENT. THE PIPE SHALL BE INSTALLED PER MANUFACTURER SPECIFICATIONS. CONTRACTOR TO VERIFY WITH GEOTECHNICAL ENGINEER PRIOR TO CONSTRUCTION AS TO WHETHER NATIVE ON-SITE MATERIAL IS SUITABLE FOR PIPE INSTALLATION APPLICATIONS. ALL JOINTS SHALL BE WATER-TIGHT. A CONCRETE COLLAR WILL BE UTILIZED TO CONNECT RG&CP PIPE TO HDPE PER M.A.G. STD. DET. NO. 906. PLEASE NOTE THAT UTILITIES ON THESE PLANS MAY NOT EXHIBIT THE FULL PROTECTIVE COVER REQUIRED DURING THE INTERIM PHASE OF THE CONSTRUCTION. IN SUCH INSTANCES, THE CONTRACTOR SHALL PROVIDE ADDITIONAL PROTECTION (SUCH AS RAMPING) OR INCREASED PIPE STRENGTH TO PROVIDE THE NECESSARY PROTECTION REQUIRED TO PREVENT DAMAGE DURING THE CONSTRUCTION OF THIS PROJECT. THE CONTRACTOR SHALL HOLD THE ENGINEER HARMLESS IN ALL CASES FOR DAMAGES TO UTILITIES WHERE INADEQUATE PROTECTIVE MEASURES OCCUR.

FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

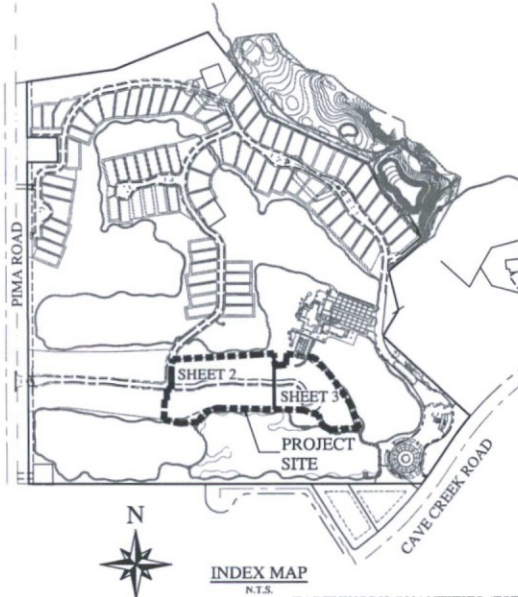
COMMUNITY NUMBER	PANEL NUMBER	SUFFIX	DATE OF FIRM	FIRM ZONE	BASE FLOOD ELEVATION (IN AD ZONE, USE DEPTH)
045012	0884	L	10/16/2013	X, X SHADED, AE	N/A

DESERT MOUNTAIN PARCEL 19

PARCEL F

IMPROVEMENT PLAN

A PORTION OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 6 NORTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



INDEX MAP

N.T.S.

CITY OF SCOTTSDALE GENERAL NOTES

- GENERAL CONSTRUCTION NOTES FOR PUBLIC WORKS CONSTRUCTION
 - ALL CONSTRUCTION IN THE PUBLIC RIGHTS-OF-WAY OR IN EASEMENTS GRANTED FOR PUBLIC USE MUST CONFORM TO THE LATEST MARICOPA ASSOCIATION OF GOVERNMENTS (MAG) UNIFORM STANDARD SPECIFICATIONS AND UNIFORM STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION AS AMENDED BY THE LATEST VERSION OF THE CITY OF SCOTTSDALE SUPPLEMENTAL STANDARD SPECIFICATIONS AND SUPPLEMENTAL STANDARD DETAILS. IF THERE IS A CONFLICT, THE CITY'S SUPPLEMENTAL STANDARD DETAILS WILL GOVERN.
 - THE CITY ONLY APPROVES THE SCOPE, NOT THE DETAIL, OF ENGINEERING DESIGNS. THEREFORE, IF CONSTRUCTION QUANTITIES ARE SHOWN ON THESE PLANS, THEY ARE NOT VERIFIED BY THE CITY.
 - THE APPROVAL OF PLANS IS VALID FOR SIX (6) MONTHS. IF AN ENCROACHMENT PERMIT FOR THE CONSTRUCTION HAS NOT BEEN ISSUED WITHIN SIX MONTHS, THE PLANS MUST BE RESUBMITTED TO THE CITY FOR REAPPROVAL.
 - A PUBLIC WORKS INSPECTOR WILL INSPECT ALL WORKS WITHIN THE CITY OF SCOTTSDALE RIGHTS-OF-WAY AND IN EASEMENTS. NOTIFY INSPECTION SERVICES 24 HOURS PRIOR TO BEGINNING CONSTRUCTION BY CALLING 480-512-0760.
 - WHENEVER EXCAVATION IS NECESSARY, CALL THE BLUE STAKE CENTER, 802-263-1100, TWO WORKING DAYS BEFORE EXCAVATION BEGINS. THE CENTER WILL SEE THAT THE LOCATION OF THE UNDERGROUND UTILITY LINES IS IDENTIFIED FOR THE PROJECT. CALL "COLLECT" IF NECESSARY.
 - ENCROACHMENT PERMITS ARE REQUIRED FOR ALL WORK IN PUBLIC RIGHTS-OF-WAY AND EASEMENTS GRANTED FOR PUBLIC PURPOSES. AN ENCROACHMENT PERMIT WILL BE ISSUED BY THE CITY ONLY AFTER THE REGISTRANT HAS PAID A BASE FEE PLUS A FEE FOR INSPECTION SERVICES. COPIES OF ALL PERMITS MUST BE RETAINED ON-SITE AND BE AVAILABLE FOR INSPECTION AT ALL TIMES. FAILURE TO PRODUCE THE REQUIRED PERMIT WILL RESULT IN IMMEDIATE SUSPENSION OF ALL WORK UNTIL THE PROPER PERMIT DOCUMENTATION IS OBTAINED.
 - ALL EXCAVATION AND GRADING THAT IS NOT IN THE PUBLIC RIGHTS-OF-WAY OR NOT IN EASEMENTS GRANTED FOR PUBLIC USE MUST CONFORM TO CHAPTER 70, EXCAVATION AND GRADING, OF THE LATEST EDITION OF THE UNIFORM BUILDING CODE PREPARED BY THE INTERNATIONAL CONFERENCE OF BUILDING OFFICIALS. A PERMIT FOR THIS GRADING MUST BE SECURED FROM THE CITY FOR A FEE ESTABLISHED BY THE UNIFORM BUILDING CODE.

EARTHWORK QUANTITIES (ESTIMATED)

RAW CUT:	8,580	CY
RAW FILL:	4,240	CY

QUANTITIES ARE ESTIMATED IN PLACE. NO PRECOMPACTION, SHRINK OR SWELL IS ASSUMED.

QUANTITIES (ESTIMATED)

18" HOPE STORM DRAIN	600	LF
24" HOPE STORM DRAIN	54	LF
CATCH BASIN MANHOLE	4	EA
RETAINING WALL	353	LF

NO CONFLICT SIGNATURE BLOCK

UTILITY	UTILITY COMPANY	NAME OF COMPANY REPRESENTATIVE	TELEPHONE NUMBER	DATE
WATER	CITY OF SCOTTSDALE	N/A	-	05/04/19
SEWER	CITY OF SCOTTSDALE	N/A	-	05/04/19
ELECTRIC	ARIZONA PUBLIC SERVICE	RYAN JACKSON	602-493-4421	05/04/19
TELEPHONE	CENTURYLINK	JOHN NEWIS	602-436-6881	05/04/19
NATURAL GAS	SOUTHWEST GAS COMPANY	MARCO RIVARINE	480-730-3855	05/04/19
CABLE TV	COX COMMUNICATIONS	TODD WERNER	602-328-2190	05/04/19
OTHER	N/A	N/A	N/A	N/A
OTHER	N/A	N/A	N/A	N/A

ENGINEER'S CERTIFICATION

I, MICHAEL T. YOUNG, AS THE ENGINEER OF RECORD FOR THIS DEVELOPMENT, HEREBY CERTIFY THAT ALL UTILITY COMPANIES LISTED ABOVE HAVE BEEN PROVIDED FINAL IMPROVEMENT PLANS FOR REVIEW, AND THAT ALL CONFLICTS IDENTIFIED BY THE UTILITIES WILL BE RESOLVED. IN ADDITION, "NO CONFLICT" FORMS HAVE BEEN OBTAINED FROM EACH UTILITY COMPANY AND ARE INCLUDED IN THIS SUBMITTAL.

DATE: 4/1/19
DATE: 4/1/19

SHEET INDEX

- COVER SHEET
- 2-3 GRADING PLAN

TOTAL SHEETS - 3

PUBLIC UTILITIES

WATER	CITY OF SCOTTSDALE
SEWER	CITY OF SCOTTSDALE
ELECTRIC	ARIZONA PUBLIC SERVICES
TELEPHONE	CENTURY LINK
GAS	SOUTHWEST GAS COMPANY
CABLE TV	COX COMMUNICATIONS
WASTE DISPOSAL	CITY OF SCOTTSDALE

BENCHMARK

NATIONAL GEODETIC SURVEY (NGS)
CONTROL POINT 102, AN ALUMINUM CAP ON A STAINLESS STEEL ROD IN PVC SLEEVE SURROUNDED WITH A CONCRETE COLLAR FLUSH WITH THE GROUND. WITNESSED BY A WHITE CARSONITE MARKER, HAVING AN ELEVATION OF 2581.051 NGS NAVD 88 DATUM.

BASIS OF BEARING

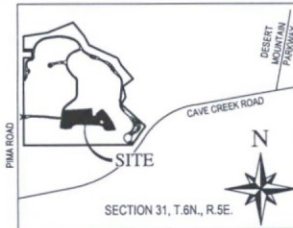
THE BASIS OF BEARING IS N00°03'55" ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 6 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA AS SHOWN ON THE MAP OF DEED RECORDS IN BOOK 754, PAGE 30, MARICOPA COUNTY RECORDS.

SITE DATA

GROSS AREA 5.63 AC

ZONING

R4 EBL



VICINITY MAP

N.T.S.

OWNER / DEVELOPER

FAMILY DEVELOPMENT
73081 FRED WARING DR.
PALM DESERT, CA 92260
CONTACT: RAYMOND HERRERA
PHONE: (760-808-0049)

ENGINEER & SURVEYOR

WOOD, PATEL & ASSOCIATES, INC.
2051 W. NORTHERN AVENUE, SUITE 100
PHOENIX, ARIZONA 85021
PHONE: (602) 335-8500
FAX: (602) 335-8500
CONTACT: MICHAEL YOUNG, P.E.

LEGEND

- 100-YR. EXISTING CONDITION PEAK FLOW RATE
- 100-YR. POST DEVELOPMENT CONDITION PEAK FLOW RATE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- LIMITS OF GRADING/PROJECT BOUNDARY
- 100-YR FLOODPLAIN LIMITS
- PROPOSED DRAINAGE EASEMENT
- LOWEST FLOOR ELEVATION
- EMERGENCY OVERFLOW
- FLOW DIRECTION

PARCEL AREA AND USAGE TABLE

PARCEL	Ac.	NO. OF D.U. PROPOSED	PARKING	DENSITY D.U./AC	UNDISTURBED N.A.O.S. (Ac.)	REVEGETATED N.A.O.S. (Ac.)	USE
A	7.05	0	82	0.00	0.00	0.00	CLUBHOUSE AND ENTRY
B-D	27.86	70	140	2.58	2.15	1.27	RESIDENTIAL
E	4.03	12	24	2.08	0.00	0.00	RESIDENTIAL
F	5.03	45	90	8.95	0.00	0.00	RESIDENTIAL
G	0.28	0	0	0.00	0.00	0.00	RESIDENTIAL
H	0.23	0	0	0.00	0.00	0.00	WELL SITE
I	0.23	0	0	0.00	0.00	0.00	WELL SITE
J	0.12	0	0	0.00	0.00	0.00	WELL SITE
K	0.23	0	0	0.00	0.00	0.00	WELL SITE
GOLF	36.35	0	0	0.00	3.70	0.00	GOLF
TOTAL	88.68	127	-	-	5.85	1.27	

CITY OF SCOTTSDALE CIVIL APPROVAL

REVIEW & RECOMMENDED APPROVAL BY:

PAVING	TRAFFIC
GRADING	PLANNING
DRAINAGE	FIRE DEPT.
WATER	
SEWER	
RETAINING WALL	
APPROVED BY:	DATE:
ENGINEERING COORDINATION MANAGER OR (DESIGNEE)	

WOOD/PATEL
MISSION: CLIENT SERVICE
(602) 335-8500
WWW.WOODPATEL.COM



DESERT MOUNTAIN PARCEL 19

PARCEL F
IMPROVEMENT PLAN
SCOTTSDALE, ARIZONA
COVER SHEET



SCALE (HORIZ.) N/A
SCALE (VERT.) N/A
DATE: 04/01/2019
JOB NUMBER: 18434.11
SHEET: 1 OF 3



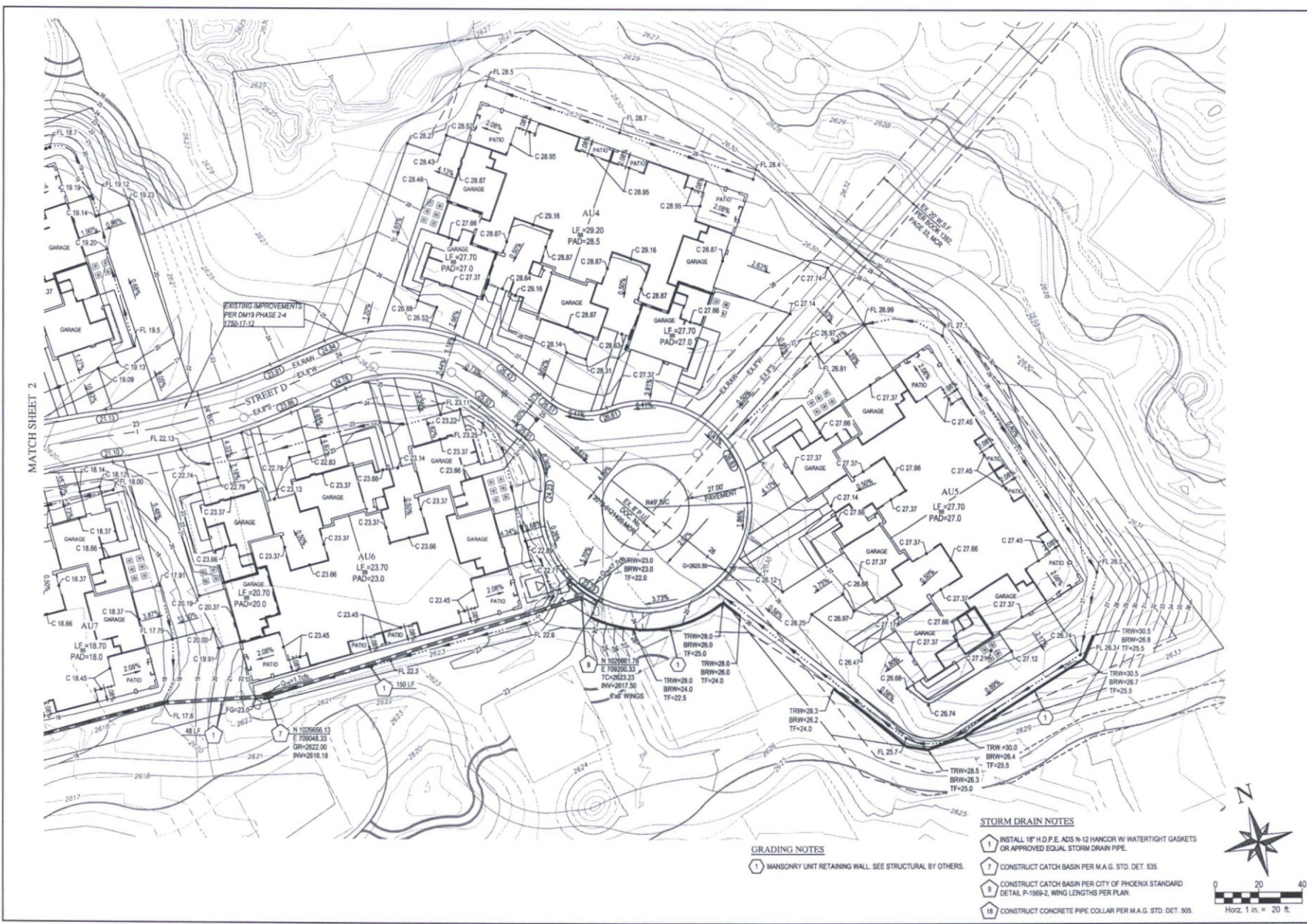
DESERT MOUNTAIN PARCEL 19
PARCEL F
IMPROVEMENT PLAN
SCOTTSDALE, ARIZONA
GRADING & DRAINAGE PLAN

DATE	DESCRIPTION



DATE: 11/01/2018
SCALE (HORIZ): 1" = 20'
SCALE (VERT): 1" = 2'
JOB NUMBER: 184434.13
SHEET: 3 OF 3

17-ZN-2016 41-DR-2018 1750-17 5494-18-1



- STORM DRAIN NOTES**
- 1. INSTALL 18" H.D.P.E. ADS N-12 HANCOR W/ WATER TIGHT GASKETS OR APPROVED EQUAL STORM DRAIN PIPE.
 - 2. CONSTRUCT CATCH BASIN PER M.A.G. STD. DET. 535.
 - 3. CONSTRUCT CATCH BASIN PER CITY OF PHOENIX STANDARD DETAIL P-1069-2, WING LENGTHS PER PLAN.
 - 4. CONSTRUCT CONCRETE PIPE COLLAR PER M.A.G. STD. DET. 505.

- GRADING NOTES**
- 1. MASONRY UNIT RETAINING WALL. SEE STRUCTURAL BY OTHERS.



N:\2018\184434.13\DWG\Grading\41-DR-2018.dwg

(CHECKED BY: DR. DESIGNED BY: DR. DRAWN BY: DR.)

PARMCO ASSOCIATES OF GOVERNMENTS (M.A.G.) UNIFORM STANDARD SPECIFICATIONS AND DETAILS FOR PUBLIC WORKS CONSTRUCTION LATEST EDITION INCLUDING LATEST REVISION AND CURRENT SUPPLEMENTS THEREOF PER THE LOCAL TOWN OR CITY ARE INCORPORATED INTO THIS PLAN IN THEIR ENTIRETY.

1. ALL WORK DESCRIBED IN THIS CONTRACT SHALL BE CONSIDERED TO BE DONE IN ACCORDANCE WITH THE M.A.G. STANDARD SPECIFICATIONS AND DETAILS AND CURRENT SUPPLEMENTS THEREOF PER THE LOCAL CITY OR TOWN UNLESS SPECIFIED OTHERWISE IN THESE PLANS OR ELSEWHERE IN THE CONTRACT DOCUMENTS. CONTRACTORS SHALL FAMILIARIZE THEMSELVES WITH ALL REQUIRED STANDARD SPECIFICATIONS, DETAILS AND SUPPLEMENTS PRIOR TO THE DATE OF BIDDING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL METHODS, SEQUENCING, AND SAFETY CONCERNS ASSOCIATED WITH THIS PROJECT DURING CONSTRUCTION, UNLESS SPECIFICALLY ADDRESSED OTHERWISE IN THIS PLAN OR ELSEWHERE IN THE CONTRACT.

2. THE CONTRACTOR IS TO COMPLY WITH ALL LOCAL, STATE, AND FEDERAL LAWS AND REGULATIONS APPLICABLE TO THE CONSTRUCTION COVERED BY THIS PLAN.

3. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND COMPLYING WITH ALL PERMITS REQUIRED FOR THE WORK COVERED BY THIS CONTRACT.

4. THE QUANTITIES AND SITE CONDITIONS SPECIFIED IN THESE PLANS ARE FOR INFORMATIONAL PURPOSES ONLY AND ARE SUBJECT TO ERROR AND OMISSION. CONTRACTORS SHALL SATISFY THEMSELVES AS TO ACTUAL QUANTITIES AND SITE CONDITIONS PRIOR TO BIDDING THE WORK FOR THE CONSTRUCTION COVERED BY THIS PLAN.

5. A REASONABLE EFFORT HAS BEEN MADE TO SHOW THE LOCATIONS OF EXISTING UNDERGROUND FACILITIES AND UTILITIES IN THE CONSTRUCTION AREA. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO UTILITIES AND/OR FACILITIES CAUSED DURING THEIR CONSTRUCTION OPERATIONS. THE CONTRACTOR SHALL CALL 48 HOURS IN ADVANCE FOR THE LOCATION OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION OPERATIONS.

6. THE CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION OF CONSTRUCTION AFFECTING UTILITIES AND THE COORDINATION OF ANY NECESSARY UTILITY RELOCATION WORK.

7. ALL PAVING, GRADING, EXCAVATION, TRENCHING, PIPE BEDDING, CUT FILL AND BACKFILL, SHALL COMPLY WITH THE SPECIFICATIONS AND STANDARDS OF THE ARIZONA DEPARTMENT OF TRANSPORTATION AND SHALL BE IN ACCORDANCE WITH THE REFERENCED REQUIRED SPECIFICATIONS AND DETAILS. THE CONTRACTOR SHALL BE AWARE THAT CERTAIN UTILITIES REQUIRE PROPER ATTENTION AND CAREFUL PLANNING DURING SITE CONSTRUCTION. PLEASE NOTE THAT UTILITIES ON THESE PLANS MAY NOT EXHIBIT THE FULL PROTECTIVE COVER REQUIRED DURING THE CONSTRUCTION OF PREPARATION OF THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND PROVIDE ADDITIONAL PROTECTION (SUCH AS RAMMING) OR INCREASED PIPE STRENGTH TO PROVIDE THE NECESSARY PROTECTION TO PREVENT DAMAGE DURING THE CONSTRUCTION OF THIS PROJECT. THE CONTRACTOR SHALL DESIGN THE ENGINEER HARMLESS IN ALL CASES FOR DAMAGES TO UTILITIES WHERE INADEQUATE PROTECTIVE MEASURES ARE REQUIRED.

8. THE CONTRACTOR IS TO VERIFY THE LOCATION AND THE ELEVATIONS OF ALL EXISTING UTILITIES AT POINTS OF TIE-IN PRIOR TO COMMENCING ANY NEW CONSTRUCTION. SHOULD ANY LOCATION OR ELEVATION DIFFER FROM THAT SHOWN ON THESE PLANS, THE CONTRACTOR SHALL CONTACT THE OWNER'S AGENT.

9. THE CONTRACTOR SHALL VERIFY AND COORDINATE ALL DIMENSIONS AND SITE LAYOUT WITH ARCHITECT'S FINAL SITE PLAN AND FINAL BUILDING DIMENSIONS BEFORE STARTING WORK. REPORT DISCREPANCIES TO OWNER'S AGENT.

10. COORDINATION BETWEEN ALL PARTIES IS ESSENTIAL PART OF CONTRACT.

11. THE CONTRACTOR IS RESPONSIBLE TO THE OWNER'S AGENT TO WORK WITH WEATHER CONDITIONS AS THE PROJECT SITE MAY BE LOCATED IN A FLOOD PRONE AREA AND SUBJECT TO FLOODING AND ITS HAZARDS.

12. THE CONTRACTOR IS TO VERIFY THE LOCATION, ELEVATION, CONDITION, AND PAVEMENT CROSS-SLOPE OF ALL EXISTING SURFACES AT POINTS OF TIE-IN AND MATCHING, PRIOR TO COMMENCEMENT OF GRADING, PAVING, OR CONCRETE PLACING. IF THERE IS A DISCREPANCY IN THE LOCATION, ELEVATION, OR PAVEMENT CONDITION, OR PAVEMENT CROSS-SLOPE DIFFER FROM THAT SHOWN ON THESE PLANS, RESULTING IN THE DESIGN INTENT REFLECTED ON THESE PLANS NOT ABLE TO BE CONSTRUCTED, THE CONTRACTOR SHALL NOTIFY THE OWNER'S AGENT IMMEDIATELY FOR DIRECTION ON HOW TO PROCEED PRIOR TO COMMENCEMENT OF CONSTRUCTION. IF THE CONTRACTOR DOES NOT NOTIFY THE OWNER'S AGENT IN ADVANCE OF ANY SUCH ACTION IF THESE PROCEDURES ARE NOT FOLLOWED.

13. THE CONTRACTOR IS RESPONSIBLE TO COORDINATE UTILITY CROSSINGS AT CULVERT CROSSINGS BEFORE STARTING WORK ON CULVERT. COORDINATE WITH OWNER REPRESENTATIVE. VERIFY UTILITY LINES AND/OR CONDUITS ARE PROTECTED PRIOR TO CONSTRUCTION.

14. CONSTRUCT RETENTION BASIN AS SHOWN. CONTRACTOR TO SCARP BOTTOM OF BASIN TWO FEET DEEP TO NOT ALLOW CONSTRUCTION OVERBOW.

15. THE CONTRACTOR TO REQUIRE A REGULAR ONGOING MAINTENANCE PROGRAM FOR THE DESIGNED WASTE AND SOLID WASTE COLLECTION AND REMOVAL SYSTEMS AND THE ABILITY TO PERFORM THE OPERATIONAL ACTION SYSTEMS TO PROVIDE MAINTENANCE WILL JEOPARDIZE THE DRAINAGE SYSTEMS' PERFORMANCE AND MAY LEAD TO ITS INABILITY TO PERFORM PROPERLY AND/OR CAUSE DAMAGE ELSEWHERE IN THE PROJECT.

16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN, INSTALLATION, AND TESTING AND MAINTENANCE OF THE INSTALLATION AND TESTING WITNESSED BY A PROFESSIONAL ENGINEER IN ACCORDANCE WITH ARIZONA ADMINISTRATIVE CODES R18-8-0301 *4.01 GENERAL PERMIT: SEWAGE COLLECTIONS SYSTEMS* AND R18-8-507 AND SUB *APPROVAL OF CONSTRUCTION* AND RECORD DRAWINGS*, RESPECTIVELY. IF IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY OWNER 72 HOURS IN ADVANCE WHEN THOSE SYSTEMS ARE READY TO BE WITNESSED.

17. THE WORK PRODUCT PRESENTED IS BELIEVED TO BE COMPLIANT WITH THE INTENT OF THE CURRENT ARIZONA DISABILITY ACT. ANY REQUIREMENTS AS INTERPRETED BY THE REVIEWING AGENCIES, IF ANY, FOR CONSTRUCTION OF THE PROJECT OR THE PROJECT PRODUCT SHOULD BE UPDATED TO ACCOUNT FOR ANY RELEVANT ADA UPDATES BEFORE CONSTRUCTION BEGINS.

18. LOWEST FLOOR (LF) REFERS TO EITHER FLOORSLAB ELEVATION OR TOP OF BASEMENT SLAB. LF ELEVATIONS ARE SHOWN ON THE PLAN. THE CONTRACTOR SHALL REFLECT ALL LF ELEVATIONS ON THE PLAN. THE CONTRACTOR SHALL NOT BE UNDERTAKEN WITHOUT AGENCY APPROVAL IN LOCATIONS WHERE A FLOOD HAZARD AREA HAS BEEN EXISTED. IN NON-FLOOD HAZARD LOCATIONS, TO ENSURE THAT ADEQUATE RESIDENTIAL LOT DRAINAGE CAN BE ACHIEVED, A PROFESSIONAL ENGINEER SHOULD BE CONSULTED IF THE LF FOR THE SLAB IS PROPOSED TO BE LOWERED.

19. THE PROJECT HAS A SECTION 404 PERMIT WHICH IDENTIFIES THE AMOUNT OF ACCEPTABLE DISTURBANCE OF WASHES DESIGNATED AS "WATERS OF THE U.S." CONTRACTOR IS TO ADHERE TO THE SECTION 404 PERMIT WHILE COMPLETING ALL CONSTRUCTION ACTIVITIES.

20. REFERENCE DRAINAGE REPORT PREPARED BY WOODPAPEL FOR DRAINAGE CALCULATIONS.

HOPE (HIGH DENSITY POLYETHYLENE) PIPE MUST BE ADS (ADVANCED DRAINAGE SYSTEMS) H-ANCHOR SURE-LOCK OR APPROVED EQUIVALENT. THE PIPE SHALL BE INSTALLED PER MANUFACTURER SPECIFICATIONS. CONTRACTOR TO VERIFY WITH GEOLOGICAL ENGINEER PRIOR TO CONSTRUCTION AS TO WHETHER NATIVE ONSITE MATERIAL IS SUITABLE FOR PIPE INSTALLATION APPLICATIONS. ALL JOINTS SHALL BE WATERTIGHT. A CONCRETE GROUT BALL WILL BE REQUIRED AT EACH JOINT. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL UTILITIES. CONTRACTOR'S PLANS MAY NOT EXHIBIT THE FULL PROTECTIVE COVER REQUIRED DURING THE INTERIM PHASE OF THE CONSTRUCTION. IN SUCH INSTANCES, THE CONTRACTOR SHALL PROVIDED ADDITIONAL PROTECTION (SUCH AS SHIELDING OR INCREASED PIPE STRENGTH) TO PROVIDE THE NECESSARY PROTECTION REQUIRED TO PREVENT DAMAGE TO UTILITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY ENGINEER HAWKERS IN ALL CASES FOR DAMAGES TO UTILITIES WHERE INADEQUATE PROTECTIVE MEASURES OCCUR.

COMMUNITY NUMBER	PANEL NUMBER	SUFFIX	DATE OF FIRM	FIRM ZONE	BASE FLOOD ELEVATION (IN AD ZONE, USE DEPTH)
045012	0884	L	10/16/2013	X, X SHADED, AE	N/A

INDEX MAP
N.T.S.

The map shows a project site located between Pima Road to the west and Cave Creek Road to the south. The project site is divided into two sections, SHEET 2 and SHEET 3, which are outlined with a dashed line. A north arrow is located in the bottom left corner of the map.

- GENERAL CONSTRUCTION NOTES FOR PUBLIC WORKS CONSTRUCTION
- ALL CONSTRUCTION IN THE PUBLIC RIGHTS-OF-WAY OR IN EASEMENTS GRANTED FOR PUBLIC USE MUST CONFORM TO THE LATEST MARGOGA ASSOCIATION OF PROFESSIONAL ENGINEERS (MAPE) STANDARD SPECIFICATIONS AND STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION AS AMENDED BY THE LATEST VERSION OF THE CITY OF SCOTTSDALE SUPPLEMENTAL STANDARD SPECIFICATIONS AND STANDARD DETAILS. IF THERE IS A CONFLICT, THE CITY'S SUPPLEMENTAL STANDARD DETAILS WILL GOVERN.
- THE CITY ONLY APPROVES THE SCOPE, NOT THE DETAIL, OF ENGINEERING DESIGNS. ALL CONSTRUCTION QUANTITIES ARE SHOWN ON THESE PLANS. THEY ARE NOT VERIFIED BY THE CITY.
- THE APPROVAL OF PLANS IS VALID FOR SIX (6) MONTHS. IF AN ENCROACHMENT PERMIT FOR THE CONSTRUCTION HAS NOT BEEN ISSUED WITHIN SIX MONTHS, THE PLANS MUST BE SUBMITTED TO THE CITY FOR REVIEW.
- A PUBLIC WORKS INSPECTOR WILL INSPECT ALL WORKS WITHIN THE CITY OF SCOTTSDALE RIGHTS-OF-WAY AND IN EASEMENTS, NOTWITHSTANDING SECTIONS 24-100-010 TO 24-100-019 OF THE CITY OF SCOTTSDALE ORDINANCES.
- WHENEVER EXCAVATION IS NECESSARY, CALL THE BLUE STATE CENTER, 602-263-1100 TWO WORKING DAYS BEFORE EXCAVATION BEGINS. THE CENTER WILL SEND TWO (2) PERSONS TO THE UNDERGROUND UTILITY LINES IS IDENTIFIED FOR THE PROJECT, CALL "COLLECT" IF NECESSARY.
- ENCROACHMENT PERMITS ARE REQUIRED FOR ALL WORK IN PUBLIC RIGHTS-OF-WAY AND EASEMENTS GRANTED FOR PUBLIC PURPOSES. AN ENCROACHMENT PERMIT WILL BE REQUIRED FOR THE CITY OF SCOTTSDALE RIGHTS-OF-WAY AND EASEMENTS. REQUESTS FOR INSPECTION SERVICES. COPIES OF ALL PERMITS MUST BE RETAINED ON-SITE AND BE AVAILABLE FOR INSPECTION AT ALL TIMES. FAILURE TO PROVIDE THE REQUIRED DOCUMENTATION WILL RESULT IN THE SUSPENSION OF ALL WORK UNTIL THE REQUIRED PERMIT DOCUMENTATION IS OBTAINED.
- ALL EXCAVATION AND GRADING THAT IS NOT IN THE PUBLIC RIGHTS-OF-WAY OR NOT IN AN EASEMENT GRANTED FOR PUBLIC PURPOSES MUST BE PERMITTED BY THE CITY OF SCOTTSDALE. THE LATEST EDITION OF THE CONFORM BUILDING CODE, PREPARED BY THE INTERNATIONAL CONFERENCE OF BUILDING OFFICIALS, A PERMIT FOR SUCH GRADING MUST BE SECURED FROM THE CITY FOR A FEE ESTABLISHED BY THE UNIFORM BUILDING CODE.

CUT	8,580	C.Y.
FILL	4,243	C.Y.

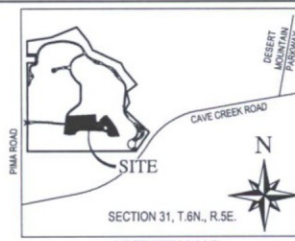
QUANTITIES ARE IN PLACE ESTIMATES. NO SHRINK OR SWELL IS ASSUMED. NO GROUND LOSS IS INCLUDED.

UTILITY	UTILITY COMPANY	NAME OF COMPANY REPRESENTATIVE	TELEPHONE NUMBER	DATE
WATER	CITY OF SCOTTSDALE	N/A	N/A	N/A
SEWAGE	CITY OF SCOTTSDALE	N/A	N/A	N/A
ELECTRIC	ARIZONA PUBLIC SERVICE	RYAN JACSON	602-455-4421	N/A
TELEPHONE	CENTURYLINK	JOHN NEVLIS	602-455-8881	N/A
NATURAL GAS	SOUTHWEST GAS COMPANY	MARCUS WATAMARE	480-730-3655	N/A
CABLE TV	COX COMMUNICATIONS	TOOD NEISEN	602-328-2180	N/A
OTHER	N/A	N/A	N/A	N/A
OTHER	N/A	N/A	N/A	N/A

I, _____, AS THE ENGINEER OF RECORD FOR THIS DEVELOPMENT
HEREBY CERTIFY THAT ALL UTILITY COMPANIES LISTED ABOVE HAVE BEEN
PROVIDED FINAL IMPROVEMENT PLANS FOR REVIEW, AND THAT ALL CONFLICTS
IDENTIFIED BY THE UTILITIES HAVE BEEN RESOLVED. IN ADDITION, "NO CONFLICT"
FORMS HAVE BEEN OBTAINED FROM EACH UTILITY COMPANY AND ARE INCLUDED
THIS SUBMITTAL.

SIGNATURE _____ DATE _____

N:2016:1644:34



FAMILY DEVELOPMENT
73081 FRED WARING DR.
PALM DESERT, CA 92260
CONTACT: RAYMOND HERRERA
PHONE: (760-808-0049)

WOOD, PATEL & ASSOCIATES, INC.
2051 W. NORTHERN AVENUE, SUITE 100
PHOENIX, ARIZONA 85021
PHONE: (602) 335-8500
FAX: (602) 335-8580
CONTACT: MICHAEL YOUNG, P.E.

$Q_{100} = (XX) dx$	100-YEAR EXISTING CONDITION PEAK FLOW RATE
$Q_{100} = XX dx$	100-YEAR POST DEVELOPMENT CONDITION PEAK FLOW RATE
— 2700 —	EXISTING CONTOUR
— 27 —	PROPOSED CONTOUR
■ ■ ■ ■	LIMITS OF GRADING/PROJECT BOUNDARY
— · — · — ·	100-YR FLOODPLAIN LIMITS
- - - - -	PROPOSED DRAINAGE EASEMENT
⊙ ⊙ ⊙ ⊙	PROPOSED GOLF FEATURES
— — — — —	DRAIN INLET PER GOLF PLANS
⬅ ⬅ ⬅	EMERGENCY OVERFLOW
⬅ ⬅ ⬅	FLOW DIRECTION
26' ±	HIGH ELEVATION

1	- COVER SHEET
2-3	- GRADING PLAN
TOTAL SHEETS - 3	

WATER	CITY OF SCOTTSDALE
SEWER	CITY OF SCOTTSDALE
ELECTRIC	ARIZONA PUBLIC SERVICES
TELEPHONE	CENTURY LINK
GAS	SOUTHWEST GAS COMPANY
CABLE TV	COX COMMUNICATIONS
WASTE DISPOSAL	CITY OF SCOTTSDALE

NATIONAL GEODETIC SURVEY (NGS)
CONTROL POINT 1K3, AN ALUMINUM CAP ON
A STAINLESS STEEL ROD IN PVC SLEEVE
SURROUNDED WITH A CONCRETE COLLAR
FLUSH WITH THE GROUND, WITNESSED BY A
WHITE CARSONITE MARKER, HAVING AN
ELEVATION OF 2581.051 NGS NAVD 88 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

GROSS AREA 5.03 AC

R-4 ESL

REVIEW & RECOMMENDED APPROVAL BY:

PAVING		TRAFFIC	
GRADING & DRAINAGE		PLANNING	
WATER & SEWER		FIRE DEPT.	
RETAINING WALL			
APPROVED BY: _____			
ENGINEERING COORDINATION MANAGER OR (DESIGNEE)			DATE _____

WOOD/PATEL
MISSION: CLIENT SERVICE®
(602) 335-8500
WWW.WOODPATEL.COM

Call or fax us today, working days before
you begin construction.
ARIZONA 811
Arizona Blue Stakes, Inc.
Toll-free 1-800-855-2262 or 602-441-1111

DESERT MOUNTAIN PARCEL 19

[illegible]

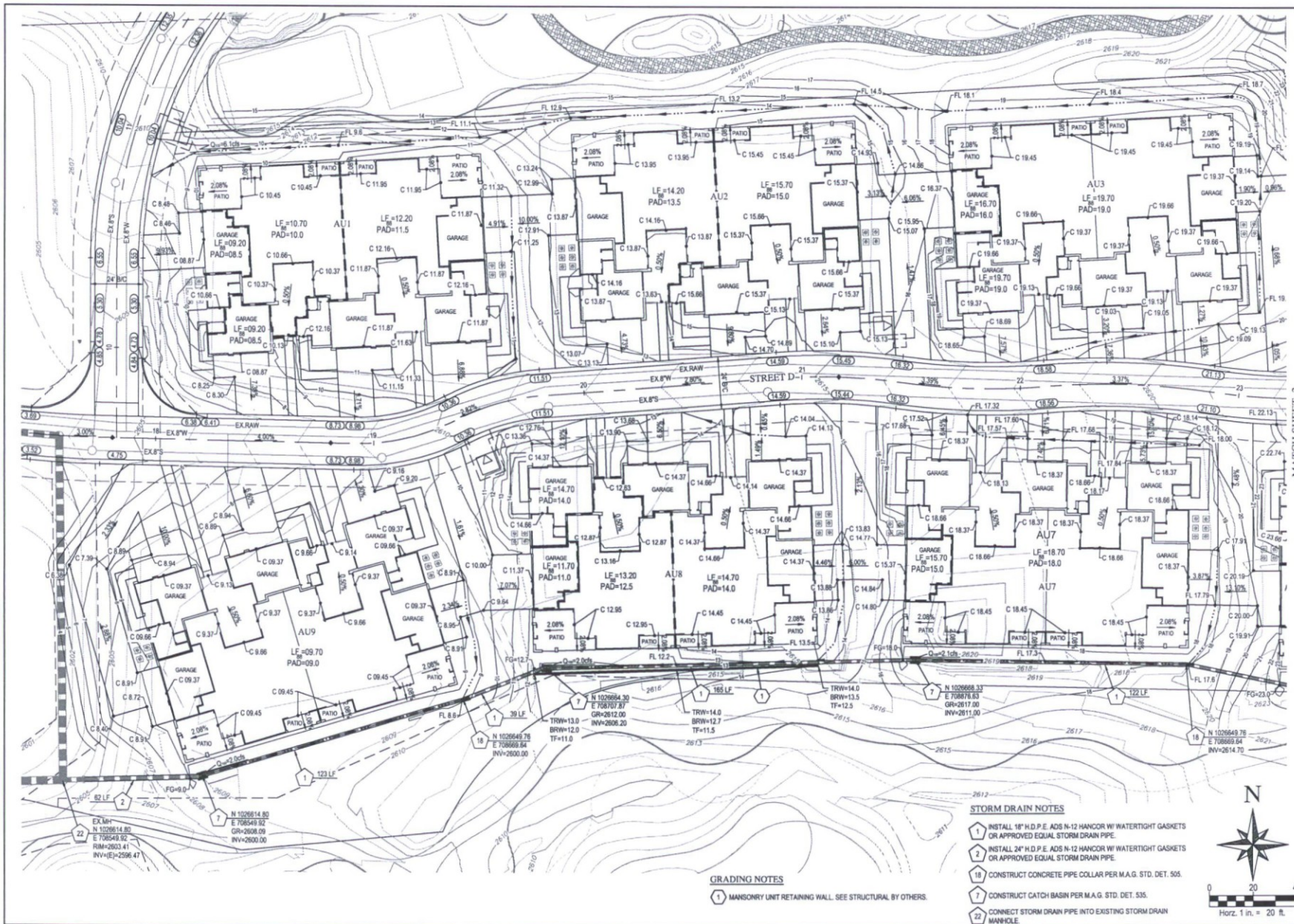
1st AGENCY SUBMITTAL

01	1017	LI	0521	0100	0001	17
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$$\frac{A}{A} = \frac{9}{3}$$

N:\2016\164434_13\Owling\piGrading\4434_13-CV.dwg

CHECKED BY: DV DESIGNED BY: RH DRAFTED BY: MC



WOOD/PATEL

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602.335.8800
WWW.WOODPATEL.COM

DESERT MOUNTAIN PARCEL 19

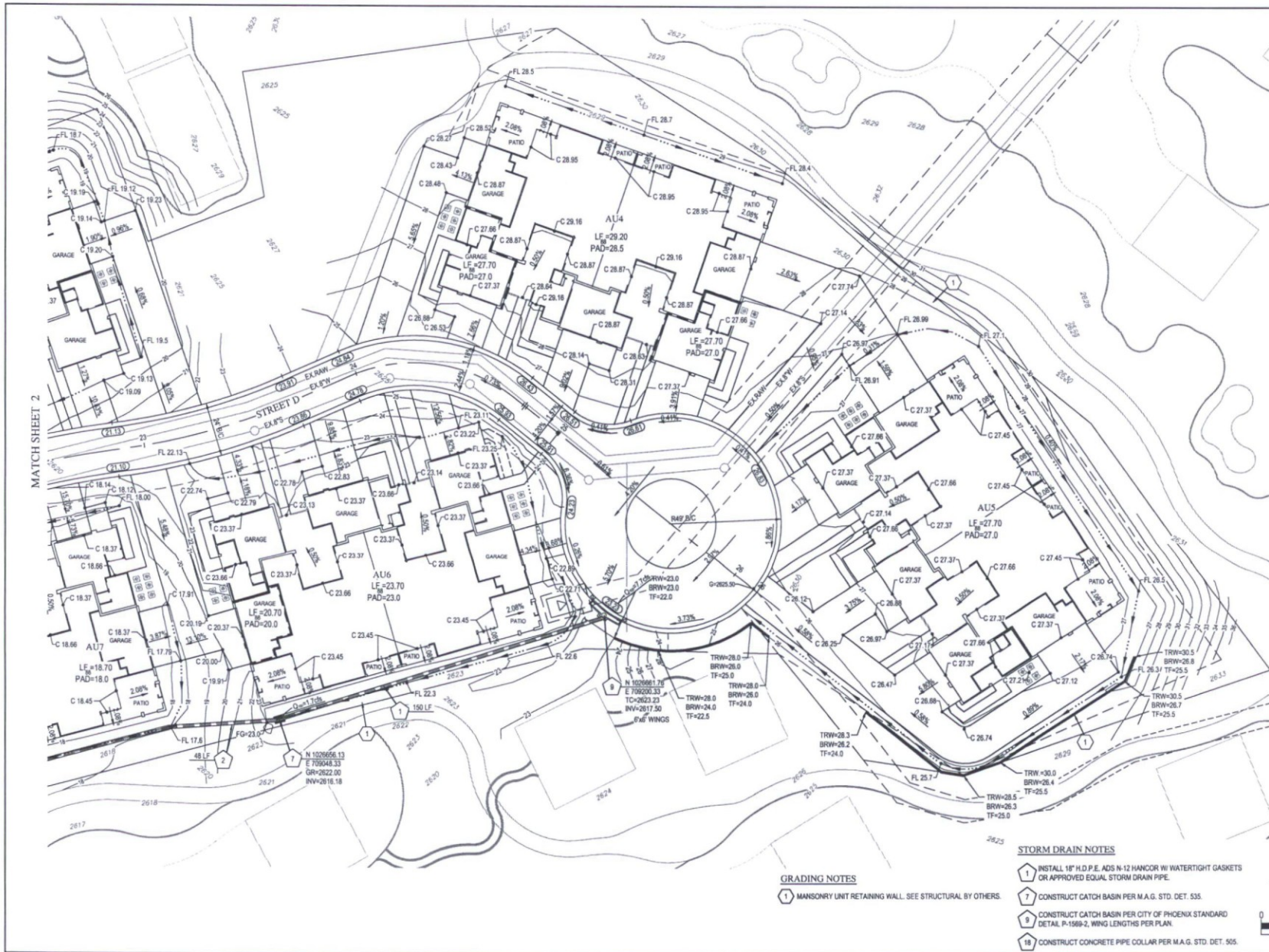
PARCEL F
PRELIMINARY GRADING AND DRAINAGE PLAN
SCOTTSDALE, ARIZONA
GRADING & DRAINAGE PLAN

DATE: _____

DESCRIPTION: _____

NOT FOR CONSTRUCTION

SCALE (HORIZ.): 1" = 20'
SCALE (VERT): 1" = 2'
DATE: 03/26/2015
JOB NUMBER: 18434.13
SHEET: 2 OF 3



GRADING NOTES

- 1 MANSORY UNIT RETAINING WALL. SEE STRUCTURAL BY OTHERS.

STORM DRAIN NOTES

- 1 INSTALL 18" H.D.P.E. ADS N-12 HANCOR W/ WATERTIGHT GASKETS OR APPROVED EQUAL STORM DRAIN PIPE.
- 7 CONSTRUCT CATCH BASIN PER M.A.G. STD. DET. 535.
- 9 CONSTRUCT CATCH BASIN PER CITY OF PHOENIX STANDARD DETAIL P-1569-2, WING LENGTHS PER PLAN.
- 18 CONSTRUCT CONCRETE PIPE COLLAR PER M.A.G. STD. DET. 505.



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(602) 335-8300
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DESERT MOUNTAIN PARCEL 19
PARCEL F
PRELIMINARY GRADING AND DRAINAGE PLAN
SCOTTSDALE, ARIZONA
GRADING & DRAINAGE PLAN

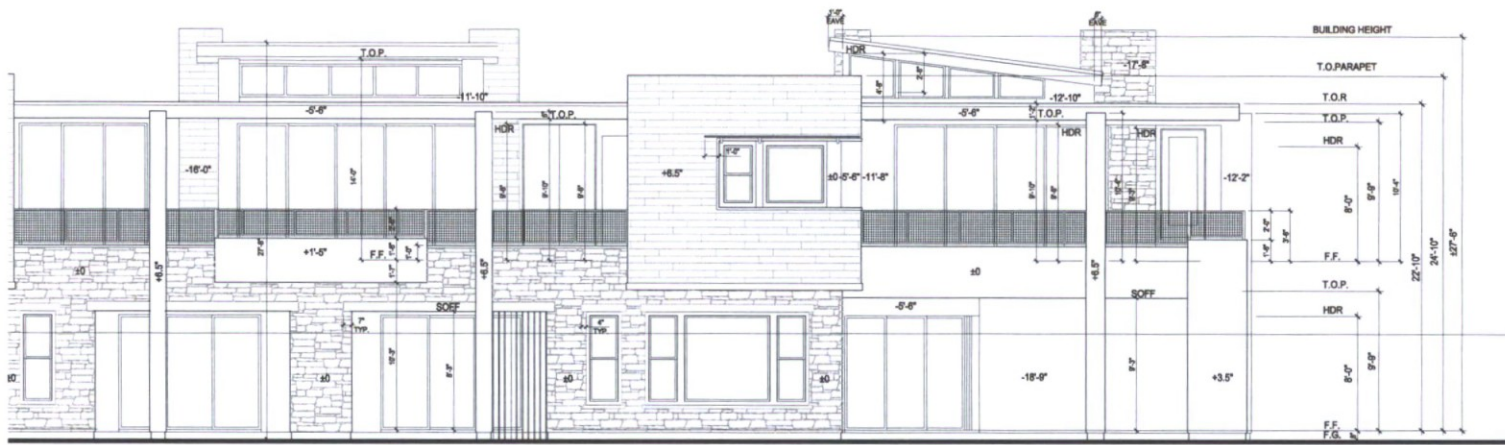
DATE	DESCRIPTION

NOT
FOR
CONSTRUCTION

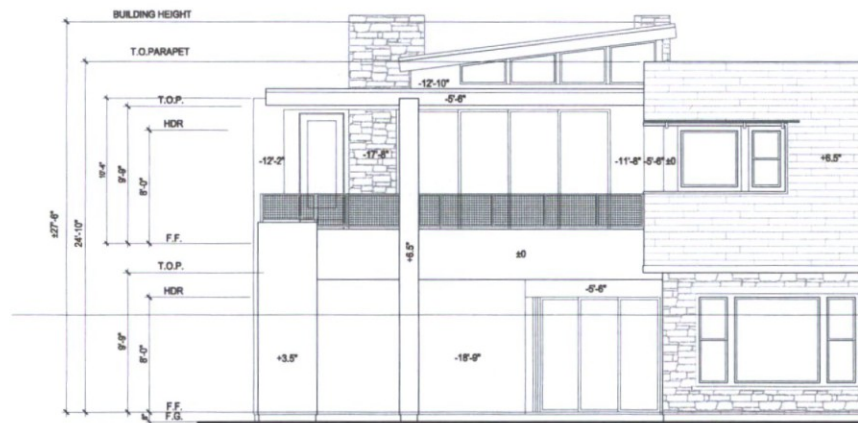
SCALE (HORIZ.) 1" = 20'
SCALE (VERT.) N/A
DATE 03/26/2015
JOB NUMBER 180434.13
SHEET 3 OF 3

N:\2018\180434.13\Design\Grading\434.13-02-03-00.dwg

(CHECKED BY: DY. DESIGNED BY: RT. DRAFTED BY: MT)



REAR ELEVATION



REAR ELEVATION

NOTE: REFER TO COLORED ELEVATIONS FOR COLOR AND MATERIAL INFORMATION AND
ROOF PLAN FOR ADDITIONAL BUILDING HEIGHT INFORMATION

THE RETREAT AT
TP-FD-DM7,LLC.
SCOTTSDALE, ARIZONA



ELEVATIONS

0 2 4 8
SCALE: 1/4" = 1'-0"

41-DR-2018

DANIELIAN
ASSOCIATES
architects • planners
11.28.18
A10
17027.00

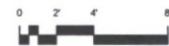


NOTE: REFER TO COLORED ELEVATIONS FOR COLOR AND MATERIAL INFORMATION AND
ROOF PLAN FOR ADDITIONAL BUILDING HEIGHT INFORMATION

THE RETREAT AT
TP-FD-DM7,LLC.
SCOTTSDALE, ARIZONA

Severe

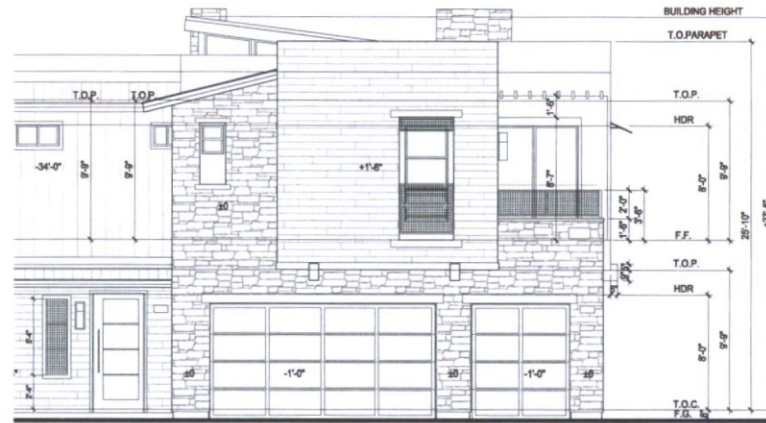
ELEVATIONS



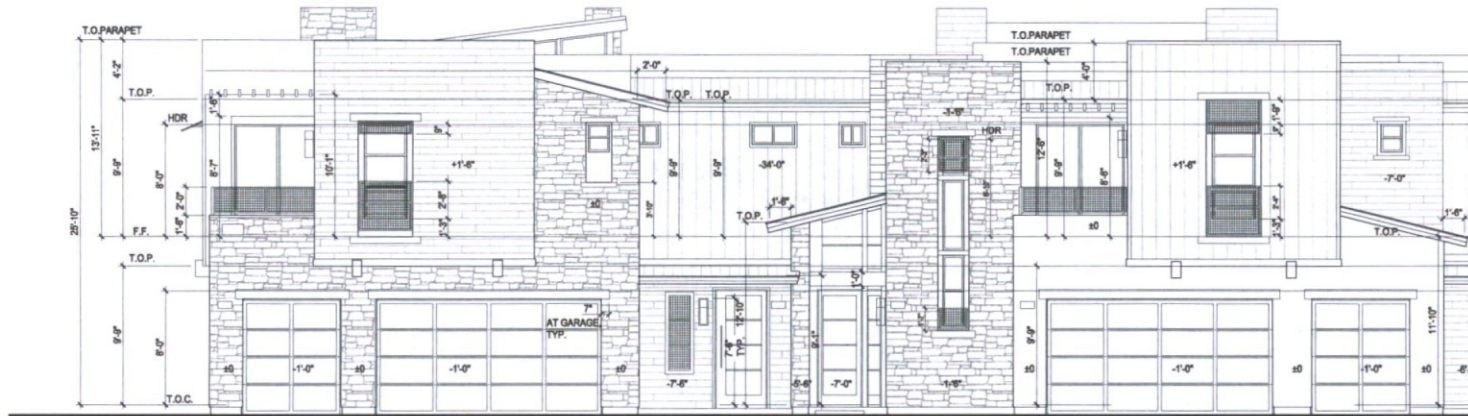
SCALE: 1/4" = 1'-0"

41-DR-2018

DANIELIAN 11.26.18
ASSOCIATES A11
architects ■ planners 17027.00



FRONT ELEVATION



FRONT ELEVATION

NOTE: REFER TO COLORED ELEVATIONS FOR COLOR AND MATERIAL INFORMATION AND
ROOF PLAN FOR ADDITIONAL BUILDING HEIGHT INFORMATION

THE RETREAT AT
TP-FD-DM7,LLC.
SCOTTSDALE, ARIZONA

ELEVATIONS

0 2' 4' 8'
SCALE: 1/4" = 1'-0"

41-DR-2018

DANIELIAN
ASSOCIATES
ARCHITECTS • PLANNERS
11.28.18
A9
17027.00



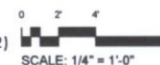
FRONT ELEVATION

MATERIALS LEGEND

- | | |
|-------------------------------------|---|
| 1 STUCCO | 7 METAL GARAGE DOOR W/ PRIVACY GLASS |
| 2 STONE VENEER | 8 FRAMED METAL LOUVERED AWNING & FRAMED METAL GRATE GUARDRAIL |
| 3 STONE ACCENT TILE | 9 METAL TRELLIS |
| 4 STANDING SEAM METAL WALL PANEL | 10 VERTICAL METAL LOUVERS |
| 5 STANDING SEAM METAL ROOF | 11 WINDOW & DOOR W/ LOW E-366 GLASS |
| 6 METAL ENTRY GATE W/ PRIVACY GLASS | 12 METAL FASCIA |

COLOR SCHEME 1 SHOWN ABOVE IS REPRESENTATIONAL.
- SEE COLOR & MATERIALS BOARD FOR MORE INFORMATION

2nd DRB REVIEW COMMENTS RESUBMITTAL (2018.02.12)



41-DR-2018

THE RETREAT AT
TP-FD-DM7,LLC.
SCOTTSDALE, ARIZONA



COLOE ELEVATIONS SCHEME-1

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A9.1

17027.00

41-DR-2018
02/14/2019



FRONT ELEVATION

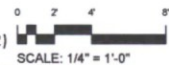
MATERIALS LEGEND

- | | |
|-------------------------------------|---|
| 1 STUCCO | 7 METAL GARAGE DOOR W/ PRIVACY GLASS |
| 2 STONE VENEER | 8 FRAMED METAL LOUVERED AWNING & FRAMED METAL GRATE GUARDRAIL |
| 3 STONE ACCENT TILE | 9 METAL TRELLIS |
| 4 STANDING SEAM METAL WALL PANEL | 10 VERTICAL METAL LOUVERS |
| 5 STANDING SEAM METAL ROOF | 11 WINDOW & DOOR W/ LOW E-366 GLASS |
| 6 METAL ENTRY GATE W/ PRIVACY GLASS | 12 METAL FASCIA |

COLOR SCHEME 2 SHOWN ABOVE IS REPRESENTATIONAL.
- SEE COLOR & MATERIALS BOARD FOR MORE INFORMATION

NOTE: 2nd DRB REVIEW COMMENTS RESUBMITTAL (2018.02.12)

2nd DRB REVIEW COMMENTS RESUBMITTAL (2018.02.12)



41-DR-2018

THE RETREAT AT
TP-FD-DM7, LLC.
SCOTTSDALE, ARIZONA



COLOR ELEVATIONS SCHEME-2

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A9.2
17027.00



REAR ELEVATION

MATERIALS LEGEND

- | | |
|-------------------------------------|---|
| 1 STUCCO | 7 METAL GARAGE DOOR W/ PRIVACY GLASS |
| 2 STONE VENEER | 8 FRAMED METAL LOUVERED AWNING & FRAMED METAL GRATE GUARDRAIL |
| 3 STONE ACCENT TILE | 9 METAL TRELLIS |
| 4 STANDING SEAM METAL WALL PANEL | 10 VERTICAL METAL LOUVERS |
| 5 STANDING SEAM METAL ROOF | 11 WINDOW & DOOR W/ LOW E-366 GLASS |
| 6 METAL ENTRY GATE W/ PRIVACY GLASS | 12 METAL FASCIA |

COLOR SCHEME 1 SHOWN ABOVE IS REPRESENTATIONAL.
- SEE COLOR & MATERIALS BOARD FOR MORE INFORMATION

2nd DRB REVIEW COMMENTS RESUBMITTAL (2018.02.12)



41-DR-2018

THE RETREAT AT
TP-FD-DM7,LLC.
SCOTTSDALE, ARIZONA



COLOR ELEVATIONS SCHEME-1

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02.12.19
17027.00



REAR ELEVATION

MATERIALS LEGEND

- | | |
|-------------------------------------|---|
| 1 STUCCO | 7 METAL GARAGE DOOR W/ PRIVACY GLASS |
| 2 STONE VENEER | 8 FRAMED METAL LOUVERED AWNING & FRAMED METAL GRATE GUARDRAIL |
| 3 STONE ACCENT TILE | 9 METAL TRELLIS |
| 4 STANDING SEAM METAL WALL PANEL | 10 VERTICAL METAL LOUVERS |
| 5 STANDING SEAM METAL ROOF | 11 WINDOW & DOOR W/ LOW E-366 GLASS |
| 6 METAL ENTRY GATE W/ PRIVACY GLASS | 12 METAL FASCIA |

COLOR SCHEME 2 SHOWN ABOVE IS REPRESENTATIONAL.
- SEE COLOR & MATERIALS BOARD FOR MORE INFORMATION

2nd DRB REVIEW COMMENTS RESUBMITTAL (2018.02.12)



41-DR-2018

THE RETREAT AT
TP-FD-DM7, LLC.
SCOTTSDALE, ARIZONA



COLOR ELEVATIONS SCHEME-2

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17027.00



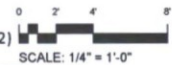
RIGHT ELEVATION
(LEFT ELEVATION IDENTICAL MIRRORED)

MATERIALS LEGEND

- | | |
|-------------------------------------|---|
| 1 STUCCO | 7 METAL GARAGE DOOR W/ PRIVACY GLASS |
| 2 STONE VENEER | 8 FRAMED METAL LOUVERED AWNING & FRAMED METAL GRATE GUARDRAIL |
| 3 STONE ACCENT TILE | 9 METAL TRELLIS |
| 4 STANDING SEAM METAL WALL PANEL | 10 VERTICAL METAL LOUVERS |
| 5 STANDING SEAM METAL ROOF | 11 WINDOW & DOOR W/ LOW E-366 GLASS |
| 6 METAL ENTRY GATE W/ PRIVACY GLASS | 12 METAL FASCIA |

COLOR SCHEME 1 SHOWN ABOVE IS REPRESENTATIONAL.
- SEE COLOR & MATERIALS BOARD FOR MORE INFORMATION

2nd DRB REVIEW COMMENTS RESUBMITTAL (2018.02.12)



41-DR-2018

THE RETREAT AT
TP-FD-DM7, LLC.
SCOTTSDALE, ARIZONA



COLOR ELEVATIONS SCHEME-1

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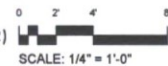
RIGHT ELEVATION
(LEFT ELEVATION IDENTICAL MİRRORED)

MATERIALS LEGEND

- | | |
|-------------------------------------|---|
| 1 STUCCO | 7 METAL GARAGE DOOR W/ PRIVACY GLASS |
| 2 STONE VENEER | 8 FRAMED METAL LOUVERED AWNING & FRAMED METAL GRATE GUARDRAIL |
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| 4 STANDING SEAM METAL WALL PANEL | 10 VERTICAL METAL LOUVERS |
| 5 STANDING SEAM METAL ROOF | 11 WINDOW & DOOR W/ LOW E-366 GLASS |
| 6 METAL ENTRY GATE W/ PRIVACY GLASS | 12 METAL FASCIA |

COLOR SCHEME 2 SHOWN ABOVE IS REPRESENTATIONAL.
- SEE COLOR & MATERIALS BOARD FOR MORE INFORMATION

2nd DRB REVIEW COMMENTS RESUBMITTAL (2018.02.12)



41-DR-2018

THE RETREAT AT
TP-FD-DM7,LLC.
SCOTTSDALE, ARIZONA



COLOR ELEVATIONS SCHEME-2

DANIELIAN ASSOCIATES
ARCHITECTS + PLANNERS
A11.2
02.12.19
17027.00



CONCEPTUAL LANDSCAPE SHOWN ON ELEVATION RENDERING -
REFER TO LANDSCAPE ARCHITECTURE EXHIBITS

SEE ROOF PLAN SHEET A8 FOR ADDITIONAL BUILDING HEIGHT INFORMATION

NOTE: THE ELEVATION POINTS ARE FROM BUILDING PAD. REFER TO SHEET A4-A4.9 FOR
NATURAL GRADE REFERENCE AND ELEVATION SHEETS A9-A10 FOR ADDITIONAL
INFORMATION.

THE RETREAT AT
TP-FD-DM7, LLC.
SCOTTSDALE, ARIZONA



BUILDING HEIGHTS - FRONT ELEVATION

DANIELIAN
ASSOCIATES
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41-DR-2018

11.28.18

A12

17027.00



CONCEPTUAL LANDSCAPE SHOWN ON ELEVATION RENDERING -
REFER TO LANDSCAPE ARCHITECTURE EXHIBITS

SEE ROOF PLAN SHEET A8 FOR ADDITIONAL BUILDING HEIGHT INFORMATION

NOTE: THE ELEVATION POINTS ARE FROM BUILDING PAD. REFER TO SHEET A4-A4.9 FOR
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CONCEPTUAL LANDSCAPE SHOWN ON ELEVATION RENDERING -
REFER TO LANDSCAPE ARCHITECTURE EXHIBITS

SEE ROOF PLAN FOR ADDITIONAL BUILDING
HEIGHT INFORMATION

NOTE: THE ELEVATION POINTS ARE FROM BUILDING PAD. REFER TO SHEET A4-A4.9 FOR
NATURAL GRADE REFERENCE AND ELEVATION SHEETS A9-A10 FOR ADDITIONAL
INFORMATION.

THE RETREAT AT
TP-FD-DM7,LLC.
SCOTTSDALE, ARIZONA



BUILDING HEIGHTS - REAR ELEVATION

41-DR-2018
11.28.18
DANIELIAN A14
ASSOCIATES
ARCHITECTS • PLANNERS 17027.00



CONCEPTUAL LANDSCAPE SHOWN ON ELEVATION RENDERING -
REFER TO LANDSCAPE ARCHITECTURE EXHIBITS

MATERIALS LEGEND	
1 STUCCO	7 METAL GARAGE DOOR W/ PRIVACY GLASS
2 STONE VENEER	8 FRAMED METAL LOUVERED AWNING & FRAMED METAL GRATE GUARDRAIL
3 STONE ACCENT TILE	9 METAL TRELLIS
4 STANDING SEAM METAL WALL PANEL	10 VERTICAL METAL LOUVERS
5 STANDING SEAM METAL ROOF	11 WINDOW & DOOR W/ LOW E-366 GLASS
6 METAL ENTRY GATE W/ PRIVACY GLASS	12 METAL FASCIA

COLOR SCHEME 1 SHOWN ABOVE - SEE COLOR
& MATERIALS BOARD FOR MORE INFORMATION





CONCEPTUAL LANDSCAPE SHOWN ON ELEVATION RENDERING -
REFER TO LANDSCAPE ARCHITECTURE EXHIBITS

MATERIALS LEGEND

1 STUCCO	7 METAL GARAGE DOOR W/ PRIVACY GLASS
2 STONE VENEER	8 FRAMED METAL LOUVERED AWNING & FRAMED METAL GRATE GUARDRAIL
3 STONE ACCENT TILE	9 METAL TRELLIS
4 STANDING SEAM METAL WALL PANEL	10 VERTICAL METAL LOUVERS
5 STANDING SEAM METAL ROOF	11 WINDOW & DOOR W/ LOW E-366 GLASS
6 METAL ENTRY GATE W/ PRIVACY GLASS	12 METAL FASCIA

COLOR SCHEME 1 SHOWN ABOVE - SEE COLOR
& MATERIALS BOARD FOR MORE INFORMATION

THE RETREAT AT
TP-FD-DM7, LLC.
SCOTTSDALE, ARIZONA



BUILDING MATERIALS - SIDE ELEVATION

DANIELIAN
ASSOCIATES
architects • planners

41-DR-2018

11.28.18

A16

17027.00



CONCEPTUAL LANDSCAPE SHOWN ON ELEVATION RENDERING -
REFER TO LANDSCAPE ARCHITECTURE EXHIBITS

MATERIALS LEGEND

- | | |
|-------------------------------------|---|
| 1 STUCCO | 7 METAL GARAGE DOOR W/ PRIVACY GLASS |
| 2 STONE VENEER | 8 FRAMED METAL LOUVERED AWNING & FRAMED METAL GRATE GUARDRAIL |
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| 6 METAL ENTRY GATE W/ PRIVACY GLASS | 12 METAL FASCIA |

COLOR SCHEME 1 SHOWN ABOVE - SEE COLOR
& MATERIALS BOARD FOR MORE INFORMATION

THE RETREAT AT
TP-FD-DM7, LLC.
SCOTTSDALE, ARIZONA



BUILDING MATERIALS - REAR ELEVATION

41-DR-2018
11.28.18
DANIELIAN A17
ASSOCIATES
architects ■ planners 17027.00



CONCEPTUAL LANDSCAPE SHOWN ON ELEVATION RENDERING -
REFER TO LANDSCAPE ARCHITECTURE EXHIBITS

MATERIALS LEGEND

1 STUCCO	7 METAL GARAGE DOOR W/ PRIVACY GLASS
2 STONE VENEER	8 FRAMED METAL LOUVERED AWNING & FRAMED METAL GRATE GUARDRAIL
3 STONE ACCENT TILE	9 METAL TRELLIS
4 STANDING SEAM METAL WALL PANEL	10 VERTICAL METAL LOUVERS
5 STANDING SEAM METAL ROOF	11 WINDOW & DOOR W/ LOW E-366 GLASS
6 METAL ENTRY GATE W/ PRIVACY GLASS	12 METAL FASCIA

COLOR SCHEME 2 SHOWN ABOVE - SEE COLOR
& MATERIALS BOARD FOR MORE INFORMATION



CONCEPTUAL LANDSCAPE SHOWN ON ELEVATION RENDERING -
REFER TO LANDSCAPE ARCHITECTURE EXHIBITS

MATERIALS LEGEND

1 STUCCO	7 METAL GARAGE DOOR W/ PRIVACY GLASS
2 STONE VENEER	8 FRAMED METAL LOUVERED AWNING & FRAMED METAL GRATE GUARDRAIL
3 STONE ACCENT TILE	9 METAL TRELLIS
4 STANDING SEAM METAL WALL PANEL	10 VERTICAL METAL LOUVERS
5 STANDING SEAM METAL ROOF	11 WINDOW & DOOR W/ LOW E-366 GLASS
6 METAL ENTRY GATE W/ PRIVACY GLASS	12 METAL FASCIA

COLOR SCHEME 2 SHOWN ABOVE - SEE COLOR
& MATERIALS BOARD FOR MORE INFORMATION

THE RETREAT AT
TP-FD-DM7, LLC.
SCOTTSDALE, ARIZONA



BUILDING MATERIALS - SIDE ELEVATION

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A19
17027.00



CONCEPTUAL LANDSCAPE SHOWN ON ELEVATION RENDERING -
REFER TO LANDSCAPE ARCHITECTURE EXHIBITS

MATERIALS LEGEND

1 STUCCO	7 METAL GARAGE DOOR W/ PRIVACY GLASS
2 STONE VENEER	8 FRAMED METAL LOUVERED AWNING & FRAMED METAL GRATE GUARDRAIL
3 STONE ACCENT TILE	9 METAL TRELLIS
4 STANDING SEAM METAL WALL PANEL	10 VERTICAL METAL LOUVERS
5 STANDING SEAM METAL ROOF	11 WINDOW & DOOR W/ LOW E-366 GLASS
6 METAL ENTRY GATE W/ PRIVACY GLASS	12 METAL FASCIA

COLOR SCHEME 2 SHOWN ABOVE - SEE COLOR
& MATERIALS BOARD FOR MORE INFORMATION

THE RETREAT AT
TP-FD-DM7,LLC.
SCOTTSDALE, ARIZONA

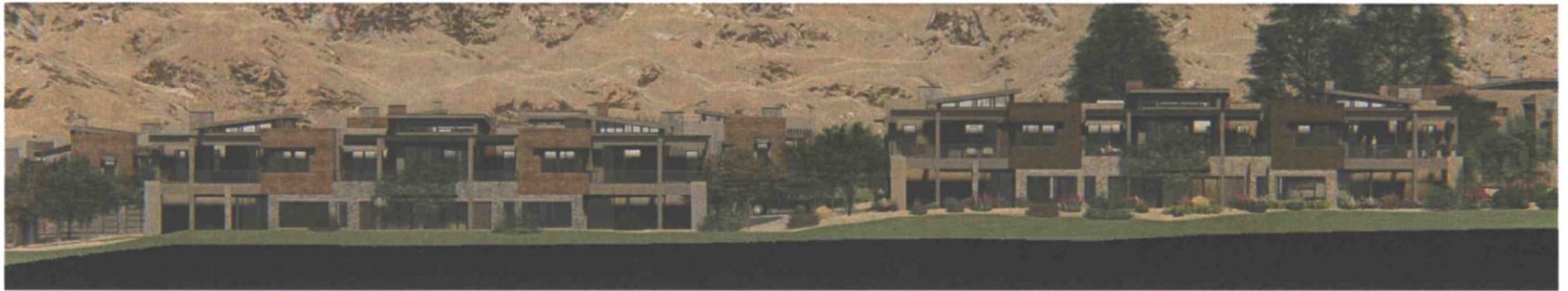


BUILDING MATERIALS - REAR ELEVATION

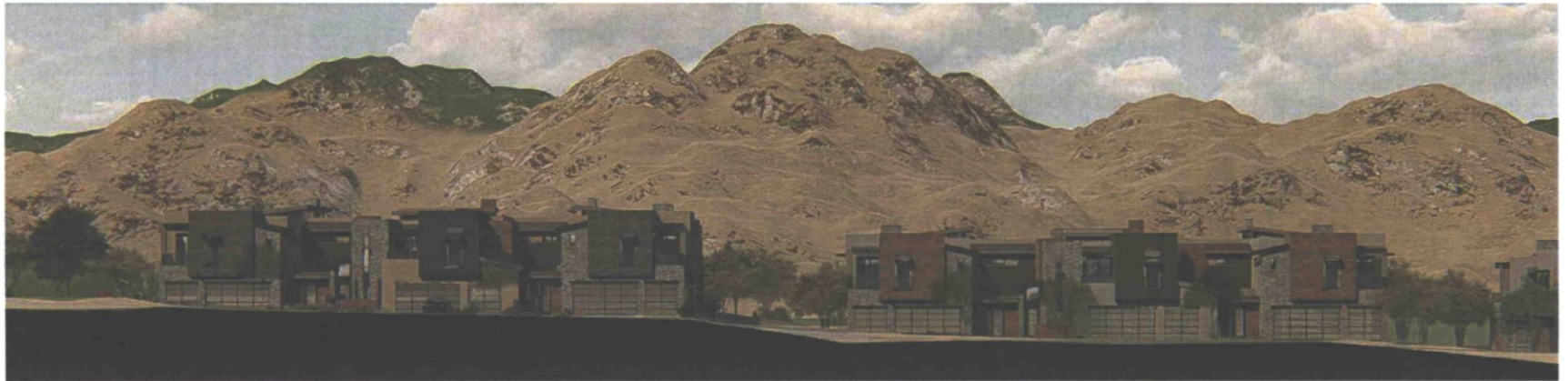
41-DR-2018
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17027.00



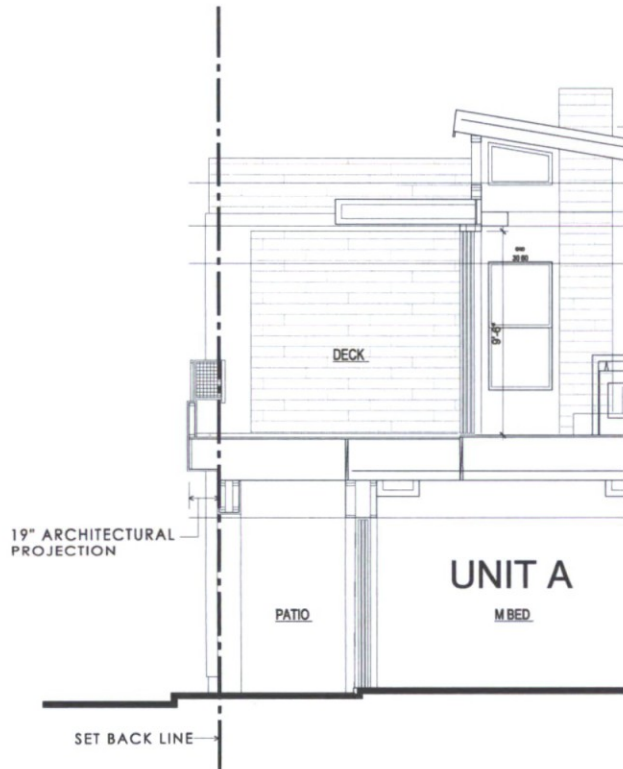
CLUBHOUSE NW ELEVATION



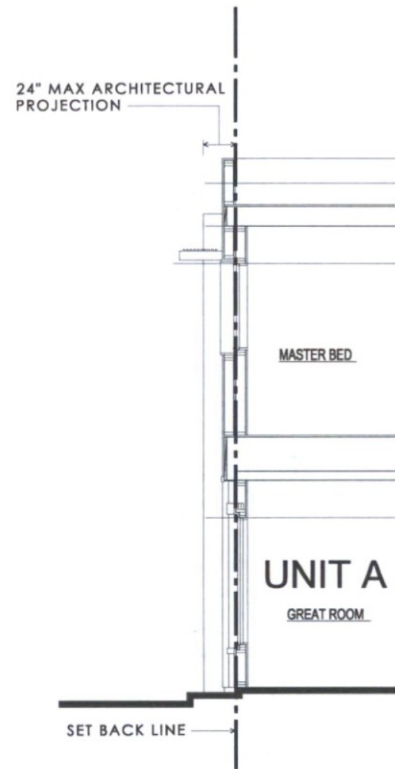
GOLF COURSE SCENE



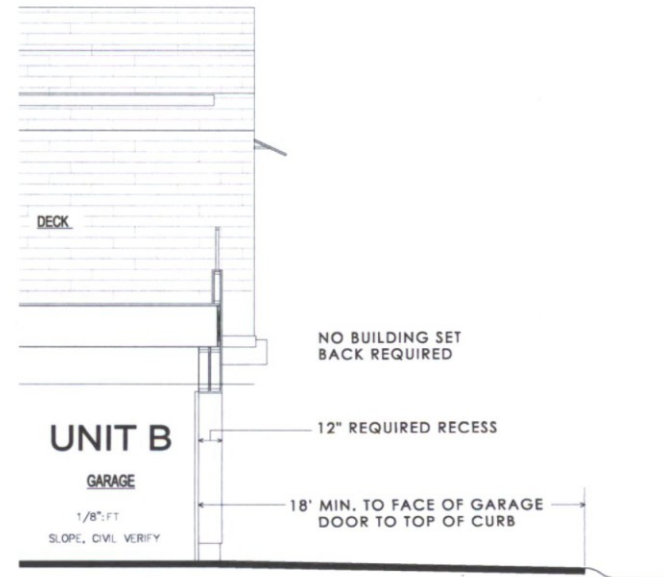
PARTIAL STREET SCENE



(C) SECTION THROUGH UNIT A @ DECK AND PATIO
SCALE: 3/8"=1'-0"



(B) SECTION THROUGH UNIT A
@ MASTERBED AND GREAT ROOM
SCALE: 3/8"=1'-0"



(A) SECTION THROUGH GARAGE
SCALE: 3/8"=1'-0"

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ARCHITECTURAL PROJECTIONS

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NOTE: LANDSCAPE IS AN ARTISTIC REPRESENTATION. REFER TO LANDSCAPE ARCHITECT SET FOR ADDITIONAL INFORMATION

THE RETREAT AT
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SCOTTSDALE, ARIZONA



FIRST FLOOR COMPOSITE

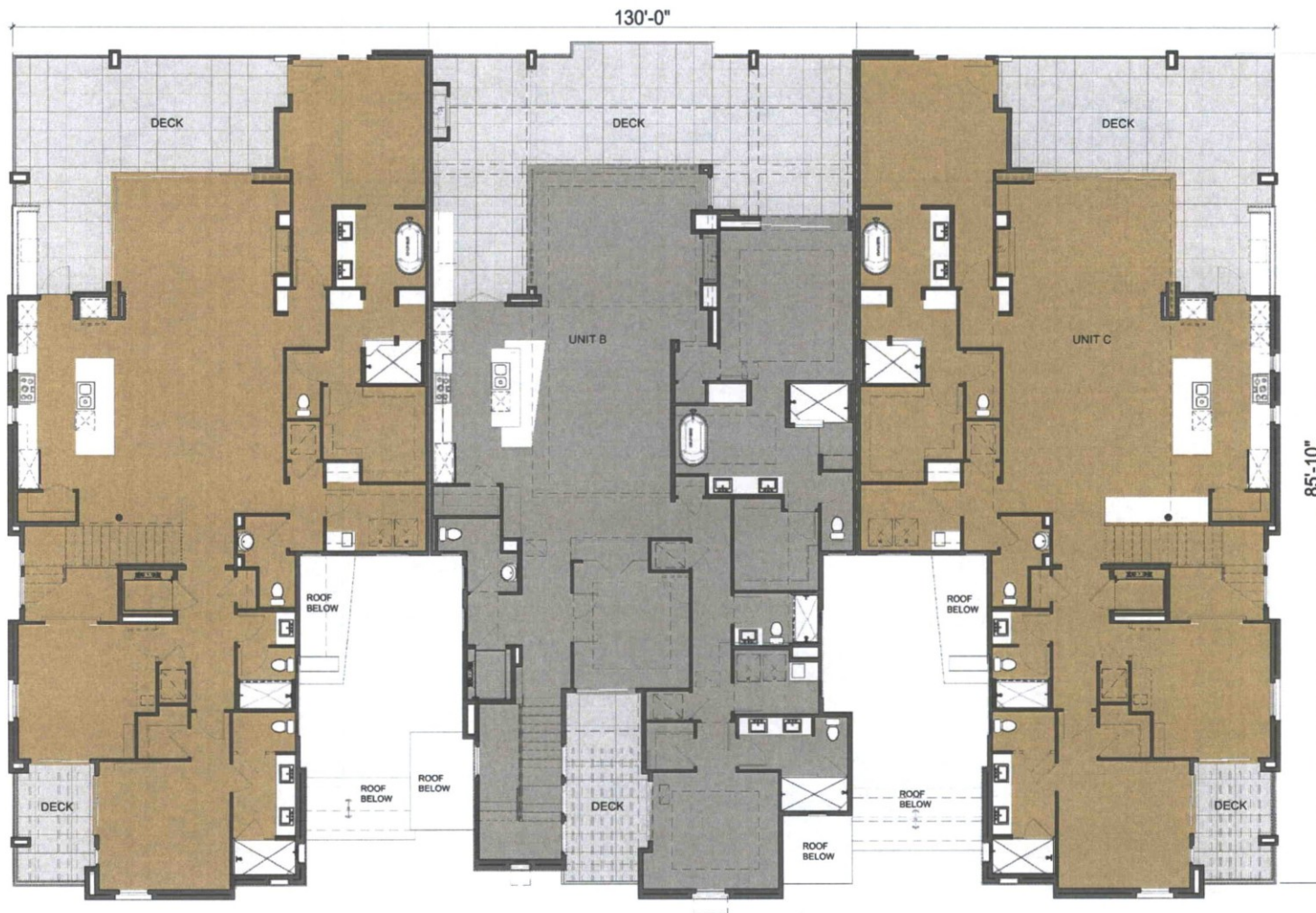
BUILDINGS GROSS AREAS (SF)				
FIRST FLOOR				
	NUMBER OF UNITS	LIVING AREA	PATIO & PORCH	GARAGE
UNIT A	2	2,414	980	570
UNIT B	1	273	31	811
UNIT C	2	221	52	580
TOTAL FLOOR	5	2,908	1,063	2,961
SECOND FLOOR				
	NUMBER OF UNITS	LIVING AREA	DECK/PORCH	GARAGE
UNIT B	1	2,429	800	
UNIT C	2	2,485	586	
TOTAL FLOOR	3	7,419	2,026	
TOTAL BUILDING AREA				
	NUMBER OF UNITS	LIVING AREA	PATIO & PORCH	GARAGE
	8	10,327	3,089	2,961

NOTE:
TRASH RECYCLING BINS ALLOWED IN
PRIVATE GARAGES BY 15' MIN
DRIVEWAYS. SEE CIVIL DRAWINGS FOR
MORE INFORMATION.

0' 4' 8' 16'
SCALE: 3/16" = 1'-0"

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SCOTTSDALE, ARIZONA



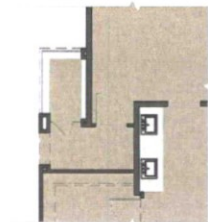
SECOND FLOOR COMPOSITE

0 4' 8' 16'
SCALE: 3/16" = 1'-0"

41-DR-2018

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WINE CELLAR OPTION



BEDROOM 3 OPTION



2 BEDROOM + DEN/ 3.5 BATH

UNIT A - FLOOR PLAN

UNIT A	
FIRST FLOOR	2,414 SQ. FT.
TOTAL LIVING AREA	2,414 SQ. FT.
GARAGE	575 SQ. FT.
COVERED PATIOS	505 SQ. FT.
COVERED PORCH	31 SQ. FT.
COURTYARD UNIT A	399 SQ. FT.
TOTAL PRIVATE OPEN SPACE AREA UNIT A	968 SQ. FT.
COURTYARD UNIT AR	490 SQ. FT.
TOTAL PRIVATE OPEN SPACE AREA UNIT AR	1,059 SQ. FT.
BEDROOMS	2 BR + DEN (OPT. BR)
BATHROOMS	3.5 BA



SCALE: 3/16" = 1'-0"

41-DR-2018

THE RETREAT AT
TP-FD-DM7,LLC.

SCOTTSDALE, ARIZONA



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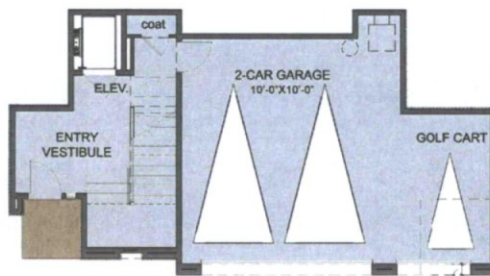
11.28.18

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17027.00



BEDROOM 3 OPTION



FIRST FLOOR



SECOND FLOOR

UNIT B	
FIRST FLOOR	273 SQ. FT.
SECOND FLOOR	2,429 SQ. FT.
TOTAL LIVING AREA	2,702 SQ. FT.
GARAGE	811 SQ. FT.
DECKS	903 SQ. FT.
INCLUDING COVERED DECKS	578 SQ. FT.
PORCH	31 SQ. FT.
TOTAL PRIVATE OPEN SPACE AREA	934 SQ. FT.
BEDROOMS	2 BR + WINE LOUNGE (OPT. BR)
BATHROOMS	3.5 BA

0 4' 8' 16'
SCALE: 3/16" = 1'-0"

41-DR-2018

THE RETREAT AT
TP-FD-DM7,LLC.
SCOTTSDALE, ARIZONA

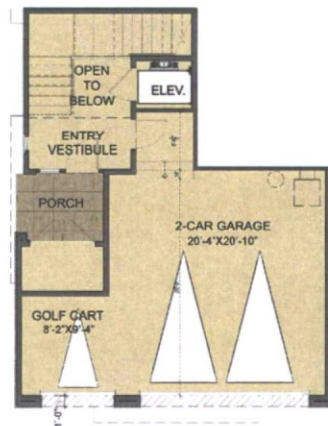


2 BEDROOM + WINE LOUNGE/ 3.5 BATH
UNIT B - FLOOR PLAN

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A7.2
17027.00



BEDROOM 3 OPTION

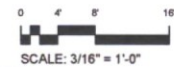


GROUND FLOOR



SECOND FLOOR

UNIT C	
FIRST FLOOR	221 SQ. FT.
SECOND FLOOR	2,495 SQ. FT.
TOTAL LIVING AREA	2,716 SQ. FT.
GARAGE	580 SQ. FT.
DECKS	586 SQ. FT.
INCLUDING COVERED DECKS	194 SQ. FT.
COVERED PORCH	52 SQ. FT.
TOTAL PRIVATE OPEN SPACE AREA	618 SQ. FT.
BEDROOMS	2 BR + DEN (OPT. BR)
BATHROOMS	3.5 BA



SCALE: 3/16" = 1'-0"

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2 BEDROOM + DEN/ 3.5 BATH UNIT C - FLOOR PLAN

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A7.3
17027.00



ROOF AREA
 SLOPE ROOF: 2,542 SF
 FLAT ROOF: 7,207 SF
 TOTAL: 9,749 SF

SEE BUILDING HEIGHT SHEETS FOR MORE INFORMATION

NOTE: THE ELEVATION POINTS ARE FROM BUILDING PAD. REFER TO SHEET A4-A4.9 FOR NATURAL GRADE REFERENCE AND ELEVATION SHEETS A9-A10 FOR ADDITIONAL INFORMATION.

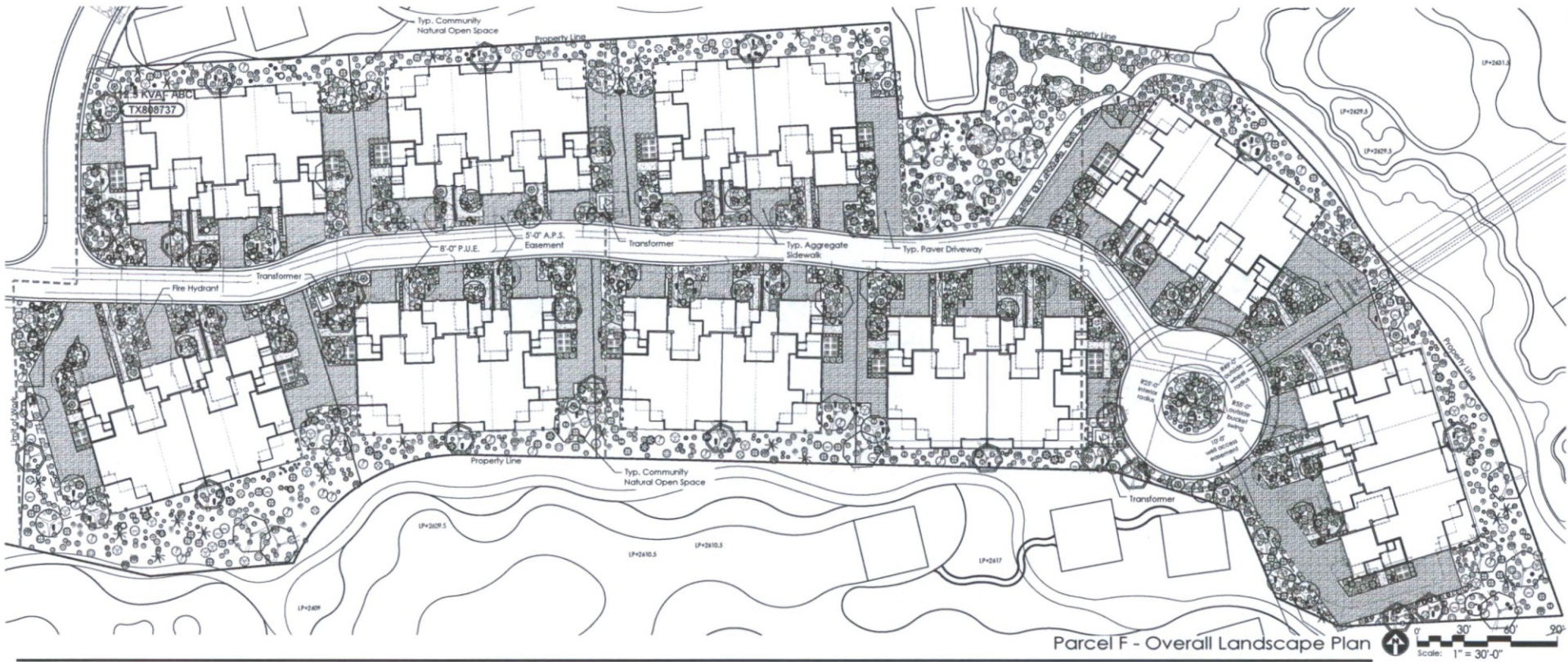
THE RETREAT AT
 TP-FD-DM7,LLC.
 SCOTTSDALE, ARIZONA

ROOF PLAN

0 4' 8' 16'
 SCALE: 3/16" = 1'-0"

41-DR-2018

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 A8
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Parcel F - Overall Landscape Plan

PLANT LEGEND

Sym.	TREES	Size	Qty	Sym.	SHRUBS	Size	Qty	Sym.	CACTI / ACCENTS	Size	Qty	Sym.	GROUNDCOVERS	Size	Qty	MISC ITEMS
	<i>Acacia aneura</i>	36" box/ 2" calip.	24		<i>Calliandra californica</i>	5 gal.	109		<i>Agave murpheyi</i>	5 gal.	100		<i>Baileya multiradiata</i>	1 gal.	352	FX Luminaire model #FR-LED tree mounted daylight
	<i>Mulga Acacia</i>				<i>Calliandra eriophylla</i>	5 gal.	65		<i>Agave ocahui</i>	5 gal.	144		<i>Chrysactinia mexicana</i>	1 gal.	133	Electrical Transformer
	<i>Olneya tesota</i>	48" box/ 3.5" calip.	10		<i>Encelia farinosa</i>	5 gal.	21		<i>Agave weberi</i>	15 gal.	56		<i>Convolvulus sabatius</i>	5 gal.	86	AC Unit
	<i>Ironwood</i>				<i>Ephedra trifurca</i>	5 gal.	19		<i>Aloe x 'Blue Elf'</i>	5 gal.	74		<i>Dalea greggii</i>	5 gal.	139	6" Metal Screen-Panel
	<i>Parkinsonia florida</i>	48" box/ 3.5" calip.	21		<i>Eremophila maculata 'Valentine'</i>	5 gal.	64		<i>Aloe x 'Blue Elf'</i>	5 gal.	74		<i>Glandularia temisecta</i>	1 gal.	170	Driveway Pavers
	<i>Blue Palo Verde</i>				<i>Ericameria laricifolia</i>	5 gal.	428		<i>Carnegiea gigantea</i>	8' min.	16		<i>Melampodium leucanthum</i>	1 gal.	335	Exp. Aggregate Sidewalk
	<i>Parkinsonia hybrid</i>	36" box/ 2" calip.	30		<i>Turpentine Bush</i>	5 gal.	428		<i>Carnegiea gigantea</i>	10' min.	8		<i>Oenothera berlandieri</i>	1 gal.	155	
	<i>Desert Museum Palo Verde</i>				<i>Justicia californica</i>	5 gal.	20		<i>Euphorbia biglandulosa</i>	5 gal.	98					
	<i>Fremont Cottonwood</i>	48" box/ 3.5" calip.	5		<i>Chuparosa</i>	5 gal.	105		<i>Fouquieria splendens</i>	8' cone min.	40					
	<i>Prosopis velutina</i>	36" box 2.5" calip.	20		<i>Justicia spicigera</i>	5 gal.	105		<i>Hesperaloe parviflora</i>	5 gal.	113					
	<i>Native Mesquite</i>				<i>Mexican Honeysuckle</i>	5 gal.	105		<i>Opuntia basilaris</i>	5 gal.	115					
	<i>Schinus terebinthifolius</i>	36" box 2" calip.	17		<i>Larrea tridentata</i>	5 gal.	38		<i>Opuntia violacea</i>	5 gal.	50					
	<i>Brazilian Pepper Tree</i>				<i>Creosote</i>	5 gal.	35		<i>Yucca baccata</i>	24" Box	21					
					<i>Leucophyllum laevigatum</i>	5 gal.	35		<i>Banana Yucca</i>							
					<i>Chihuahuan Sage</i>	5 gal.	49									
					<i>Ruella peninsularis</i>	5 gal.	49									
					<i>Desert Ruella</i>	5 gal.	101									
					<i>Salvia chamaedryoides</i>	5 gal.	101									
					<i>Germander</i>	5 gal.	132									
					<i>Salvia greggii</i>	5 gal.	132									
					<i>Autumn Sage</i>	5 gal.	132									
					<i>Simmondsia chinensis</i>	5 gal.	26									
					<i>Jajoba</i>	5 gal.	26									

GREEY PICKETT
landscape architecture, community design
11400 E. WILLOW AVE.
SCOTTSDALE, ARIZONA 85251
480.609.8080 480.609.8081



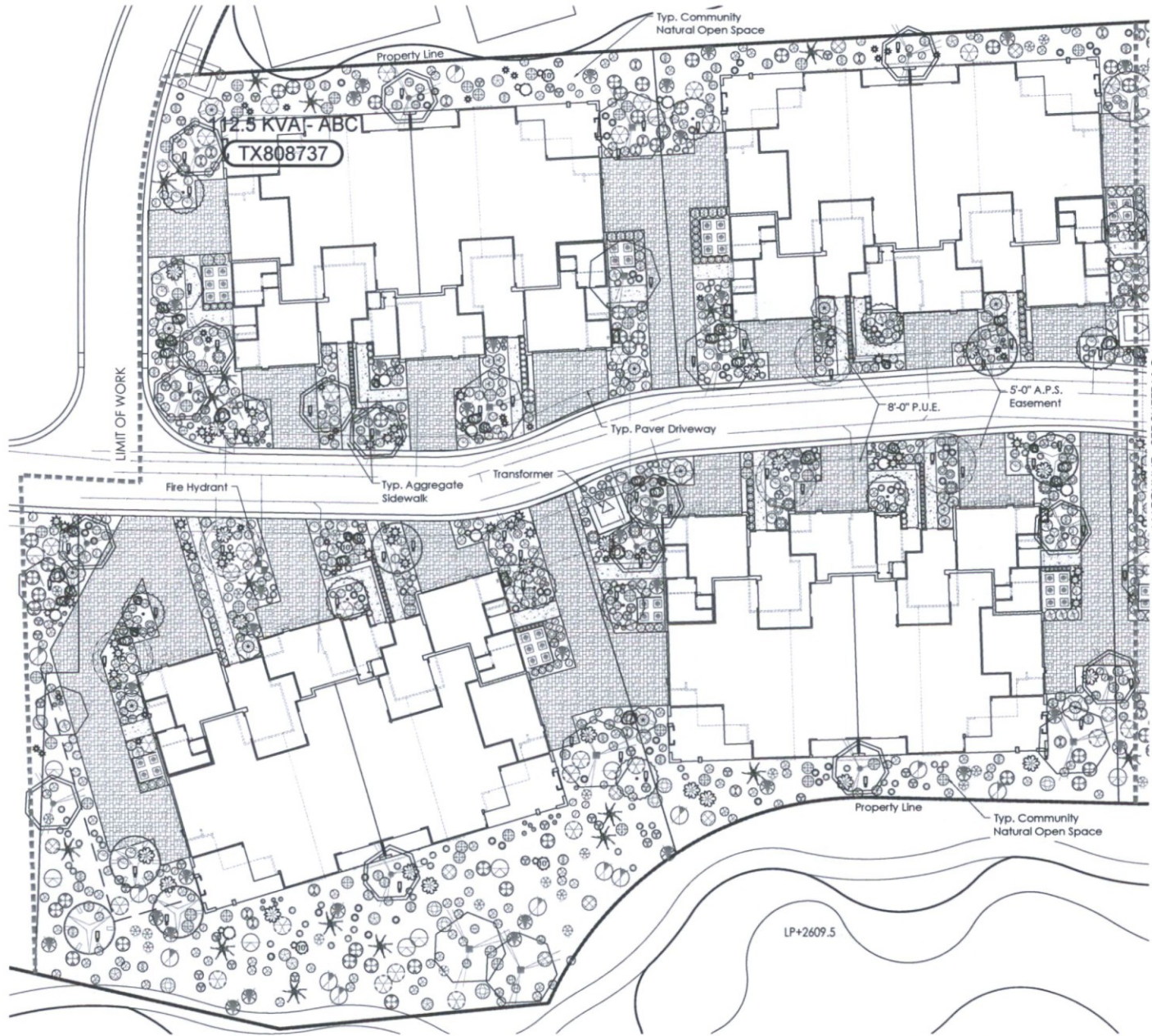
DESERT MOUNTAIN-Parcel F
Landscape Conceptual Plan
SCOTTSDALE, ARIZONA

project #:
MTC049
scale:
1" = 30'-0"
issued for:
DRB
drawn by:
JH
date:
02.06.2019
drawing:
Landscape Plan

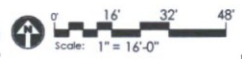
L1.0
1 of 5

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41-DR-2018
02/14/2019



Parcel F-Landscape Plan



GREEY PICKETT
landscape architects, community design
1111 North Central Avenue, Suite 205
Scottsdale, Arizona 85261
480-669-0880 480-669-0881



DESERT MOUNTAIN-Parcel F
Landscape Conceptual Plan
SCOTTSDALE, ARIZONA

project #: MTC049
scale: 1" = 16'-0"
issued for: DRB
drawn by: JH
date: 02.06.2019
drawing: Landscape Plan

L1.1
2 of 5

PLANT LEGEND

Sym.	TREES	Size	Qty	Sym.	SHRUBS	Size	Qty
	Acacia arena	36" box	24		Callandria californica	5 gal.	109
	Milga Acacia	2" calip.			Red Fody Duster	5 gal.	65
	Olneya tesota	48" box	10		Callandria eripophila	5 gal.	21
	Ironwood	3.5" calip.			Pink Fody Duster	5 gal.	19
	Parkinsonia florida	48" box	21		Encelia farinosa	5 gal.	64
	Blue Palo Verde	3.5" calip.			Biltheloh	5 gal.	426
	Parkinsonia hybrid	36" box	30		Ephedra triflora	5 gal.	20
	Desert Museum Palo Verde	2" calip.			Mormon tea	5 gal.	38
	Populus fremontii	48" box	5		Eremophila maculata 'Valente'	5 gal.	35
	Fremont Cottonwood	3.5" calip.			Valeriana Shrub	5 gal.	49
	Prosopis juliflora	36" box	20		Eriocarpus laticifolius	5 gal.	106
	Native Mesquite	2.5" calip.			Turpentine Bush	5 gal.	36
	Schinus molle	36" box	17		Justicia californica	5 gal.	106
	Brazilian Pepper Tree	2" calip.			Chuparosa	5 gal.	35
					Justicia spicigera **	5 gal.	106
					Mexican Honey-suckle	5 gal.	38
					Larrea tridentata	5 gal.	35
					Croscote	5 gal.	35
					Leucophyllum laevigatum **	5 gal.	101
					Chihua-hua Sage	5 gal.	132
					Ruellia peninsularis **	5 gal.	26
					Desert Euella	5 gal.	26
					Salvia chamaedryoides **	5 gal.	26
					German Sage	5 gal.	26
					Salvia greggii	5 gal.	26
					Autumn Sage	5 gal.	26
					Sesuvium chinensis	5 gal.	26
					Jacoba	5 gal.	26

Sym.	CACTI / ACCENTS	Size	Qty	Sym.	GROUNDCOVERS	Size	Qty
	Agave murphyi	5 gal.	100		Baileya multiradiata	1 gal.	352
	Murphy's Agave	5 gal.	144		Desert Marigold	1 gal.	133
	Agave oahuensis	5 gal.	56		Chrysopsis mexicana	1 gal.	86
	Blue Agave	15 gal.	56		Dianella	5 gal.	86
	Blue Elf Agave	5 gal.	74		Ceanothus subaequalis	5 gal.	139
	Blue Elf Agave	5 gal.	74		Ground Morning Glory	5 gal.	139
	Coronilla gigantea	8 min.	16		Dalmanella	1 gal.	170
	Saguaro	10 min.	8		Trailing Indigo Bush	1 gal.	170
	Coronilla gigantea	10 min.	8		Glandularia tomentosa	1 gal.	335
	Saguaro	10 min.	8		Rock Verbena	1 gal.	335
	Euphorbia hylandulosa **	5 gal.	98		Melampodium leucanthum	1 gal.	335
	Gopher Plant	5 gal.	98		Blackfoot Daisy	1 gal.	335
	Fragaria splendens	8 cone min.	40		Oenothera biennis	1 gal.	155
	Ocotillo	8 cone min.	40		Mexican Evening Primrose	1 gal.	155
	Hesperaloe parviflora	5 gal.	113				
	Giant Hesperaloe	5 gal.	113				
	Oenothera biennis	5 gal.	113				
	Beaver-tail Pickle Pear	5 gal.	50				
	Oenothera biennis	5 gal.	50				
	Purple Pickle Pear	5 gal.	50				
	Tweedia bicolor	24" box	21				
	Yucca bicolor	24" box	21				

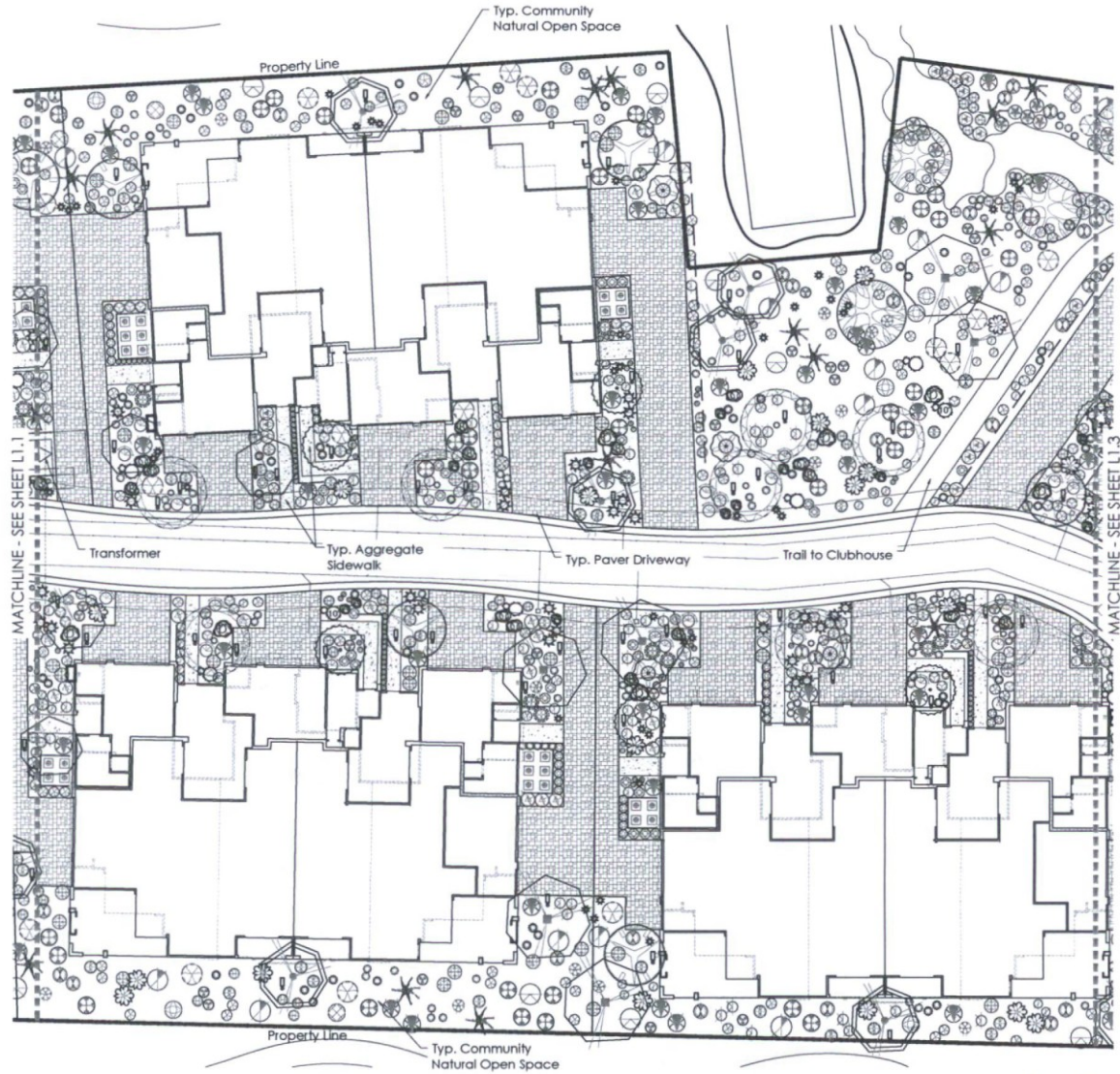
MISC ITEMS

Color
FX Luminaire model #TR-LED tree mounted downlight
Electrical Transformer
AC Unit
6" Metal Screen-Panel
Driveway Pavers
Exp. Aggregate Sidewalk

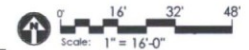
BOULDERS

Size	Qty
1 ton	24
2 ton	21
3 ton	23
4 ton	15

- Boulder symbols are shown for reference only. Boulder sizes are based on tonnage only, but shall include a variety of shapes and sizes.
- Boulders shall be surface select, native color.



Parcel F-Landscape Plan



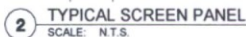
GREEY PICKETT
landscape architecture, community design
11111 N. 111th Avenue, Suite 100
Scottsdale, Arizona 85251
480.669.0000 480.669.0001



DESERT MOUNTAIN-Parcel F
Landscape Conceptual Plan
SCOTTSDALE, ARIZONA

project #:
MTC049
scale:
1" = 20'-0"
issued for:
DRB
drawn by:
JH
date:
02.06.2019
drawing:
Landscape Plan

sheet #
L1.2
3 of 5



1. Boulder symbols are shown for reference only. Boulder sizes are based on tonnage only, but shall include a variety of shapes and sizes
2. Boulders shall be surface select, native color

DESERT MOUNTAIN-PARCEL F
Landscape Conceptual Plan
SCOTTSDALE, ARIZONA

project #: MTC049
scale: 1/8"=1'-0"
issued for: DRB
drawn by: JH
date: 02.06.2019
drawing: Tropical Model

L1.4

5 of 5

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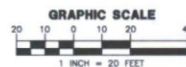
41-DR-2018
02/14/2019



MATCHLINE 'A' SEE SHEET SE1.2

LIGHT FIXTURE SCHEDULE

SYMBOL	MANUFACTURER	CATALOG #	VOLTS	LAMP(S)	CCT	DETAIL
1	FX LIGHTING	VE-3LED-AB	12	4.2W LED	2700K	TREE DOWNLIGHT
2	HINKLEY LIGHTING	UU312490	120	6W LED	3000K	WALL SCONCE LIGHT
3	PRESCOLITE	LB4A-6L27K9	120	9W LED	2700K	RECESSED CAN LIGHT
4	PRESCOLITE	D2LED-2D9LED9L27K8 WFL45	120	12.6W LED	2700K	MINI CAN LIGHT



WRIGHT ENGINEERING
PROJECT NO:
18355
DESIGN BY: NAM
DRAWN BY: NAM
CHECKED BY: CMT

WRIGHT
engineering corporation
ELECTRICAL ENGINEERING AND DESIGN, INC.
155 S. 4TH AVENUE, SUITE 100, DENVER, CO 80202
PHONE 303.487.8329 • FAX 303.487.8327
WWW.WRIGHTENGINEERING.COM

PROJECT: TITLE
**SCOTTSDALE, ARIZONA
DESERT MOUNTAIN PARCEL F
PHOTOMETRICS
LIGHTING SITE PLAN**

NO.	DATE	SUBMITTAL/REVISION (DESCRIPTION)
1	02/14/2019	ISSUED FOR PERMIT
2	02/14/2019	ISSUED FOR PERMIT
3	02/14/2019	ISSUED FOR PERMIT



DRAWING NO:
SE1.1
OF 8

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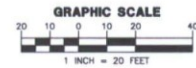
MATCHLINE 'A' SEE SHEET SE1.1



MATCHLINE 'B' SEE SHEET SE1.3

LIGHT FIXTURE SCHEDULE

SYMBOL	MANUFACTURER	CATALOG #	VOLTS	LAMP(S)	CCT	DETAIL
	FX LIGHTING	VE-3LED-AB	12	4.2W LED	2700K	TREE DOWNLIGHT
	HINKLEY LIGHTING	UU312490	120	6W LED	3000K	WALL SCONCE LIGHT
	PRESCOLITE	LB4A-6L27K9	120	9W LED	2700K	RECESSED CAN LIGHT
	PRESCOLITE	D2LED-2D9LED9L27K8 WFL45	120	12.6W LED	2700K	MINI CAN LIGHT



WRIGHT ENGINEERING
PROJECT NO:
18355
DESIGN BY: NAM
DRAWN BY: NAM
CHECKED BY: CWT

WRIGHT
engineering corporation
ELECTRICAL ENGINEERING AND DESIGN
145 E. 10th Street, Suite 100
Phoenix, AZ 85001
PHONE: 602.972.5829 • FAX: 602.972.5807
www.wrightengineering.com

PROJECT: TITLE
SCOTTSDALE, ARIZONA
DESERT MOUNTAIN PARCEL F
PHOTOMETRICS
LIGHTING SITE PLAN

NO.	DATE	SUBMITTAL	REVISIONS	DESCRIPTION
1	10/20/11	1	1	INITIAL
2	11/01/11	2	1	REVISION
3	02/02/12	3	1	REVISION



DRAWING NO:
SE1.2
OF 8

11/22/11 18355-0084 Desert Mountain Parcel F Landscape Light Plan 18355-0084.dwg

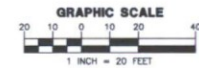
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MATCHLINE 'B' SEE SHEET SE1.2



LIGHT FIXTURE SCHEDULE

SYMBOL	MANUFACTURER	CATALOG #	VOLTS	LAMP(S)	CCT	DETAIL
☐	FX LIGHTING	VE-3LED-AB	12	4.2W LED	2700K	TREE DOWNLIGHT
⊗	HINKLEY LIGHTING	UU312490	120	6W LED	3000K	WALL SCONCE LIGHT
⊙	PRESCOLITE	LB4A-6L27K9	120	9W LED	2700K	RECESSED CAN LIGHT
●	PRESCOLITE	D2LED-2D9LED9L27K8 WFL45	120	12.6W LED	2700K	MINI CAN LIGHT



WRIGHT ENGINEERING
PROJECT NO:
18355
DESIGN BY: NAM
DRAWN BY: NAM
CHECKED BY: CWT

WRIGHT
engineering corporation
ELECTRICAL ENGINEERING AND DESIGN
145 EAST 1000 SOUTH, SUITE 100
PHOENIX, ARIZONA 85001
PHONE: 602.497.5820 • FAX: 602.497.5827
www.wrightengineering.us

PROJECT: TITLE:

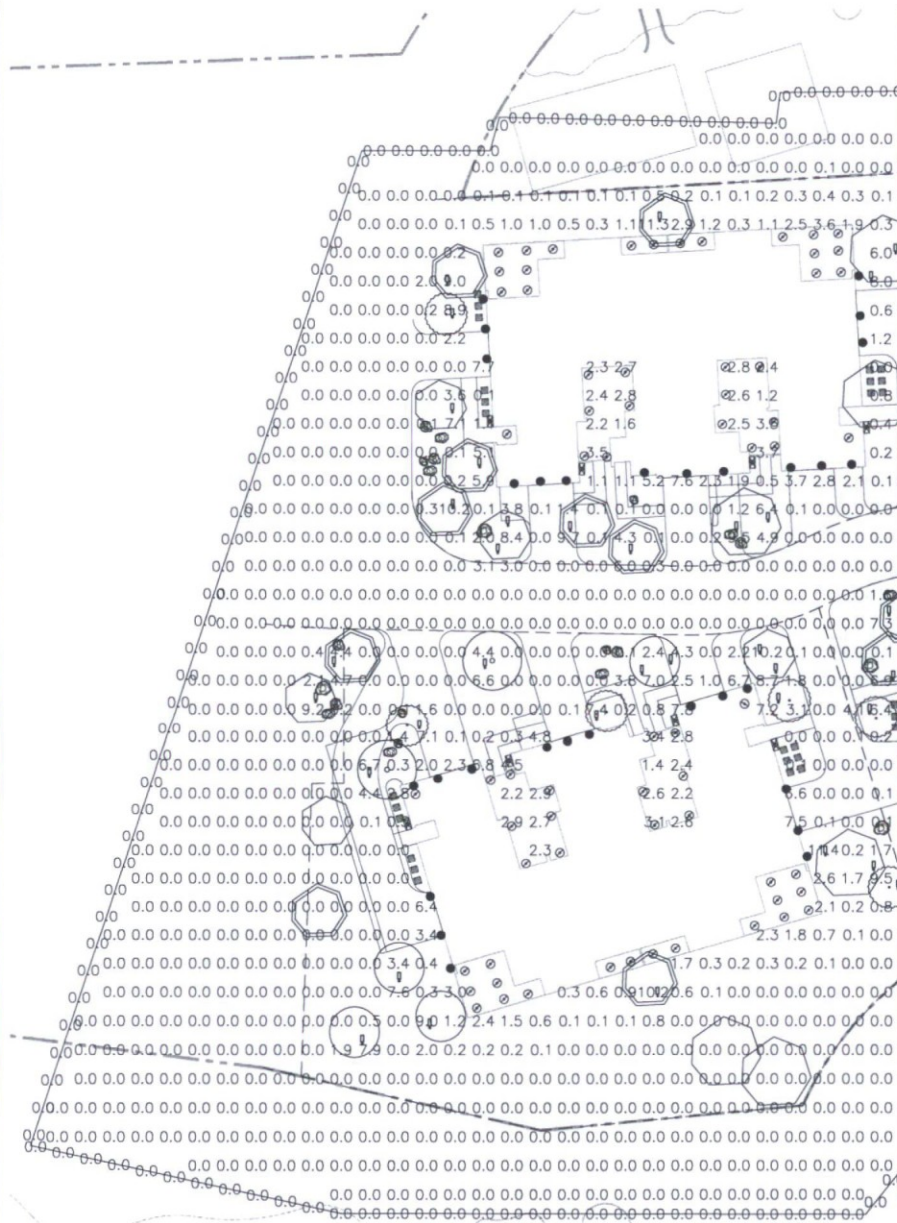
SCOTTSDALE, ARIZONA
DESERT MOUNTAIN PARCEL F
PHOTOMETRICS
LIGHTING SITE PLAN

NO.	DATE	SUBMITTAL / REVISION (DESCRIPTION)
1	10/27/10	10% SUBMITTAL
2	11/17/10	30% SUBMITTAL
3	02/25/11	50% SUBMITTAL



DRAWING NO:
SE1.3
OF 8

11/25/11 18355-Desert Mountain Parcel F Landscape Light Plan 18355-008.dwg



LIGHT FIXTURE SCHEDULE						
SYMBOL	MANUFACTURER	CATALOG #	VOLTS	LAMP(S)	CCT	DETAIL
☐	FX LIGHTING	VE-3LED-AB	12	4.2W LED	2700K	TREE DOWNLIGHT
☐	HINKLEY LIGHTING	UU312490	120	6W LED	3000K	WALL SCONCE LIGHT
⊙	PRESCOLITE	LB4A-6L27K9	120	9W LED	2700K	RECESSED CAN LIGHT
●	PRESCOLITE	D2LED-2D9LED9L27K8 WFL45	120	12.6W LED	2700K	MINI CAN LIGHT

LEGEND

- ☐ DOWNLIGHT
FX LIGHTING MODEL
#VE-3LED-AB
DARK BRONZE FINISH
4.2 WATTS
209 LUMENS
2700K COLOR TEMPERATURE
8' MOUNT HEIGHT
1.0 LIGHT LOSS FACTOR
- ☐ WALL SCONCE LIGHT
HINKLEY LIGHTING PRODUCT ID #UU312490
DARK BRONZE FINISH
6 WATTS
300 LUMENS
3000K COLOR TEMPERATURE
5' MOUNT HEIGHT
1.0 LIGHT LOSS FACTOR
- ⊙ RECESSED CAN LIGHT
PRESCOLITE #LB4A-6L27K9
9 WATT
600 LUMENS
2700K COLOR TEMPERATURE
10' MOUNT HEIGHT
1.0 LIGHT LOSS FACTOR
- MINI CAN LIGHT
PRESCOLITE #D2LED-2D9LED9L27K8WFL45
12.6 WATTS
740 LUMENS
2700K COLOR TEMPERATURE
10' MOUNT HEIGHT
1.0 LIGHT LOSS FACTOR

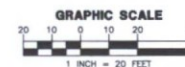
Site
2419 points at z=0, sp 10ft by 10ft
HORIZONTAL FOOTCANDLES
Average 1.0
Maximum 12.8
Minimum 0.0
Avg:Min N/A
Max:Min N/A
Coef Var 2.20
UnifGrad N/A

North Spill
99 points
VERTICAL FOOTCANDLES, observer facing North
Average 0.0
Maximum 0.0
Minimum 0.0
Avg:Min N/A
Max:Min N/A
Coef Var 0.00

West Spill
37 points at z=0, sp 3.177ft by 9.482ft
VERTICAL FOOTCANDLES, observer facing West
Average 0.0
Maximum 0.0
Minimum 0.0
Avg:Min N/A
Max:Min N/A
Coef Var 0.00
UnifGrad 3176.27

East Spill
50 points
VERTICAL FOOTCANDLES, observer facing East
Average 0.0
Maximum 0.0
Minimum 0.0
Avg:Min N/A
Max:Min N/A
Coef Var 0.00

South Spill
124 points
VERTICAL FOOTCANDLES, observer facing South
Average 0.0
Maximum 0.0
Minimum 0.0
Avg:Min N/A
Max:Min N/A
Coef Var 0.00



WRIGHT ENGINEERING
PROJECT NO:
18355
DESIGN BY: NAM
DRAWN BY: NAM
CHECKED BY: CAT

WRIGHT
ELECTRICAL ENGINEERING AND DESIGN
165 EAST 1000 SOUTH, SUITE 100
PHOENIX, AZ 85026 • FAX 602-487-2807
www.wrightengineering.com

PROJECT: TITLE
**SCOTTSDALE, ARIZONA
DESERT MOUNTAIN PARCEL F
PHOTOMETRICS
PHOTOMETRIC ANALYSIS**

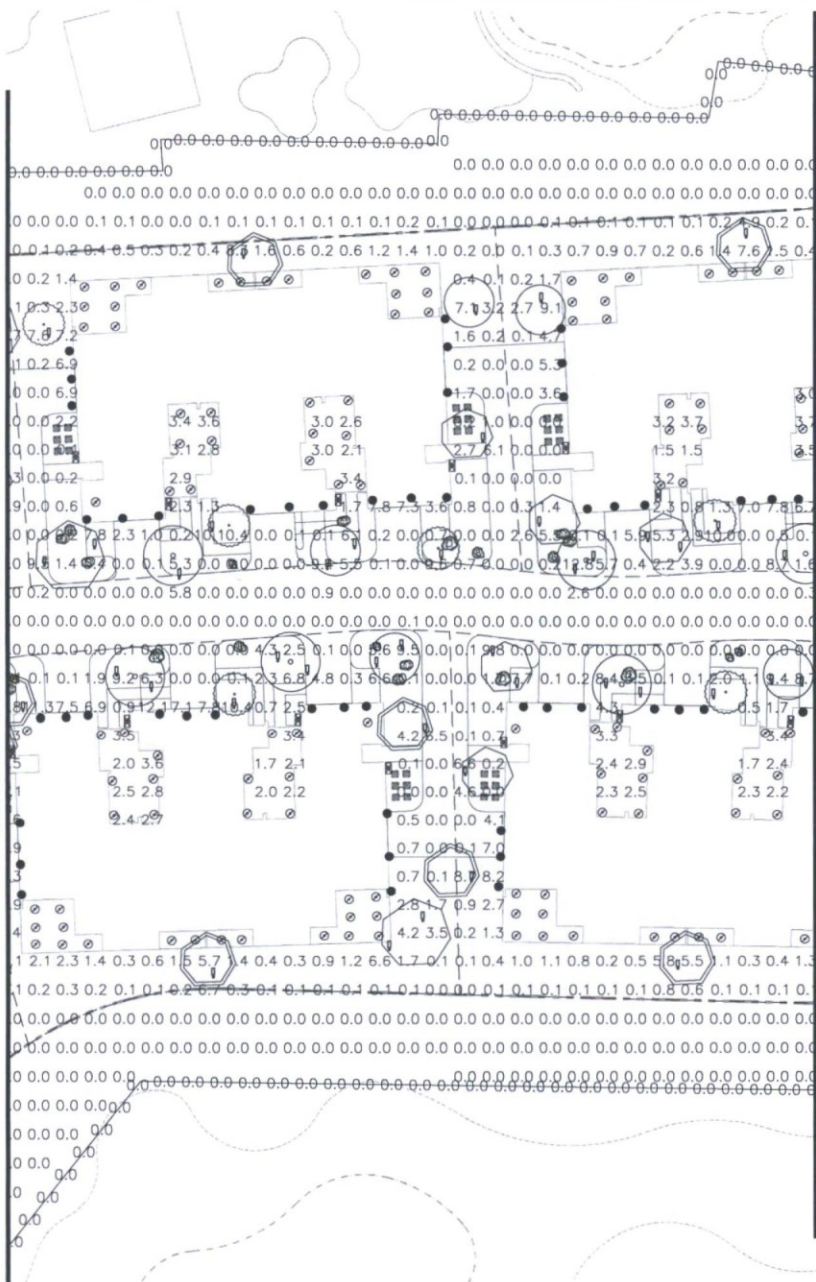
NO.	DATE	SUBMITTAL/REVISIONS (DESCRIPTION)
1	11/29/11	ISSUE FOR PERMIT
2	02/02/12	ISSUE FOR PERMIT



DRAWING NO:
SE2.1
OF 8

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MATCHLINE 'C' SEE SHEET SE2.1



MATCHLINE 'D' SEE SHEET SE2.3

LEGEND

- DOWNLIGHT
FX LIGHTING MODEL
#VE-3LED-AB
DARK BRONZE FINISH
4.2 WATTS
209 LUMENS
2700K COLOR TEMPERATURE
8' MOUNT HEIGHT
1.0 LIGHT LOSS FACTOR
- ▢ WALL SCONCE LIGHT
HINKLEY LIGHTING PRODUCT ID #UU312490
DARK BRONZE FINISH
6 WATTS
300 LUMENS
3000K COLOR TEMPERATURE
5' MOUNT HEIGHT
1.0 LIGHT LOSS FACTOR
- RECESSED CAN LIGHT
PRESCOLITE #LB4A-6L27K9
9 WATT
600 LUMENS
2700K COLOR TEMPERATURE
10' MOUNT HEIGHT
1.0 LIGHT LOSS FACTOR
- MINI CAN LIGHT
PRESCOLITE #D2LED-2D9LED9L27K8WFL45
12.6 WATTS
740 LUMENS
2700K COLOR TEMPERATURE
10' MOUNT HEIGHT
1.0 LIGHT LOSS FACTOR

LIGHT FIXTURE SCHEDULE

SYMBOL	MANUFACTURER	CATALOG #	VOLTS	LAMP(S)	CCT	DETAIL
□	FX LIGHTING	VE-3LED-AB	12	4.2W LED	2700K	TREE DOWNLIGHT
▢	HINKLEY LIGHTING	UU312490	120	6W LED	3000K	WALL SCONCE LIGHT
○	PRESCOLITE	LB4A-6L27K9	120	9W LED	2700K	RECESSED CAN LIGHT
●	PRESCOLITE	D2LED-2D9LED9L27K8WFL45	120	12.6W LED	2700K	MINI CAN LIGHT

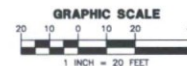
Site
2419 points at z=0, sp 10ft by 10ft
HORIZONTAL FOOTCANDLES
Average 1.0
Maximum 12.8
Minimum 0.0
Avg:Min N/A
Max:Min N/A
Coef Var 2.20
UnifGrad N/A

North Spill
99 points
VERTICAL FOOTCANDLES, observer facing North
Average 0.0
Maximum 0.0
Minimum 0.0
Avg:Min N/A
Max:Min N/A
Coef Var 0.00

West Spill
37 points at z=0, sp 3.177ft by 9.482ft
VERTICAL FOOTCANDLES, observer facing West
Average 0.0
Maximum 0.0
Minimum 0.0
Avg:Min N/A
Max:Min N/A
Coef Var 0.00
UnifGrad 3176.27

East Spill
50 points
VERTICAL FOOTCANDLES, observer facing East
Average 0.0
Maximum 0.0
Minimum 0.0
Avg:Min N/A
Max:Min N/A
Coef Var 0.00

South Spill
124 points
VERTICAL FOOTCANDLES, observer facing South
Average 0.0
Maximum 0.0
Minimum 0.0
Avg:Min N/A
Max:Min N/A
Coef Var 0.00



WRIGHT ENGINEERING
PROJECT NO.
18355
DESIGN BY: NAM
DRAWN BY: NAM
CHECKED BY: CMT

WRIGHT
engineering corporation
1555 S. GILBERT AVE. SUITE 100
TUCSON, ARIZONA 85725
PHONE 480.487.8829 • FAX 480.487.8807
www.wrightengineering.com

PROJECT: TITLE
**SCOTTSDALE, ARIZONA
DESERT MOUNTAIN PARCEL F
PHOTOMETRICS
PHOTOMETRIC ANALYSIS**

NO.	DATE	REVISION/REVISION DESCRIPTION
1	11/27/11	INITIAL
2	12/02/11	1500 500 2500 FT/L
3	12/02/11	1500 500 2500 FT/L

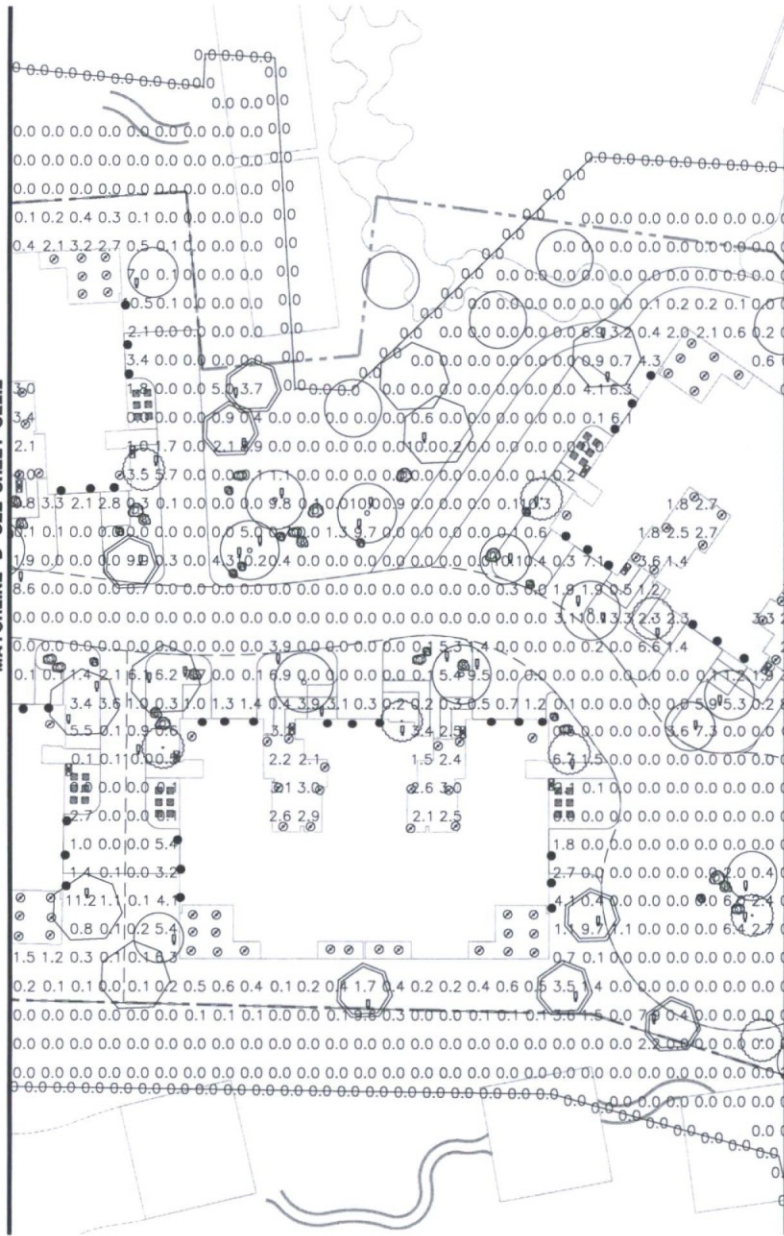


DRAWING NO.
SE2.2
OF 8

\\C021A1\ESD-Scout\scottsdale\Parcel F\Lighting\Light Plan\ESD-098.dwg

MATCHLINE 'D' SEE SHEET SE2.2

MATCHLINE 'E' SEE SHEET SE2.4



LIGHT FIXTURE SCHEDULE						
SYMBOL	MANUFACTURER	CATALOG #	VOLTS	LAMP(S)	CCT	DETAIL
○	FX LIGHTING	VE-3LED-AB	12	4.2W LED	2700K	TREE DOWNLIGHT
⊗	HINKLEY LIGHTING	UU312490	120	6W LED	3000K	WALL SCONCE LIGHT
⊕	PRESCOLITE	LB4A-6L27K9	120	9W LED	2700K	RECESSED CAN LIGHT
●	PRESCOLITE	D2LED-2D9LED9L27K8 WFL45	120	12.6W LED	2700K	MINI CAN LIGHT

LEGEND

- DOWNLIGHT
FX LIGHTING MODEL
#VE-3LED-AB
DARK BRONZE FINISH
4.2 WATTS
209 LUMENS
2700K COLOR TEMPERATURE
8' MOUNT HEIGHT
1.0 LIGHT LOSS FACTOR
- ⊗ WALL SCONCE LIGHT
HINKLEY LIGHTING PRODUCT ID #UU312490
DARK BRONZE FINISH
6 WATTS
3000K COLOR TEMPERATURE
5' MOUNT HEIGHT
1.0 LIGHT LOSS FACTOR
- ⊕ RECESSED CAN LIGHT
PRESCOLITE #LB4A-6L27K9
9 WATT
600 LUMENS
2700K COLOR TEMPERATURE
10' MOUNT HEIGHT
1.0 LIGHT LOSS FACTOR
- MINI CAN LIGHT
PRESCOLITE #D2LED-2D9LED9L27K8WFL45
12.6 WATTS
740 LUMENS
2700K COLOR TEMPERATURE
10' MOUNT HEIGHT
1.0 LIGHT LOSS FACTOR

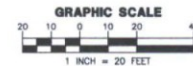
Site
2419 points at z=0, sp 10ft by 10ft
HORIZONTAL FOOTCANDLES
Average 1.0
Maximum 12.8
Minimum 0.0
Avg:Min N/A
Max:Min N/A
Coef Var 2.20
UnifGrad N/A

North Spill
99 points
VERTICAL FOOTCANDLES, observer facing North
Average 0.0
Maximum 0.0
Minimum 0.0
Avg:Min N/A
Max:Min N/A
Coef Var 0.00

West Spill
37 points at z=0, sp 3.177ft by 9.482ft
VERTICAL FOOTCANDLES, observer facing West
Average 0.0
Maximum 0.0
Minimum 0.0
Avg:Min N/A
Max:Min N/A
Coef Var 0.00
UnifGrad 3176.27

East Spill
50 points
VERTICAL FOOTCANDLES, observer facing East
Average 0.0
Maximum 0.0
Minimum 0.0
Avg:Min N/A
Max:Min N/A
Coef Var 0.00

South Spill
124 points
VERTICAL FOOTCANDLES, observer facing South
Average 0.0
Maximum 0.0
Minimum 0.0
Avg:Min N/A
Max:Min N/A
Coef Var 0.00



WRIGHT ENGINEERING
PROJECT NO:
18355
DESIGN BY: NAM
DRAWN BY: NAM
CHECKED BY: CMT

WRIGHT
engineering corporation
185 EAST TULSA AVENUE • TULSA, OKLAHOMA 74103
PHONE 405.497.5829 • FAX 405.497.5807
www.wrighteng.com

PROJECT: TITLE:
SCOTTSDALE, ARIZONA
DESERT MOUNTAIN PARCEL F
PHOTOMETRICS
PHOTOMETRIC ANALYSIS

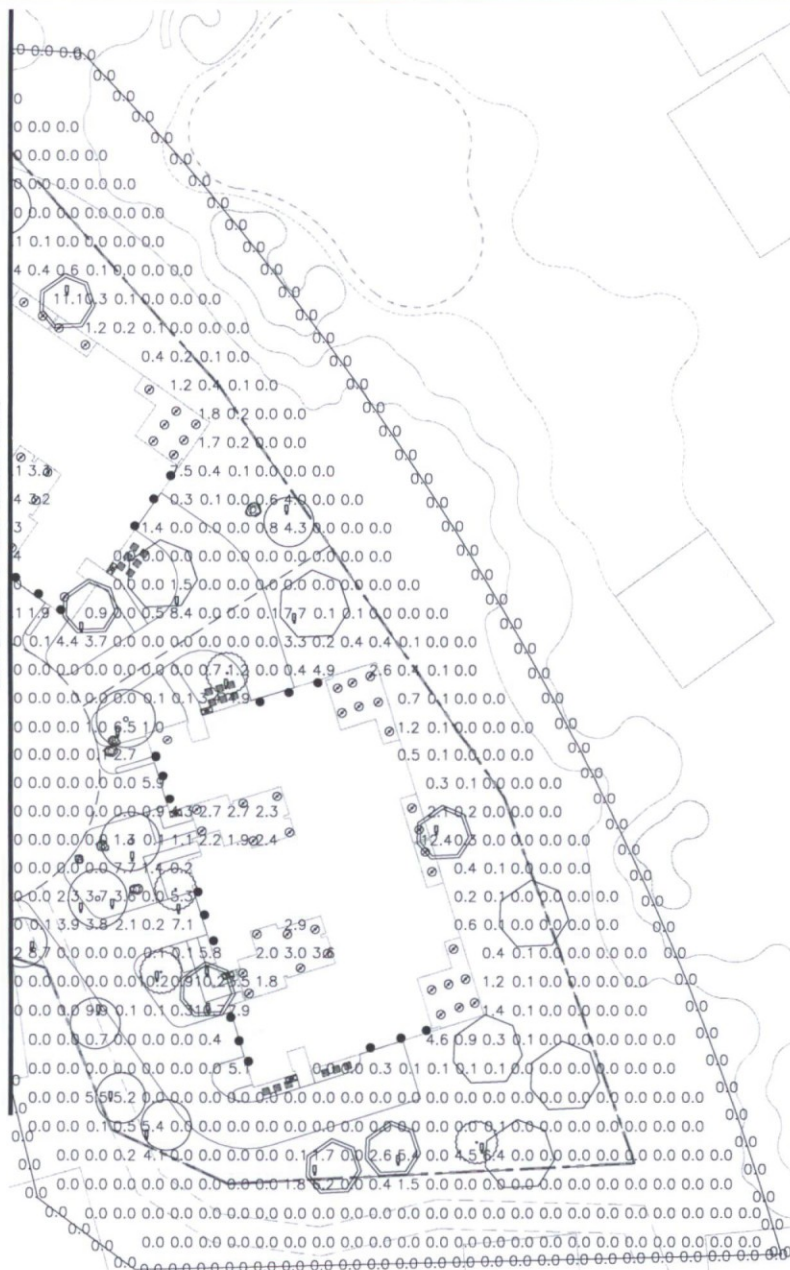
NO.	DATE	REVISIONS/REVISIONS
1	11/17/18	1.00 INITIAL
2	11/17/18	1.01 REV. COMMENTS
3	12/05/19	1.02 REV. COMMENTS



DRAWING NO:
SE2.3
OF 8

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MATCHLINE 'E' SEE SHEET SE2.3



LIGHT FIXTURE SCHEDULE						
SYMBOL	MANUFACTURER	CATALOG #	VOLTS	LAMP(S)	CCT	DETAIL
☐	FX LIGHTING	VE-3LED-AB	12	4.2W LED	2700K	TREE DOWNLIGHT
☐	HINKLEY LIGHTING	UU312490	120	6W LED	3000K	WALL SCONCE LIGHT
☐	PRESCOLITE	LB4A-6L27K9	120	9W LED	2700K	RECESSED CAN LIGHT
●	PRESCOLITE	D2LED-2D9LED9L27K8 WFL45	120	12.6W LED	2700K	MINI CAN LIGHT

LEGEND

- ☐ DOWNLIGHT
FX LIGHTING MODEL
#VE-3LED-AB
DARK BRONZE FINISH
4.2 WATTS
209 LUMENS
2700K COLOR TEMPERATURE
- ☐ WALL SCONCE LIGHT
HINKLEY LIGHTING PRODUCT ID #UU312490
DARK BRONZE FINISH
6 WATTS
300 LUMENS
3000K COLOR TEMPERATURE
5' MOUNT HEIGHT
1.0 LIGHT LOSS FACTOR
- ☐ RECESSED CAN LIGHT
PRESCOLITE #LB4A-6L27K9
9 WATT
600 LUMENS
2700K COLOR TEMPERATURE
10' MOUNT HEIGHT
1.0 LIGHT LOSS FACTOR
- MINI CAN LIGHT
PRESCOLITE #D2LED-2D9LED9L27K8WFL45
12.6 WATTS
740 LUMENS
2700K COLOR TEMPERATURE
10' MOUNT HEIGHT
1.0 LIGHT LOSS FACTOR

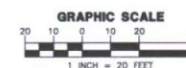
Site
2419 points at z=0, sp 10ft by 10ft
HORIZONTAL FOOTCANDLES
Average 1.0
Maximum 12.8
Minimum 0.0
Avg:Min N/A
Max:Min N/A
Coef Var 2.20
UnifGrad N/A

North Spill
99 points
VERTICAL FOOTCANDLES, observer facing North
Average 0.0
Maximum 0.0
Minimum 0.0
Avg:Min N/A
Max:Min N/A
Coef Var 0.00

West Spill
37 points at z=0, sp 3.177ft by 9.482ft
VERTICAL FOOTCANDLES, observer facing West
Average 0.0
Maximum 0.0
Minimum 0.0
Avg:Min N/A
Max:Min N/A
Coef Var 3176.27

East Spill
50 points
VERTICAL FOOTCANDLES, observer facing East
Average 0.0
Maximum 0.0
Minimum 0.0
Avg:Min N/A
Max:Min N/A
Coef Var 0.00

South Spill
124 points
VERTICAL FOOTCANDLES, observer facing South
Average 0.0
Maximum 0.0
Minimum 0.0
Avg:Min N/A
Max:Min N/A
Coef Var 0.00



WRIGHT ENGINEERING
PROJECT NO:
18355

DESIGN BY: NAM
DRAWN BY: NAM
CHECKED BY: CWT

WRIGHT
engineering corporation
ELECTRICAL, MECHANICAL AND PLUMBING
165 EAST WASHINGTON AVENUE, SUITE 100
SCOTTSDALE, ARIZONA 85251
PHONE 480-487-5820 • FAX 480-487-5807
www.wright-engineering.com

PROJECT: TITLE:

SCOTTSDALE, ARIZONA
DESERT MOUNTAIN PARCEL F
PHOTOMETRICS
PHOTOMETRIC ANALYSIS

DATE	SUBMITTAL/REVISION	DESCRIPTION
11/17/11	1	INITIAL
11/17/11	2	REVISION
11/17/11	3	REVISION



DRAWING NO:
SE2.4
OF 8

PL001811-18355-Desert Mountain Parcel F Landscape Light Plan SE2.4-008.rvt

Parcel F – of DM19
Design Review Approval Application

Citizen Participation Report

This Citizen Participation Report is in association with the Design Review Application for the construction of 9 Condominium buildings consisting of 45 units on an approximately 5-acre site located on Parcel F of Desert Mountain Parcel 19 located within the new Desert Mountain Seven community. The applicant is requesting Design Review approval of the architecture. The architectural design of this product is in accordance with the design parameters for the Desert Mountain community.

In accordance with the requirements for this application, a notification letter was sent to the neighbors and property owners within 750 feet of the site. The letter was mailed on August 31, 2018 and was sent to 27 addresses. Contact information for the project consultants and city staff was provided so letter recipients could express any questions and concerns directly.

The project team realizes the importance that all citizen outreach and input plays in the development process. We are committed to encouraging and allowing residents and neighbors to express their thoughts, help them understand the matters and attempt to address them in a professional and appropriate way.

08/31/2018



August 31, 2018

Re: Design Review Application – Parcel F of DM19 – *Desert Mountain*

Dear Neighbor/Landowner:

We are the developer of a property located at Parcel F of DM19 at Desert Mountain, and we are writing to inform you that an application for Design Review approval has been filed with the City of Scottsdale.

The site consists of approximately 5 acres that is currently being graded as a part of the DM-19 master plan. The property will be developed with 9 condominium buildings consisting of 45 total units that will be accessed from within the Desert Mountain Seven community. The buildings will be located on a single street adjacent to the fairways of the new Desert Mountain Seven golf course and will be consistent with the character and architecture of other homes within the Desert Mountain community.

If you have any questions about this application, I can be reached by phone, (760) 900-8989, or by email at rudym@FDGroup.us. You may also contact Jesus Murillo with the City of Scottsdale at (480) 312-2500.

Sincerely,

A handwritten signature in blue ink, appearing to read "Rudy Herrera".

Rudy Herrera
(760) 900-8989
Rudy@FDGroup.us

FAMILY DEVELOPMENT
7669 E. Pinnacle Peak Drive, Suite 110
Scottsdale, AZ 85255

41-DR-2018
9/4/2018

Parcel Number	Owner	MAIL_ADDR1	MAIL_CITY	MAIL_STA	MAIL_ZIP
219-11-006L	CHRIST THE LORD LUTHERAN CHURCH	9205 E CAVE CREEK RD	CAREFREE	AZ	85377
219-11-010D	OUR LADY OF JOY ROMAN CATHOLIC PARISH CAREFRE	400 E MONROE	PHOENIX	AZ	85004
219-11-112	EYNON DENNIS J/CAROLYN S	8300 W DIXEleta DR UNIT 286	SCOTTSDALE	AZ	85266
219-11-128	GOODHALL ELENA R/BEEMAN GLENN A	9021 E CAVE CREEK RD	CAREFREE	AZ	85377
219-11-129	REYNOLDS DEAN C/JODI L	PO BOX 1378	CAREFREE	AZ	85377
219-11-130	PATRICK WILLIAM & KRISTINA MARIE BURGESS TR	39910 N MESSNER WY	ANTHEM	AZ	85086
219-11-131	ANDERSON ERIC	PO BOX 19629	FOUNTAIN HILLS	AZ	85269
219-11-145	DM19 LLC	4222 E CAMELBACK RD SUITE H100	PHOENIX	AZ	85018
219-11-146	DM19 LLC	4222 E CAMELBACK RD SUITE H100	PHOENIX	AZ	85018
219-11-147	EUGENE S ORRICO DECLARATION OF TRUST	9002 E CAVE CREEK RD	CAREFREE	AZ	85377
219-11-148	HESS-TRAYNOR REVOCABLE TRUST	PO BOX 3274	CAREFREE	AZ	85377
219-11-149	MALDONADO FERNANDO/HEATHER	8944 E CAVE CREEK RD	CAREFREE	AZ	85262
219-11-150	MURPHY MICHAEL S/JACQUELINE	4374 E LARIAT LN	PHOENIX	AZ	85050
219-11-154	ALBRECHT MICHAEL L TR/ALBRECHT MAKENNA R TR	1697 NE JUNE BERRY ST	ISSAQUAH	WA	98029
219-11-155	BIGGI JOHN S/LAURA L	5500 SW 85TH AVE	PORTLAND	OR	97225
219-11-156	HATCHER STEPHEN R/ELIZABETH	8931 E NORTHVIEW LN	CAREFREE	AZ	85377
219-11-157	WOLFF RICKY J/TAMSIN	8937 E NORTHVIEW LN	CAREFREE	AZ	85377
219-11-158	CHRISTENSON PHILIP D/SHEILA E	PO BOX 5107	CAREFREE	AZ	85377
219-11-665E	CITY OF SCOTTSDALE	3939 CIVIC CENTER PLAZA	SCOTTSDALE	AZ	85251
219-13-240	CITY OF SCOTTSDALE	9388 E SAN SALVADOR DR	SCOTTSDALE	AZ	85258
219-13-241	CITY OF SCOTTSDALE	9388 E SAN SALVADOR DR	SCOTTSDALE	AZ	85258
219-13-244A	DM19 LLC	4222 E CAMELBACK RD SUITE H100	PHOENIX	AZ	85018
219-13-399	DM19 LLC	4222 E CAMELBACK RD SUITE H100	PHOENIX	AZ	85018
219-13-401	DM19 LLC	4222 E CAMELBACK RD SUITE H100	PHOENIX	AZ	85018
219-13-402	DM19 LLC	4222 E CAMELBACK RD SUITE H100	PHOENIX	AZ	85018
219-13-403	DM19 LLC	4222 E CAMELBACK RD SUITE H100	PHOENIX	AZ	85018
219-13-404	DM19 LLC	4222 E CAMELBACK RD SUITE H100	PHOENIX	AZ	85018

41-DR-2018
9/4/2018



August 31, 2018

Re: Design Review Application – Parcel F of DM19 – *Desert Mountain*

Dear Neighbor/Landowner:

We are the developer of a property located at Parcel F of DM19 at Desert Mountain, and we are writing to inform you that an application for Design Review approval has been filed with the City of Scottsdale.

The site consists of approximately 5 acres that is currently being graded as a part of the DM-19 master plan. The property will be developed with 9 condominium buildings consisting of 45 total units that will be accessed from within the Desert Mountain Seven community. The buildings will be located on a single street adjacent to the fairways of the new Desert Mountain Seven golf course and will be consistent with the character and architecture of other homes within the Desert Mountain community.

If you have any questions about this application, I can be reached by phone, (760) 900-8989, or by email at rudya@FDGroup.us. You may also contact Jesus Murillo with the City of Scottsdale at (480) 312-2500.

Sincerely,

A handwritten signature in blue ink, appearing to read "R. Herrera", is written over the typed name.

Rudy Herrera
(760) 900-8989
Rudy@FDGroup.us

FAMILY DEVELOPMENT
7669 E. Pinnacle Peak Drive, Suite 110
Scottsdale, AZ 85255

Parcel F – of DM19
Design Review Approval Application

Citizen Participation Report

This Citizen Participation Report is in association with the Design Review Application for the construction of 9 Condominium buildings consisting of 45 units on an approximately 5-acre site located on Parcel F of Desert Mountain Parcel 19 located within the new Desert Mountain Seven community. The applicant is requesting Design Review approval of the architecture. The architectural design of this product is in accordance with the design parameters for the Desert Mountain community.

In accordance with the requirements for this application, a notification letter was sent to the neighbors and property owners within 750 feet of the site. The letter was mailed on August 31, 2018 and was sent to 27 addresses. Contact information for the project consultants and city staff was provided so letter recipients could express any questions and concerns directly.

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08/31/2018

Parcel Number	Owner	MAIL_ADDR1	MAIL_CITY	MAIL_STA	MAIL_ZIP
219-11-006L	CHRIST THE LORD LUTHERAN CHURCH	9205 E CAVE CREEK RD	CAREFREE	AZ	85377
219-11-010D	OUR LADY OF JOY ROMAN CATHOLIC PARISH CAREFRE	400 E MONROE	PHOENIX	AZ	85004
219-11-112	EYNON DENNIS J/CAROLYN S	8300 W DIXEleta DR UNIT 286	SCOTTSDALE	AZ	85266
219-11-128	GOODHALL ELENA R/BEEMAN GLENN A	9021 E CAVE CREEK RD	CAREFREE	AZ	85377
219-11-129	REYNOLDS DEAN C/JODI L	PO BOX 1378	CAREFREE	AZ	85377
219-11-130	PATRICK WILLIAM & KRISTINA MARIE BURGESS TR	39910 N MESSNER WY	ANTHEM	AZ	85086
219-11-131	ANDERSON ERIC	PO BOX 19629	FOUNTAIN HILLS	AZ	85269
219-11-145	DM19 LLC	4222 E CAMELBACK RD SUITE H100	PHOENIX	AZ	85018
219-11-146	DM19 LLC	4222 E CAMELBACK RD SUITE H100	PHOENIX	AZ	85018
219-11-147	EUGENE S ORRICO DECLARATION OF TRUST	9002 E CAVE CREEK RD	CAREFREE	AZ	85377
219-11-148	HESS-TRAYNOR REVOCABLE TRUST	PO BOX 3274	CAREFREE	AZ	85377
219-11-149	MALDONADO FERNANDO/HEATHER	8944 E CAVE CREEK RD	CAREFREE	AZ	85262
219-11-150	MURPHY MICHAEL S/JACQUELINE	4374 E LARIAT LN	PHOENIX	AZ	85050
219-11-154	ALBRECHT MICHAEL L TR/ALBRECHT MAKENNA R TR	1697 NE JUNEbERRY ST	ISSAQUAH	WA	98029
219-11-155	BIGGI JOHN S/LAURA L	5500 SW 85TH AVE	PORTLAND	OR	97225
219-11-156	HATCHER STEPHEN R/ELIZABETH	8931 E NORTHVIEW LN	CAREFREE	AZ	85377
219-11-157	WOLFF RICKY J/TAMSIN	8937 E NORTHVIEW LN	CAREFREE	AZ	85377
219-11-158	CHRISTENSON PHILIP D/SHEILA E	PO BOX 5107	CAREFREE	AZ	85377
219-11-665E	CITY OF SCOTTSDALE	3939 CIVIC CENTER PLAZA	SCOTTSDALE	AZ	85251
219-13-240	CITY OF SCOTTSDALE	9388 E SAN SALVADOR DR	SCOTTSDALE	AZ	85258
219-13-241	CITY OF SCOTTSDALE	9388 E SAN SALVADOR DR	SCOTTSDALE	AZ	85258
219-13-244A	DM19 LLC	4222 E CAMELBACK RD SUITE H100	PHOENIX	AZ	85018
219-13-399	DM19 LLC	4222 E CAMELBACK RD SUITE H100	PHOENIX	AZ	85018
219-13-401	DM19 LLC	4222 E CAMELBACK RD SUITE H100	PHOENIX	AZ	85018
219-13-402	DM19 LLC	4222 E CAMELBACK RD SUITE H100	PHOENIX	AZ	85018
219-13-403	DM19 LLC	4222 E CAMELBACK RD SUITE H100	PHOENIX	AZ	85018
219-13-404	DM19 LLC	4222 E CAMELBACK RD SUITE H100	PHOENIX	AZ	85018

**Stipulations for the
Development Review Board Application:
The Retreat @ Seven
Case Number: 41-DR-2018**

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, forms, colors, and textures shall be constructed to be consistent with the building elevations submitted by Danielian Associates, with a city staff date of 2-14-2019.
 - b. The location and configuration of all site improvements shall be consistent with the site plan submitted by Wood / Patel, with a city staff date of 2-14-2019.
 - 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 2-14-2019.
 - d. The water and sewer basis of design report (17-DR-2017) submitted by Wood/Patel, (Michael Young) and accepted in concept by the Water Resources Department.
 - e. Lighting and Photometric Plans submitted by Wright Engineering Corporation, with a city staff date of 2-14-2019. Delete this stipulation if unused. Use of this stipulation should be a rare occurrence.
 - f. No building on the site shall exceed 24 feet in height, measured as provided in the applicable section of the Zoning Ordinance, for the 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 the portion of the property zoned Townhouse Residential, Environmentally Sensitive Lands (R-4/ESL).

RELEVANT CASES:

Ordinance

- A. At the time of review, the applicable General Plan, Zoning, Development Review Board, Conditional Use Permit, Wash Modification, Final Plat, and Staff Approval cases for the subject site are: 5-GP-2016, 17-ZN-2016, 17-DR-2017, 6-UP-2016, 9-WM-2016, 13-PP-2017, and 100-SA-2018.

ARCHAEOLOGICAL RESOURCES:

Ordinance

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

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 site layout shall not locate the same building scheme next to each other. The site layout shall alternate between building Scheme-1 (Sheet A9.1) and Scheme-2 (Sheet A9.2) throughout the layout of the site.

SITE DESIGN:

DRB Stipulations

5. All private drives/streets that are fire lanes shall have a width of twenty-four (24) feet.
6. A minimum 7-foot-wide sidewalk shall be constructed with the project from the private drive/street to the north to the golf course and club house.
7. 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.

LANDSCAPE DESIGN:

Ordinance

- C. The property owner shall obtain approval of a Salvage/Native Plant Plan Application and obtain a permit to remove any tree.

DRB Stipulations

8. Prior to the issuance of any building permit for the development project, the property 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.
9. In the plaza area and at pedestrian nodes that are shown on the site plan, landscape pots and/or raised landscape planters shall have a minimum of 36 inches in diameter or width, a sufficient depth to support the root system of the plants located in the pots/planters, and an automatic irrigation system.

EXTRIOR LIGHTING:

Ordinance

- D. 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.
- E. 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.
- F. 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.
- G. All exterior luminaires shall have integral lighting shield and be directed downward, including landscape lighting.
- H. All exterior luminaires mounted 8 feet or higher, above finished grade, shall be directed downward and have an integral lighting shield.
- I. Any exterior luminaire with a total initial lumen output of greater than 1600 lumens shall have an integral lighting shield.
- J. 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.
- K. 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

- 10. 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.
- 11. Incorporate the following into parking lot and site lighting:
 - a. 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.
 - b. 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.
 - c. 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.

STREET INFRASTRUCTURE:

Ordinance

- L. All street infrastructure improvements shall be constructed in accordance with this City of Scottsdale (COS) Supplement to MAG Specifications and Details, and the Design Standards and Policies Manual.

DRB Stipulations

- 12. Prior to the issuance of any building permit for the development project, the property owner shall submit and obtain approval of civil construction documents to construct the following improvements:

a. Private Internal Street.

- i. A minimum 24-foot-wide back of curb to back of curb width.
- ii. A minimum cul-de-sac radius of 49-foot back of curb and inside radii of a minimum 20 feet.

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

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

DRAINAGE AND FLOOD CONTROL:

DRB Stipulations

15. With the civil construction document submittal, the property owner shall provide a drainage analysis that illustrates consistency with the approved subdivision final drainage report and provides documentation and analysis as needed for any changes from the approved report.

EASEMENTS DEDICATIONS:

DRB Stipulations

16. Prior to the issuance of any building permit for the development project, the property owner shall dedicate all easements to be in conformance with Condominium Plat and Improvement Plan Check Number 5494-18 and 5494-18-1.