



Project Narrative

**Desert Mountain Renegade Clubhouse  
Parcels (219-11-664P, 219-11-664B, 219-11-662C, 219-11-938C)  
DRB Application  
Desert Mountain Club, Inc.**

April 16, 2021

Dear City of Scottsdale  
Attn. Jesus Murillo

Please consider this application for the DRB approval of our newest Club amenity, the New Renegade Clubhouse. Desert Mountain Club has gone to great extent and has conducted extensive member inclusive communication for the last twenty (20) months regarding this proposed improvement. We have sent out over fifty (50) notifications to our membership and conducted over thirty (30) focus group meetings and project presentations. Desert Mountains membership participated in a membership vote in February 2020. Desert Mountain received nearly 90% approval from over 4,000 active members. We are very excited to once again continue our Master Plan Improvements and continue our vision to become the finest private club and community for golf and recreation lifestyle in North America, for which we are proud to be located in Scottsdale.

## **Background**

Desert Mountain Club has conducted an extensive Long-Range Facilities Plan (LRFP) to analyze current operations and identify key areas of improvement to effectively accommodate growth and operational needs of the club and its members. One area identified for improvement is the existing double-wide trailer that we have utilized for the last twenty years as a dining venue, which you would agree does not meet the criteria for Desert Mountain Club.

The current Renegade Clubhouse is Desert Mountain's most differed asset and poses the highest level of operational inefficiencies. The separation of the existing clubhouse and the "dining facility" (which is a double-wide trailer) by the Galloway Wash creates

a hazardous condition with a rain event or flash flood. Guests and employees must quickly be escorted across the wash during these events, otherwise they are trapped until the water subsides. The remote nature of the dining facility creates additional cart traffic and restricts clubhouse use as a result of its remote location. The objective of the new site development is to improve the golf experience, enhance the dining options, increase operational efficiencies, and improve all safety conditions. With the newly constructed Renegade Clubhouse we hope to retain the charm of the existing Renegade Clubhouse and provide an unparalleled member experience.

## Location

The proposed location for the new Renegade Clubhouse will be located at 38580 N. Desert Mountain Parkway, Scottsdale, AZ 85262. The site is accessed through the community via Desert Mountain Parkway, which is the primary circulation route throughout the community.

GPS Coordinates: 33°50'9.99"N 111°52'3.62"W

## Zoning

There are two different zoning specifications that fall within these parcels, R-4R and O-S.

## Site Design

Unlike most parcels found within Desert Mountain, the natural terrain of these Parcels is relatively flat. The design of the site carefully incorporates existing site formations in a manner that will cause minimal disturbance to the natural terrain. The overall site design will utilize parking on the north east side of the Clubhouse arrival drive with golf facilities on the south west side. The intention is for the parking to be located and screened up against the existing walls along hole number one with expensive views to the golf practice facility and the proposed club. Golf operations and circulation has been considered more strongly in the new proposed arrangement. Bag drop and guest arrival at the motor court will now be facilitated seamlessly and golfers will not have to carry their bags through the parking lot.

The new building site will be located approximately in the area of the existing driving tees in front of the existing restaurant. **The proposed location has been extensively shared with our membership, with a 99% approval with the proposed location.** A 21,000 square-foot facility will have improved features including a pro shop, lounge,

dining, lockers, outdoor dining/outdoor patio, and a scoreboard lawn. The existing wash will be rerouted to the west side of the proposed building and the benefits of this are both better relationships to golf and parking, as well as improved safety between parking golf facilities and dining facilities. Rerouting the wash to its approximate original location and removing it from being in play with the golf facility will allow for less activity in the wash. The goal is to have the wash return to a more natural state after it is separated from the golf play.

A comparison parking study was performed comparing the existing clubhouse, performance center, and golf course and the proposed clubhouse, performance center, and golf course. The existing parking lot is 178 stalls (with a surplus of 2 stalls per parking code requirement) and the proposed parking lot is 226 stalls (with a surplus of 15 stalls per the parking requirements). See DRB sheet 23 of 42 for comparison chart with additional information.

## **ESL Landforms and Special Features**

Desert Mountain Club will be modifying the alignment of Galloway Wash within the Renegade Golf Course as a part of the reconfiguration of the adjacent golf facilities and the construction of a new clubhouse and associated parking and access routes. The specific section of wash to be relocated is approximately 900 feet long and passes between the 1st and 18th holes on the south of the existing clubhouse. The proposed alignment of the wash will reroute it north of the proposed clubhouse before rejoining the existing wash alignment. The existing alignment of the wash was established during the construction of the golf course, which opened in 1987. Historically, the alignment of the wash was essentially along alignment which is currently being proposed. This is supported by the drainage reports prepared around that same time and by historic USGS maps which only very recently have been updated to reflect the current alignment of the wash.

Desert Mountain has approved USACE jurisdictional delineation and has been advised that this project falls under Nationwide Permit #3 (and can be found in Appendix G of the Drainage Report).

## **Architecture Design**

Desert Mountain proposes to construct a sophisticated, desert contemporary style clubhouse that will be consistent with the "Desert Contemporary" style described within Desert Mountain's Master Environmental Design Concept Plan (MEDCP) Amendment which has been reviewed and approved by the City and has been the basis of all improvements within the gates of the Desert Mountain Club.

The overall architectural style of the building is based on the established regional desert theme by using low pitched roofs with deep overhangs, and stone massing within the building that extend into the site. The clubhouse is intended to be a transitional desert style using the traditional desert mountain stone, but mixing in larger glass openings, and colored textured board form concrete accents, to create a building that blends with the identity of the other signature clubhouse buildings, while providing a subtle twist to recognize its new era. The building is specifically located to provide a junction point between the practice facility, hole 1, and hole 18, in siting the building the design plans to relocate the once modified existing wash in order to minimize its disturbance from golf activities and allow it to return to a more natural state. Additionally, this relocation allows for safer access to the club facility and not mandating crossing the wash which can have intermittent flows during rain events.

The building is a two-story facility, but essentially with one story above ground, with the cart barn and other functions buried into the hillside. This allows for less visual impact on the site and takes advantage of the cooling properties of a partially buried floor. The deep overhangs provide for shade for the indoor and outdoor spaces, in addition to planned decorative operable screens that will help modulate sun impacts on residents and heat. The site will be primarily revegetated with native plants, while using carefully selected regionally adapted plants to add interest in areas surrounding the clubhouse. The traditional desert mountain native planting transitions will happen at the edges of the projects where it meets the desert or established landscapes.

### **Entry Features / Site Elements / Landscaping**

The proposed plan will provide a redesigned entry off Desert Mountain Parkway and a scenic, meandering drive to the clubhouse. Aesthetic treatment of the entry corridor, minor drainage structures, minor retaining walls, lighting and landscaping will be found throughout the site. In general, our goal is to utilize materials and colors that harmonize with the natural desert environment while providing a unique design and theme that will be distinctive to the Renegade Clubhouse.

The original project design had 2 water features proposed, but after the Pre-Application conference, this has been reduced based on overall balance of effect and water consumption. The remaining water feature has been reduced by approximately 50% in size and will greatly reduce evaporation and wind driven loss based on the design and adjacency to a fixed wall. The team has submitted an application to the water conservation office for a water feature permit. The water feature has been approved by Water Conservation - see separate document dated April 12, 2021.

Over the last thirty years, Desert Mountain Club has evolved one of the finest

revegetation programs in the Sonoran Desert. Having over 30 years of experience allows our landscape crews to revegetate areas disturbed by construction in a manner that appears natural upon maturity and blends seamlessly with the native undisturbed landscape. The natural desert planting will be carried up to the site of the improvements, consisting of native plants and non-indigenous, desert-type plants.

**Closing:**

Desert Mountain Club is known for its quality-designed, developer-built improvements. This project will continue the success and high standards found throughout Desert Mountain. With this application, and due to the **extensive community out-reach resulting in a complete membership vote (copies attached) of the proposed improvements, we request a Staff Approval to proceed with construction document review and submission.** Thank you for your time and thoughtful consideration of our request. We look forward to working with the City on this important project to the Desert Mountain Club community.

# RENEGADE CLUBHOUSE

## DESERT MOUNTAIN

### DEVELOPMENT REVIEW BOARD SUBMITTAL

04/16/2021

NOT FOR  
CONSTRUCTION

DRAWN BY: JV/GVJ  
CHECKED BY: GBW  
PROJECT NO.: 2019001.20  
ISSUE DATE: 04/16/2021  
REVISIONS:

SHEET TITLE:

COVER SHEET

SHEET NUMBER:

1 OF 42

#### PROJECT DIRECTORY

<b>OWNER</b>	DESERT MOUNTAIN 337700 North Desert Mountain Parkway 10550 East Desert Hills Drive, Scottsdale, Arizona, 85262 480.595.4000 Contact: Todd A. Bruen Email: tabruen@DesertMt.com
<b>SURVEYOR</b>	GANNETT FLEMMING 3838 North Central Avenue Phoenix, Arizona, 85012-1957 60.553.8817 Contact: John R. Snodgrass Email: jsnodgrass@GFNET.com
<b>ARCHITECT</b>	DTJ DESIGN 3101 Iris Avenue, Suite 130 Boulder, Colorado, 80301 303.443.7533 Contact: David Poppleton Email: dpoppleton@dtjdesign.com
<b>LANDSCAPE ARCHITECT</b>	DTJ DESIGN 3101 Iris Avenue, Suite 130 Boulder, Colorado, 80301 303.443.7533 Contact: Greg White Email: gwhite@dtjdesign.com
<b>CIVIL ENGINEER</b>	GANNETT FLEMMING 3838 North Central Avenue Phoenix, Arizona, 85012-1957 60.553.8817 Contact: Byron Dixon Email: bdixon@GFNET.com
<b>CONTRACTOR</b>	TBD Address City, State, Zipcode Phone Number Contact: Contractor Contact Email: contractor e-mail

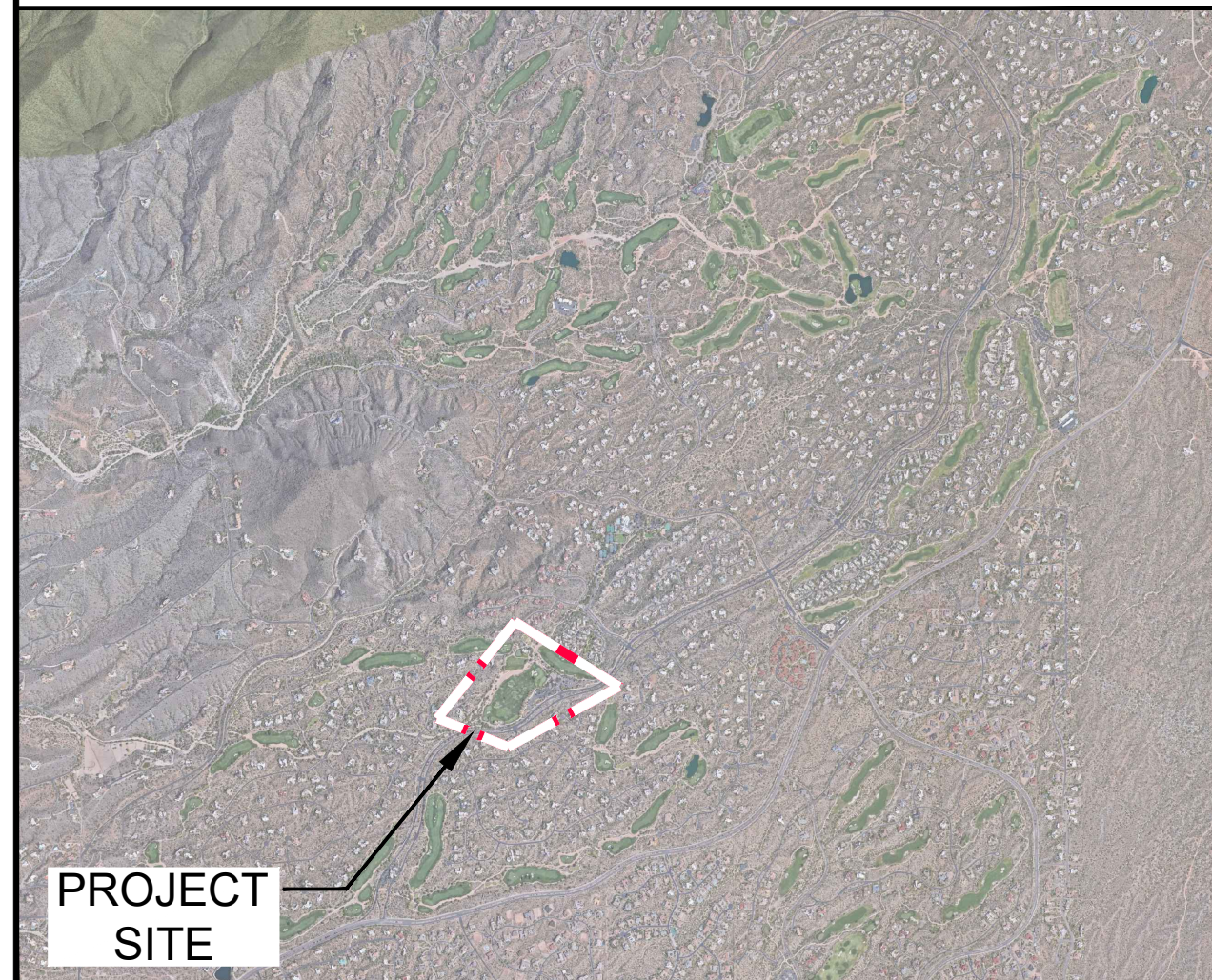
#### CONCEPTUAL PROJECT RENDERING



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#### CONTEXT MAP



#### LOCATION MAP





### LAYOUT & GRADING LEGEND

	R.O.W. LINE
	LOT LINE
	PROPOSED 1' CONTOUR
	PROPOSED 5' CONTOUR
	LIMIT OF WORK
	SITE WALL
	SITE FENCE

**NOTES:**  
 1. GRADING AND SITE INFRASTRUCTURE PER CIVIL PLANS.

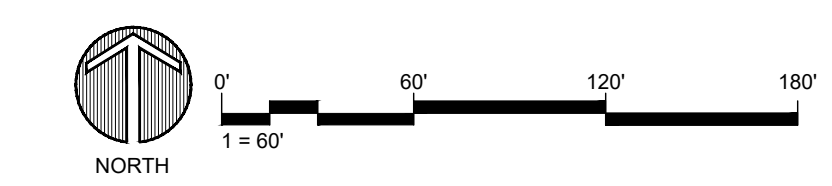
### SITE PLAN NOTES

**PARCEL NUMBER:** 219-11-938F, 219-11-664P, 219-11-664B, & 219-11-662C  
**PARCEL ZONING:** OS ESL (HD) (OPEN SPACE)  
**GROSS PARCEL AREA:** 1,504,290.82 SF (34.534 AC)  
**NAOS AREA:** 112,675.21 SQ FT (2.587 AC)  
**NET PARCEL AREA:** 1,391,615.61 (31.947 AC.)  
**PROPOSED BUILDING SIZE:** 21,083 SQ FT  
**PROPOSED BUILDING USE:** COMMERCIAL

NOT FOR CONSTRUCTION

DRAWN BY: JVG/GV  
 CHECKED BY: GBW  
 PROJECT NO.: 2019001.20  
 ISSUE DATE: 04/16/2021  
 REVISIONS:

SHEET TITLE:  
 GRAPHIC SITE PLAN  
 SHEET NUMBER:



Drawing: U:\2019001\_20\Desert Mountain\05\_CAD\01\_Renegade\Sheets\DRB\_Sheet Set\1.03\_Overall\Graphic\_Plan.dwg  
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 Last Plotted: 4/16/2021 2:01:06 PM  
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PORTE COCHERE / ENTRY



CLUBHOUSE BAR / LOUNGE VIEW TO REAR PATIO



DINING ROOM VIEW TO REAR PATIO



REAR PATIO

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NOT FOR  
CONSTRUCTION

DRAWN BY: JV/GGV  
CHECKED BY: GBW  
PROJECT NO.: 2019001.20  
ISSUE DATE: 04/16/2021  
REVISIONS:

SHEET TITLE:

DRB RENDERINGS

SHEET NUMBER:



# A.L.T.A.-N.S.P.S. SURVEY

## RENEGADE CLUBHOUSE PARCEL AT DESERT MOUNTAIN

### LEGAL DESCRIPTION

That certain portion of Parcel No. 1, (Holes 1, 16, 17, 18 and Clubhouse Envelope) of RENEGADE GOLF COURSE AT DESERT MOUNTAIN described in Special Warranty Deed recorded in the office of the County Recorder of Maricopa County, Arizona as instrument number 2011-0000703 and being located in Section 29 of Township 6 North, Range 5 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona more particularly described as follows:

Beginning at the eastern most corner of Lot 14 of Desert Mountain Phase I, Unit One, a subdivision according to the plat of record found in the office of the County Recorder of Maricopa County, Arizona in Book 293 of Maps, page 41;

thence along the northerly boundary of said Unit One, also being the northerly boundary of said Lot 14, North 77 degrees 13 minutes 30 seconds West a distance of 174.11 feet;

thence leaving said northerly boundary, North 35 degrees 55 minutes 20 seconds East a distance of 295.69 feet to an angle point on the southerly boundary of Lot 13 of the Desert Mountain Phase II, Unit Twenty-Eight, (The Village of Lookout Ridge), a subdivision according to the plat of record found in the office of the County Recorder of Maricopa County, Arizona in Book 482 of Maps, page 27;

thence along the southerly boundary of said Unit Twenty-Eight, also being the southerly boundary of said Lot 13 and thereafter Lot 12, Tract D, Lots 11 and 10, Tract C, Lots 9 and 8 and Tract B respectively thereof, traversing the following courses and distances:

North 32 degrees 02 minutes 58 seconds East, 178.98 feet;

South 67 degrees 12 minutes 58 seconds East, 235.37 feet to the western most corner of Desert Mountain Phase II, Unit Twenty-Five, (The Village of Renegade Trail), a subdivision according to the plat of record found in the office of the County Recorder of Maricopa County, Arizona in Book 450 of Maps, page 32;

thence along the southwesterly boundary of said Unit Twenty-Five, also being the southwesterly boundary of Tract G, Lots 6, 7 and 8, Tract F, Lots 9 and 10, Tract E, Lots 16, 17 and 18 and Tract D respectively thereof, traversing the following courses and distances:

South 56 degrees 02 minutes 35 seconds East, 365.86 feet;

South 63 degrees 36 minutes 32 seconds East, 204.46 feet;

South 68 degrees 12 minutes 57 seconds East, 87.23 feet;

South 71 degrees 18 minutes 50 seconds East, 314.72 feet;

South 76 degrees 08 minutes 15 seconds East, 287.67 feet to a point of intersection with the northwesterly right of way line of Desert Mountain Parkway, a private access-way according to the Desert Mountain Phase I Map of Dedication, found in the office of the County Recorder of Maricopa County, Arizona in Book 299 of Maps, page 46;

thence along said northwesterly right of way, South 30 degrees 24 minutes 29 seconds West a distance of 93.02 feet to the beginning of a non-tangent curve, concave northwesterly and having a radius point which bears North 83 degrees 53 minutes 01 seconds West at a distance of 240.00 feet; thence southwesterly along the arc of said curve and continuing along said northwesterly right of way, through a central angle of 89 degrees 41 minutes 28 seconds, a distance of 375.70 feet to a point;

thence continuing along said northwesterly right of way, on a line not tangent to the last mentioned curve, North 79 degrees 00 minutes 59 seconds West, a distance of 71.91 feet;

thence continuing along said northwesterly right of way the following two courses:

North 81 degrees 07 minutes 10 seconds West, 77.87 feet;

South 73 degrees 34 minutes 05 seconds West, 194.83 feet to the beginning of a tangent curve, concave southeasterly and having a radius of 1336.78 feet;

thence southwesterly along the arc of said curve and continuing along said northwesterly right of way, through a central angle of 22 degrees 15 minutes 38 seconds a distance of 519.37 feet;

thence on a line tangent to said curve and continuing along said northwesterly right of way, South 51 degrees 18 minutes 26 seconds West, a distance of 274.41 feet to the beginning of a tangent curve, concave northwesterly and having a radius of 884.19 feet;

thence southwesterly along the arc of said curve and continuing along said northwesterly right of way, through a central angle of 11 degrees 59 minutes 42 seconds, a distance of 185.11 feet to a point;

thence leaving said curve on a non-tangent line, continuing along said northwesterly right of way, traversing the following courses and distances:

South 49 degrees 15 minutes 21 seconds West, 155.21 feet;

South 82 degrees 11 minutes 54 seconds West, 212.01 feet;

North 79 degrees 36 minutes 02 seconds West, 159.16 feet;

South 86 degrees 27 minutes 03 seconds West, 87.66 feet to a point of intersection with the easterly boundary of said Desert Mountain Phase I, Unit One;

thence along said easterly boundary, also being the easterly boundary of Lots 9 through 14 respectively thereof, North 19 degrees 19 minutes 58 seconds East a distance of 1105.06 feet to the Point of Beginning.

Containing 1,504,290.82 Square Feet or 34.534 Acres more or less.

### SCHEDULE B (NP=NON-PLOTTABLE ITEM, [ # ] =SHOWN ON SHEET 2, DNA=DOES NOT AFFECT THE SUBJECT PROPERTY)

(NP) 1. Taxes for the full year of 2021.

(The first half is due October 1, 2021 and is delinquent November 1, 2021. The second half is due March 1, 2022 and is delinquent May 1, 2022.)

(NP) 2. Any charge upon said land by reason of its inclusion in Desert Mountain Master Association. (All assessments due and payable are paid.)

(NP) 3. Reservations or Exceptions in Patents, or in Acts authorizing the issuance thereof.

(NP) 4. Declaration of Covenants, Conditions and Restrictions recorded as Instrument No. 86-153895, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

Designation of Successor Declarant recorded as Instrument No. 2011-000699 of Official Records.

(NP) 5. Declaration of Covenants, Conditions and Restrictions recorded as Instrument No. 97-910624, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

Amendment to said Restrictions recorded as Instrument No. 2007-856188 of Official Records.

(DNA) 6. An easement for Electric lines and poles and incidental purposes in the document recorded in Docket 2539, Page 112. (PARTIALLY ABANDONED BY 88-337303, REMAINING PORTION OFFSITE).

7. An easement for Electric lines and incidental purposes in the document recorded as Instrument No. 88-365326 of Official Records.

8. An easement for Sewer line and incidental purposes in the document recorded as Instrument No. 88-489395 of Official Records.

(DNA) 9. An easement for Communication Facilities and incidental purposes in the document recorded as Instrument No. 90-69101 of Official Records. (OFFSITE)

(DNA) 10. An easement for Electric lines and incidental purposes in the document recorded as Instrument No. 92-469180 of Official Records. (OFFSITE)

(NP) 11. The terms and provisions contained in the document entitled "Declaration Limiting Total Development" recorded January 16, 2000 as Instrument No. 2000-62296 of Official Records.

12. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Record of Survey of Renegade Golf Course at Desert Mountain, as recorded in Plat Book 1409, Page 2, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). (BOUNDARY CORNERS OF THIS SURVEY)

13. An easement for Natural Area open space, including restored desert and incidental purposes in the document recorded as Instrument No. 2010-200719 of Official Records.

Release of Easement (individual) recorded as Instrument No. 2011-621034 and as Instrument No. 2011-621035 of Official Records.

14. The terms and provisions contained in the document entitled "Grant of Clubhouse Driveway and Parking Lot Easement" recorded August 17, 2010 as Instrument No. 2010-704077 of Official Records.

15. The terms and provisions contained in the document entitled "Grant of Cart Path and Access Easement" recorded August 17, 2010 as Instrument No. 2010-704078 of Official Records.

(DNA) 16. The terms and provisions contained in the document entitled "Grant of Cart Path and Access Easement" recorded August 17, 2010 as Instrument No. 2010-704080 of Official Records. (OFFSITE)

17. The terms and provisions contained in the document entitled "Grant of Cart Path and Access Easement" recorded August 17, 2010 as Instrument No. 2010-704081 of Official Records.

18. The terms and provisions contained in the document entitled "Grant of Cart Path and Access Easement" recorded August 17, 2010 as Instrument No. 2010-704082 of Official Records.

(DNA) 19. The terms and provisions contained in the document entitled "Grant of Cart Path and Access Easement" recorded August 17, 2010 as Instrument No. 2010-704083 of Official Records. (OFFSITE)

20. The terms and provisions contained in the document entitled "Grant of Master Path and Trail Easement" recorded September 14, 2010 as Instrument No. 2010-791591 of Official Records.

21. The terms and provisions contained in the document entitled "Grant of Master Path and Trail Easement" recorded September 14, 2010 as Instrument No. 2010-791592 of Official Records.

(NP) 22. Declaration of Covenants, Conditions and Restrictions recorded as Instrument No. 2011-517763, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

First Amendment recorded as Instrument No. 2013-169217 of Official Records.

Second Amendment recorded as Instrument No. 2018-540413 of Official Records.

(DNA) 23. The terms and provisions contained in the document entitled "Memorandum of Grant of Easement" recorded August 6, 2012 as Instrument No. 2012-693831 of Official Records. (OFFSITE)

(DNA) 24. An easement for Utility and incidental purposes in the document recorded as Instrument No. 2019-413312 of Official Records. (OFFSITE)

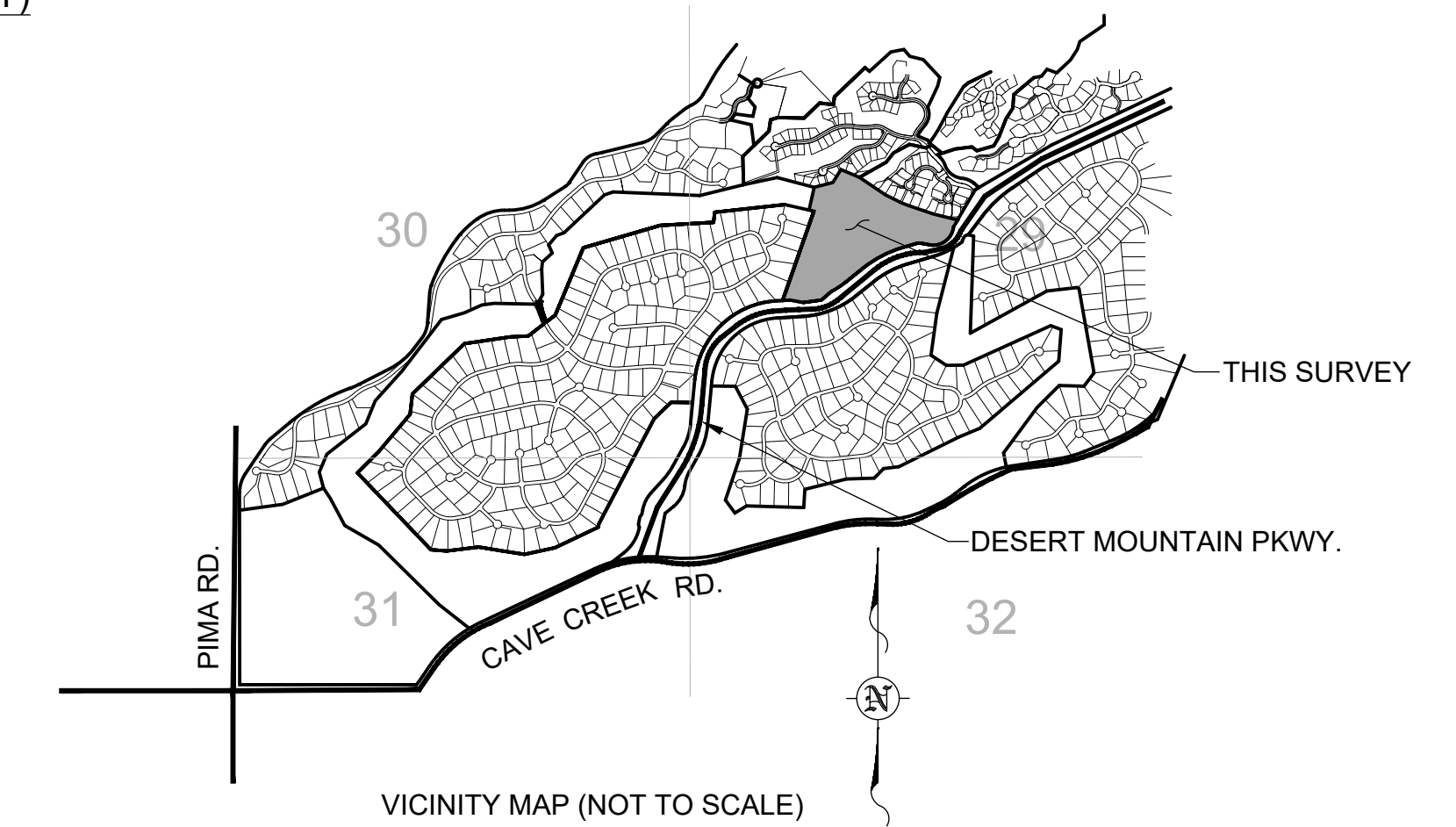
25. Any facts, rights, interests or claims which would be disclosed by a correct ALTA/NSPS survey.

(NP) 26. The rights of parties in possession by reason of any unrecorded lease or leases or month to month tenancies affecting any portion of the within described property.

NOTE: This matter will be more fully set forth or deleted upon compliance with the applicable requirement(s) set forth herein.

(NP) 27. Water rights, claims or title to water, whether or not shown by the public records.

PART OF SECTION 29, T.6N., R. 5E., G.&S.R.B.&M.



### NOTES:

1. THIS SURVEY WAS PRODUCED BASED UPON COMMITMENT FOR TITLE INSURANCE FILE NUMBER NCS-1054761-PHX1, FURNISHED BY FIRST AMERICAN TITLE INSURANCE COMPANY AND DATED EFFECTIVE MARCH 11, 2021 AT 8:00 A.M.

2. THE BOUNDARY WAS SURVEYED AND SET BY SURVEY RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA AS BOOK 1409 OF MAPS, PAGE 02.

3. UTILITIES ARE SHOWN BY BLUE STAKE LOCATION, RECORD MAPPING AND SURFACE EVIDENCE. THEY ARE DEPICTED SCHEMATICALLY. NO SUB-SURFACE INVESTIGATION WAS MADE.

4. REFERENCE MATERIALS FOR THIS SURVEY ARE THOSE NOTED ON BOOK 1409 OF MAPS, PAGE 02, CITY OF SCOTTSDALE QUARTER SECTION MAPS AND ALL OF THE DOCUMENTS NOTED IN THE TITLE REPORT.

5. THE BASIS OF BEARING IS N00°03'50"W ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 6 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AS NOTED ON BOOK 1409 OF MAPS, PAGE 02.

6. IMPROVEMENTS WERE LOCATED BY AERIAL MAPPING IN 2015. THEY HAVE BEEN VISUALLY VERIFIED IN THE FIELD FOR THIS SURVEY.

7. ELEVATIONS ARE BASED UPON N.A.V.D. 1988 DATUM.

### CERTIFICATION

To: THE CITY OF SCOTTSDALE, ARIZONA, AN ARIZONA MUNICIPAL CORPORATION;  
FIRST AMERICAN TITLE INSURANCE COMPANY; DESERT MOUNTAIN CLUB, INC., AN ARIZONA NON-PROFIT CORPORATION;

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title

American Land Title Association® (ALTA) Minimum Standard Detail Requirements  
National Society of Professional Surveyors (NSPS) For ALTA/NSPS Land Title Surveys

Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1,5,8,11a,11b,15&18 of Table A thereof. The fieldwork was completed on SEPTEMBER7, 2018.

Date of Plat or Map: MARCH 19, 2021. JOHN R. SNODGRASS, R.L.S. 22281

*John R. Snodgrass*  
REGISTERED PROFESSIONAL SURVEYOR  
22281  
JOHN R. SNODGRASS  
State of Arizona  
3-19-21

### OWNER

DESERT MOUNTAIN CLUB, INC.  
10550 E. DESERT HILLS DRIVE  
SCOTTSDALE, AZ. 85262

### ARCHITECT

DTJ DESIGN, INC.  
3101 IRIS AVE., STE. 130  
BOULDER, COLORADO 80301

### CIVIL ENGINEER

GANNETT FLEMING, INC.  
3800 N. CENTRAL AVE., STE. 1900  
PHOENIX, AZ. 85012-1957

### RENEGADE CLUBHOUSE AT DESERT MOUNTAIN 1018-PA-2020

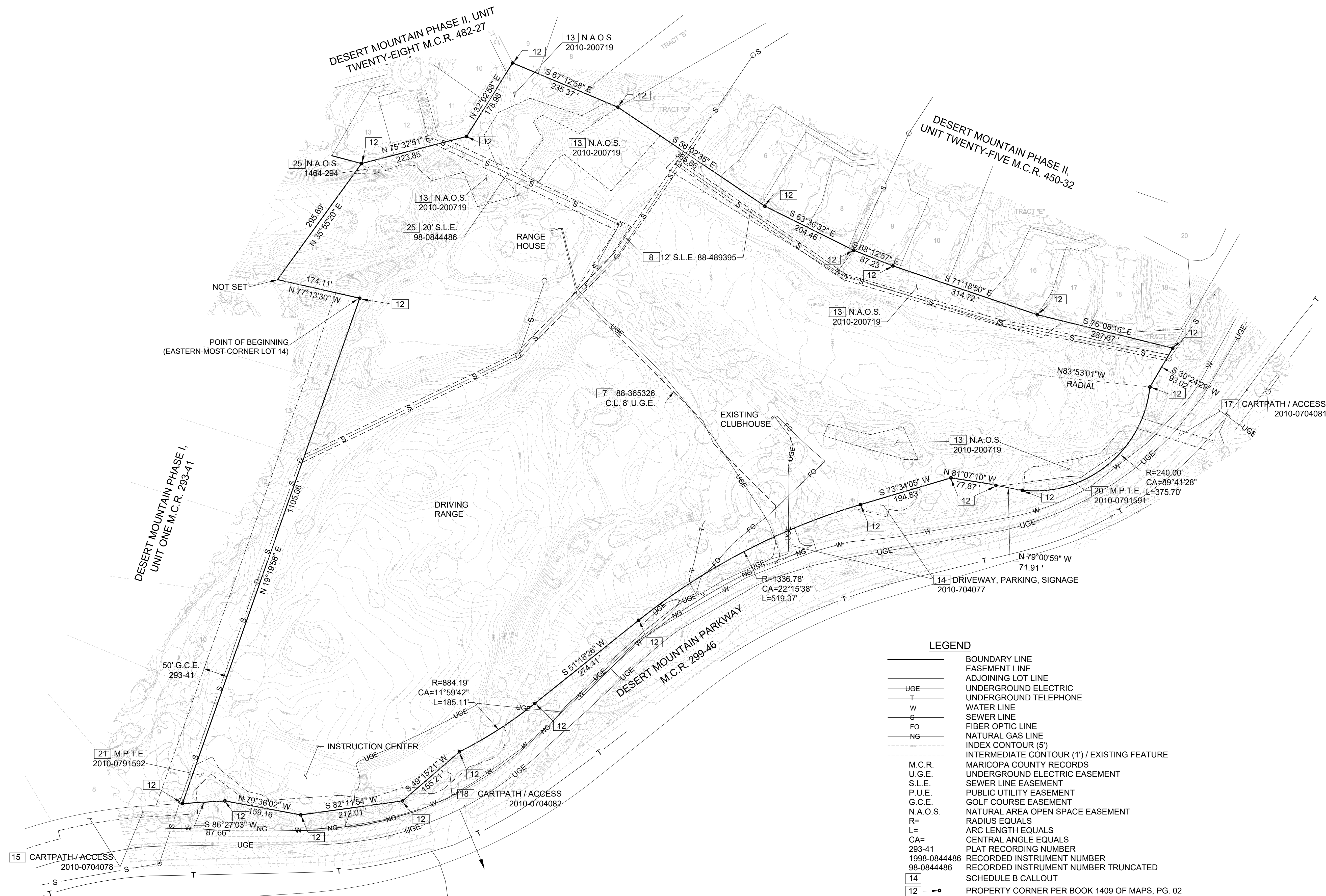
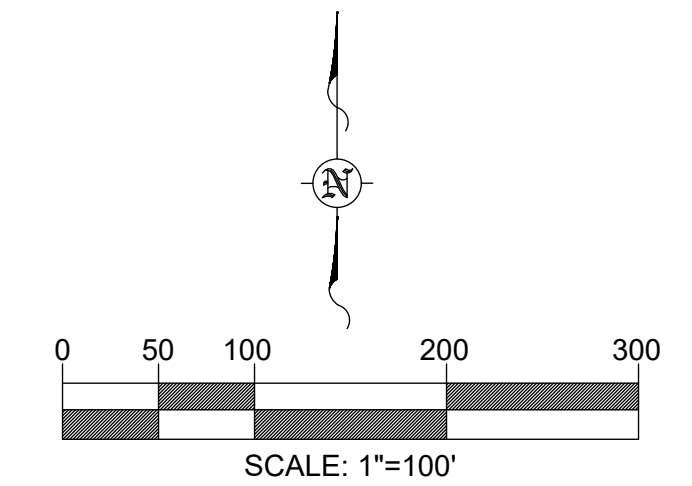
ALTA-NSPS SURVEY-RENEGADE CLUBHOUSE  
AT DESERT MOUNTAIN

PREPARED BY GANNETT FLEMING INC.  
3838 N. CENTRAL AVE. STE. 1900  
PHOENIX, ARIZONA, 85012-1957  
PH. 602-553-8817, FAX 602-553-8816

SCALE: AS SHOWN 4 OF 42

JOB NO	DATE	SURVEY BY	DRWN BY
065993.500	3-2021	JRS	JRS

1018-PA-2020



- LEGEND**
- BOUNDARY LINE
  - - - - EASEMENT LINE
  - - - - ADJOINING LOT LINE
  - U.G.E. UNDERGROUND ELECTRIC
  - T UNDERGROUND TELEPHONE
  - W WATER LINE
  - S SEWER LINE
  - FO FIBER OPTIC LINE
  - NG NATURAL GAS LINE
  - INDEX CONTOUR (5')
  - INTERMEDIATE CONTOUR (1') / EXISTING FEATURE
  - M.C.R. MARICOPA COUNTY RECORDS
  - U.G.E. UNDERGROUND ELECTRIC EASEMENT
  - S.L.E. SEWER LINE EASEMENT
  - P.U.E. PUBLIC UTILITY EASEMENT
  - G.C.E. GOLF COURSE EASEMENT
  - N.A.O.S. NATURAL AREA OPEN SPACE EASEMENT
  - R= RADIUS EQUALS
  - L= ARC LENGTH EQUALS
  - CA= CENTRAL ANGLE EQUALS
  - 293-41 PLAT RECORDING NUMBER
  - 1998-0844486 RECORDED INSTRUMENT NUMBER
  - 98-0844486 RECORDED INSTRUMENT NUMBER TRUNCATED
  - 14 SCHEDULE B CALLOUT
  - 12 PROPERTY CORNER PER BOOK 1409 OF MAPS, PG. 02

*John R. Snodgrass*

3-19-21

**RENEGADE CLUBHOUSE  
AT DESERT MOUNTAIN  
1018-PA-2020**

ALTA-NSPS SURVEY-RENEGADE CLUBHOUSE AT DESERT MOUNTAIN			
PREPARED BY GANNETT FLEMING INC. 3838 N. CENTRAL AVE. STE. 1900 PHOENIX, ARIZONA, 85012-1957 PH. 602-553-8817, FAX 602-553-8816			
SCALE: 1"=100'		5 OF 42	
JOB NO	DATE	SURVEY BY	DRWN BY
065993.500	3-2021	JRS	JRS

1018-PA-2020

**SLOPE TABLE**

PARCEL	LOWER DESERT					
	0-2%	2-5%	5-10%	10-15%	15-25%	25+%
P1-LD1	134042.35	150770.06	214269.49	148425.59	153241.24	62827.75
P1-LD2	273966.23	344740.94	298112.65	152323.46	136217.57	59233.22
P3-LD	89873.23	86821.13	92642.91	48217.87	44601.18	25879.68
TOTAL	497881.81	582332.13	605025.05	348966.92	334059.99	147940.65
REQUIRED NAOS	99576.362	145583.0325	181507.515	104690.076	100217.997	44382.195
TOTAL LOWER DESERT	675957.1775	(15,518 AC.)				
PARCEL	UPPER DESERT					
	0-2%	2-5%	5-10%	10-15%	15-25%	25+%
P1-UD-1	78648.12	72777.86	115467.88	87634.86	133266.98	125050.15
P1-UD-2	7434.69	1839.07	11000.69	10449.78	8429.46	2709.61
P1-UD-3	25.21	109.79	292.33	95.86	352.98	274.78
P2-UD	750998.85	717598.99	1134012.94	715459.87	680822.78	299728.02
P3-UD	518751.50	570065.57	826205.84	604688.78	621040.69	250398.15
TOTAL	1355858.37	1362391.28	2086979.68	1418329.15	1443912.89	678160.71
REQUIRED NAOS	338964.5925	340597.82	730442.888	638248.1175	649760.8005	305172.3195
TOTAL UPPER DESERT	3003186.538	(68,944 AC.)				
TOTAL REQUIRED NAOS	3679143.716	(84,462 AC.)				
TOTAL LAND AREA	10861838.63	(249,355 AC.)				

**N.A.O.S. TABLE**

(1)	(2)	(3)	(4)	(5)
2010-0200719	DEDICATION	3,065,527.77 S.F.	154,782.00 S.F.	
2011-0621034	RELEASE			35,893.44 S.F.
2011-0621035	RELEASE			1,180.35 S.F.
1465-045	RELEASE			286,807.30 S.F.
2010-0200719	N/A	2,741,646.68 S.F.	154,782.00 S.F.	
1464-294	DEDICATION	940,611.65 S.F.	165,138.04 S.F.	

**N.A.O.S. SUMMARY**

TOTAL N.A.O.S. REQUIRED (118-SA-2018).....3,679,143.72 S.F. (84,462 AC.)  
 TOTAL N.A.O.S. DEDICATED.....3,682,258.33 S.F. (84,533 AC.)  
 AREA OF TOTAL DEDICATION THAT IS R.D.....319,920.04 S.F. (7,344 AC.)  
 PERCENT OF DEDICATION THAT IS R.D.....8.7%

**N.A.O.S. TABLE LEGEND**

- (1) = DOCUMENT NUMBER
- (2) = DOCUMENT TYPE
- (3) = TOTAL AREA DEDICATED
- (4) = AREA OF (3) THAT IS REHABILITATED DESERT (R.D.)
- (5) = AREA RELEASED

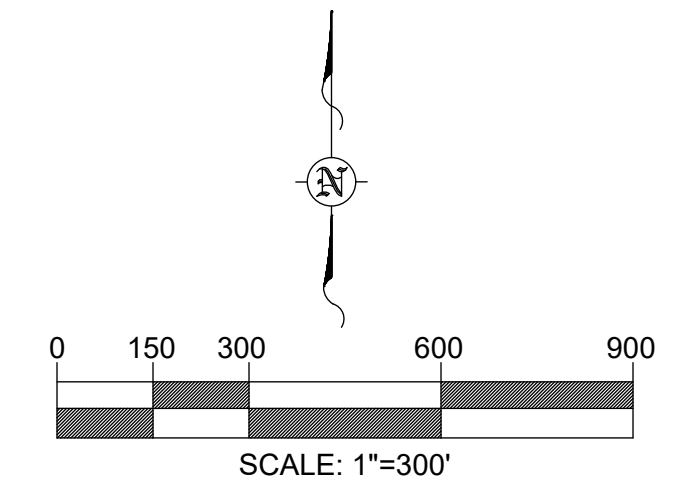
**LEGEND**

- GOLF COURSE BOUNDARY LINE
- LANDFORM LINE PER CITY OF SCOTTSDALE ESLO MAPS
- INDEX CONTOUR (5')
- INTERMEDIATE CONTOUR (1')
- N.A.O.S.
- 1409-026 NATURAL AREA OPEN SPACE
- 1464-294 BOOK 1409 OF MAPS, PAGE 26, (GOLF BOUNDARY SURVEY)
- 1465-045 BOOK 1464 OF MAPS, PAGE 294, (N.A.O.S. DEDICATION MAP)
- 2010-0200719 BOOK 1465 OF MAPS, PAGE 45, (MAP OF RELEASE OF N.A.O.S.)
- 2011-0621034 RECORDED INSTRUMENT DEDICATING N.A.O.S.
- 2011-0621035 RECORDED INSTRUMENT RELEASING N.A.O.S.
- 118-SA-2018 RECORDED INSTRUMENT RELEASING N.A.O.S.
- CITY OF SCOTTSDALE STAFF APPROVAL NUMBER FOR 1464-294 & 1465-045

**NARRATIVE:**

THE N.A.O.S. FOR THE ENTIRE RENEGADE GOLF COURSE WAS DEDICATED IN 2010 BY DOCUMENT 2010-0200719. IN 2011 THERE WERE 2 MINOR RELEASES OF THE DEDICATED N.A.O.S. THROUGH INSTRUMENTS 2011-0621034 AND 2011-0621035. IN 2018 CERTAIN PARCELS WERE RELEASED AND COMPENSATING DEDICATIONS WERE MADE BY "MAP OF EASEMENT RELEASE", BOOK 1465 OF MAPS, PAGE 045 AND "MAP OF DEDICATION OF NATURAL AREA OPEN SPACE, (N.A.O.S.)" BOOK 1464 OF MAPS, PAGE 294, (118-SA-2018). SEE THE N.A.O.S. TABLE HEREON FOR DEDICATION, RELEASE AND REHABILITATED DESERT AREAS.

THIS PROJECT DOES NOT AFFECT THE FINAL DEDICATED N.A.O.S. FOR THE GOLF COURSE.



**SLOPE LEGEND**

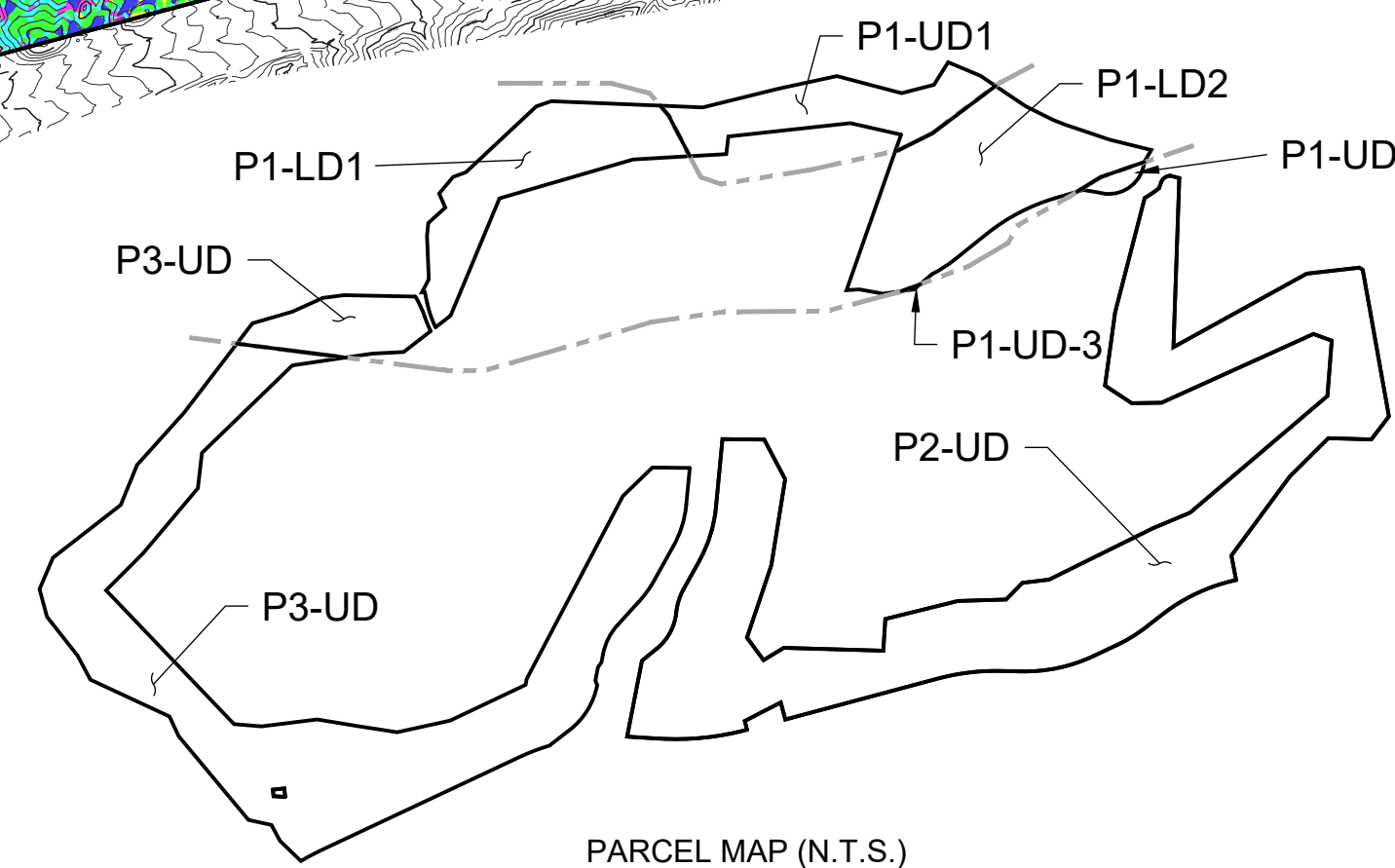
- 0%-2%
- 2%-5%
- 5%-10%
- 10%-15%
- 15%-25%
- 25%+

**NOTES:**

- LEGAL DESCRIPTION: PARCEL NO. 1 TOGETHER WITH PARCEL NO. 2 TOGETHER WITH PARCEL NO. 3 OF THE RENEGADE GOLF COURSE SET FORTH IN SPECIAL WARRANTY DEED RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA AS INSTRUMENT NUMBER 2011-0000703.
- THE CONTOUR MAPPING WAS PRODUCED IN 2015 BY AERIAL MAPPING METHODS. THE CONTOUR INTERVAL IS ONE FOOT. DATUM IS N.A.V.D.'88.
- THE SLOPE EXHIBIT AND N.A.O.S. TABLES REFLECT THE REQUIREMENTS AND CONDITIONS OF THE ENTIRE GOLF COURSE. THIS PROJECT ONLY INVOLVES A PORTION OF PARCEL NO. 1 ABOVE.

**PARCEL NAMING CONVENTION**

- PARCEL 1 OF GOLF COURSE LEGAL DESCRIPTION
- LOWER DESERT LANDFORM
- P1-LD-1 AREA 1 (IF THERE ARE MULTIPLE AREAS)



**OWNER**  
 DESERT MOUNTAIN CLUB, INC.  
 10550 E. DESERT HILLS DRIVE  
 SCOTTSDALE, AZ. 85262

**ARCHITECT**  
 DTJ DESIGN, INC.  
 3101 IRIS AVE., STE. 130  
 BOULDER, COLORADO 80301

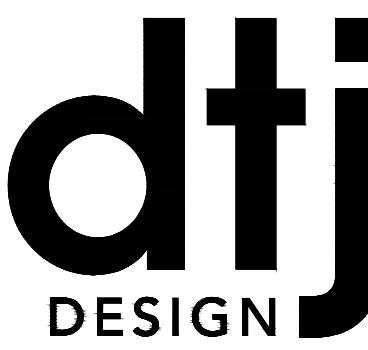
**CIVIL ENGINEER**  
 GANNETT FLEMING, INC.  
 3800 N. CENTRAL AVE., STE. 1900  
 PHOENIX, AZ. 85012-1957

**RENEGADE CLUBHOUSE  
 AT DESERT MOUNTAIN  
 1018-PA-2020**

SLOPE EXHIBIT RENEGADE GOLF COURSE AT DESERT MOUNTAIN			
PREPARED BY GANNETT FLEMING INC. 3838 N. CENTRAL AVE. STE. 1900 PHOENIX, ARIZONA, 85012-1957 PH. 602-553-8817, FAX 602-553-8816			
SCALE: AS SHOWN	6 OF 42		
JOB NO	DATE	SURVEY BY	DRWN BY
065993.500	3-2021	JRS	JRS

1018-PA-2020

**NOTE:**  
 THIS INFORMATION IS  
 PROVIDED FOR CONTEXT  
 ONLY - SHEET IS DEPICTED  
 FROM PREVIOUS PROJECT



ARCHITECTURE  
 PLANNING  
 LANDSCAPE ARCHITECTURE

DTJ DESIGN, Inc.  
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**RENEGADE CLUBHOUSE**  
 DESERT MOUNTAIN  
 DEVELOPMENT REVIEW BOARD SUBMITTAL  
 37700 N Desert Mountain Pkwy, Scottsdale, AZ 85262

NOT FOR  
 CONSTRUCTION

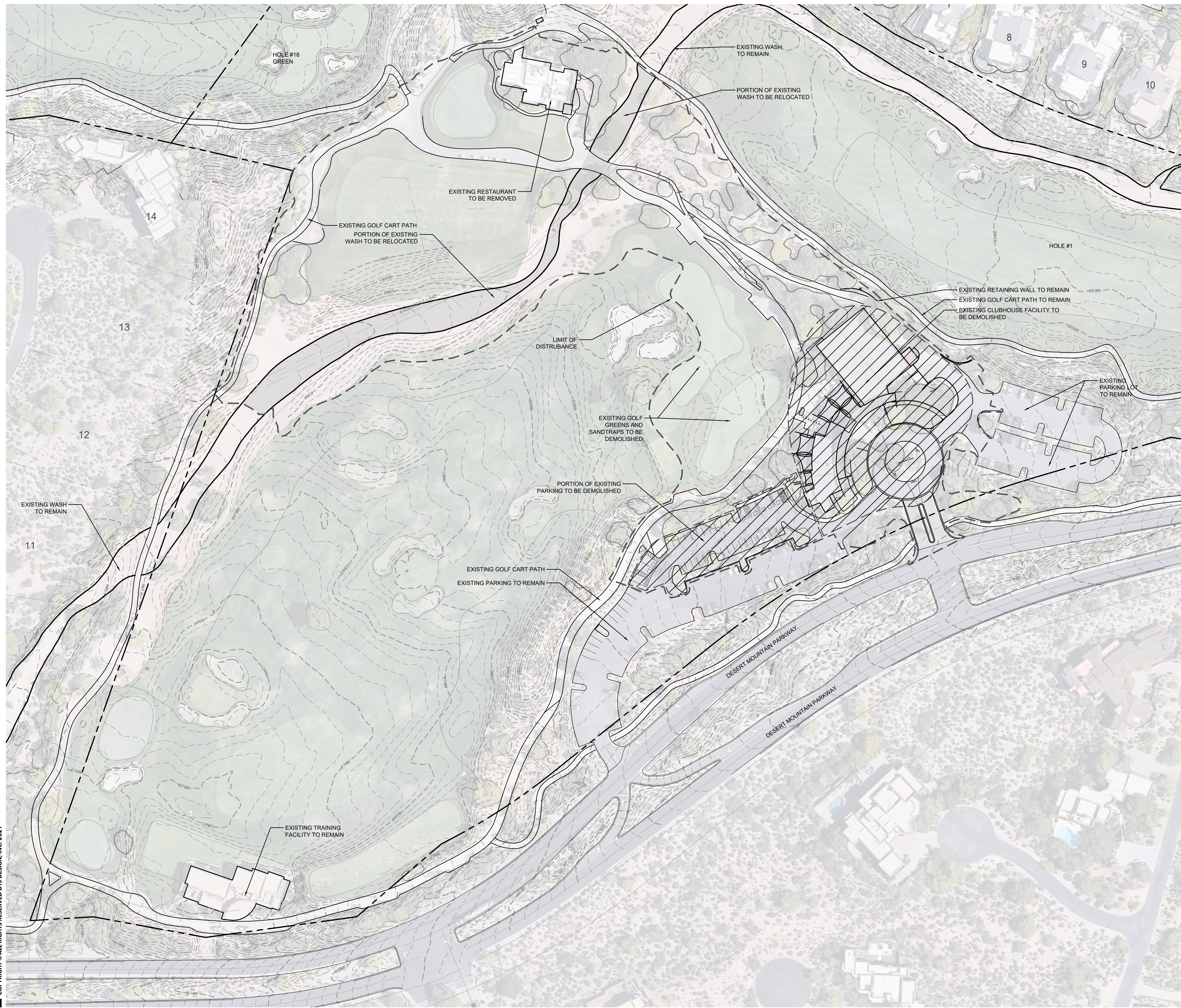
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 PROJECT NO.: 2019001.20  
 ISSUE DATE: 04/16/2021  
 REVISIONS:

SHEET TITLE:  
 EXISTING  
 CONDITIONS

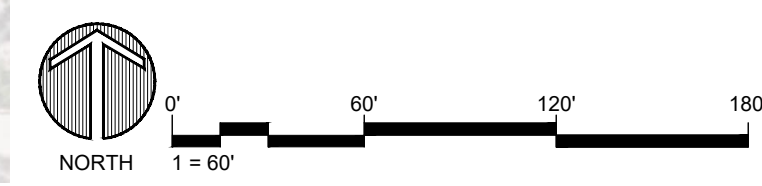
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7 OF 42

15-DR-2021  
 4/29/2021



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**LAYOUT & GRADING LEGEND**

- R.O.W. LINE
- LOT LINE
- PROPOSED 1' CONTOUR
- PROPOSED 5' CONTOUR
- LIMIT OF WORK
- SITE WALL
- SITE FENCE

**NOTES:**  
1. GRADING AND SITE INFRASTRUCTURE PER CIVIL PLANS.

**SITE PLAN NOTES**

**PARCEL NUMBER:** 219-11-938F, 219-11-664P, 219-11-664B, & 219-11-662C  
**PARCEL ZONING:** OS ESL (HD) (OPEN SPACE)  
**GROSS PARCEL AREA:** 1,504,290.82 SF (34.534 AC)  
**NAOS AREA:** 112,675.21 SQ FT (2.587 AC)  
**NET PARCEL AREA:** 1,391,615.61 (31.947 AC.)  
**PROPOSED BUILDING SIZE:** 21,083 SQ FT  
**PROPOSED BUILDING USE:** COMMERCIAL



**RENEGADE CLUBHOUSE**  
DESERT MOUNTAIN

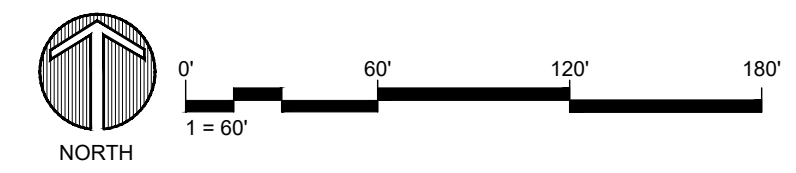
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37700 N Desert Mountain Pkwy, Scottsdale, AZ 85262

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CONSTRUCTION

DRAWN BY: JVG/GV  
 CHECKED BY: GBW  
 PROJECT NO.: 2019001.20  
 ISSUE DATE: 04/16/2021  
 REVISIONS:

SHEET TITLE:  
**OVERALL  
IMPROVEMENT  
PLAN**

SHEET NUMBER:



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**MASTER THEMATIC ARCHITECTURAL CHARACTER**

THE OVERALL ARCHITECTURAL STYLE OF THE BUILDING IS BASED ON THE ESTABLISHED REGIONAL DESERT THEME BY USING LOW PITCHED ROOFS WITH DEEP OVERHANGS, AND STONE MASSING WITHIN THE BUILDING THAT EXTEND INTO THE SITE. THE CLUBHOUSE IS INTENDED TO BE A TRANSITIONAL DESERT STYLE USING THE TRADITIONAL DESERT MOUNTAIN STONE , BUT MIXING IN LARGER GLASS OPENINGS, AND COLORED TEXTURED BOARD FORM CONCRETE ACCENTS, TO CREATE A BUILDING THAT BLENDS WITH THE IDENTITY OF THE OTHER SIGNATURE CLUBHOUSE BUILDINGS, WHILE PROVIDING A SUBTLE TWIST TO RECOGNIZE ITS NEW ERA. THE BUILDING IS SPECIFICALLY LOCATED TO PROVIDE A JUNCTION POINT BETWEEN THE PRACTICE FACILITY, HOLE 1, AND HOLE 18, IN SITING THE BUILDING THE DESIGN PLANS TO RELOCATE THE ONCE MODIFIED EXISTING WASH IN ORDER TO MINIMIZE ITS DISTURBANCE FROM GOLF ACTIVITIES AND ALLOW IT TO RETURN TO A MORE NATURAL STATE. ADDITIONALLY, THIS RELOCATION ALLOWS FOR SAFER ACCESS TO THE CLUB FACILITY AND NOT MANDATING CROSSING THE WASH WHICH CAN HAVE INTERMITTENT FLOWS DURING RAIN EVENTS.

THE BUILDING IS A TWO-STORY FACILITY, BUT ESSENTIALLY WITH ONE STORY ABOVE ROUND, WITH THE CART BARN AND OTHER FUNCTIONS BURIED INTO THE HILLSIDE. THIS ALLOWS FOR LESS VISUAL IMPACT ON THE SITE AND TAKES ADVANTAGE OF THE COOLING PROPERTIES OF A PARTIALLY BURIED FLOOR. THE DEEP OVERHANGS PROVIDE FOR SHADE FOR THE INDOOR AND OUTDOOR SPACES, IN ADDITION TO PLANNED DECORATIVE OPERABLE SCREENS THAT WILL HELP MODULATE SUN IMPACTS ON RESIDENTS AND HEAT. THE SITE WILL BE PRIMARILY REVEGETATED WITH NATIVE PLANTS, WHILE USING A FEW CAREFULLY SELECTED REGIONALLY ADAPTED PLANTS TO ADD INTEREST IN AREAS SURROUNDING THE CLUBHOUSE. THE TRADITIONAL DESERT MOUNTAIN NATIVE PLANTING TRANSITIONS WILL HAPPEN AT THE EDGES OF THE PROJECTS WHERE IT MEETS THE DESERT OR ESTABLISHED LANDSCAPES.

ALSO SEE SHEETS 3, 29-32, & 42 FOR ADDITIONAL DETAIL AND INFORMATION REGARDING ARCHITECTURAL CHARACTER AND DESIGN.

**SENSITIVE DESIGN PRINCIPLES**

1. THE BUILDING, SITE AND LANDSCAPE DESIGN SHALL CONSIDER THE DISTINCTIVE QUALITIES AND CHARACTER OF THE SURROUNDING CONTEXT AND, AS APPROPRIATE, INCORPORATE THOSE QUALITIES IN ITS DESIGN
2. INCORPORATE SCENIC VIEWS OF THE SONORAN DESERT AND MOUNTAINS (ALSO SEE SHEET 31 & 32)
3. CONTROL THE VISUAL IMPACT OF THE BUILDING'S HEIGHT AND SIZE (ALSO SEE SHEET 3, 31, AND 32)
4. HIGHLIGHT IMPORTANT BUILDING VOLUMES AND FEATURES, SUCH AS THE BUILDING ENTRY (ALSO SEE SHEET 3, 31, 32,
5. UTILIZE MATERIALS WITH COLORS AND COARSE TEXTURES ASSOCIATED WITH THIS REGION SHOULD BE UTILIZED (ALSO SEE SHEET 3 & 42)
6. THE LANDSCAPE DESIGN SHALL RESPOND TO THE DESERT ENVIRONMENT BY UTILIZING A VARIETY OF MATURE LANDSCAPE MATERIALS INDIGENOUS TO THE ARID REGION (ALSO SEE SHEET 20, 21, & 42)
7. THE LANDSCAPE SHOULD COMPLIMENT THE BUILT ENVIRONMENT WHILE RELATING TO THE VARIOUS USES (ALSO SEE SHEET 20, 21, AND 40)
8. LIGHTING SHALL BE DESIGNED TO MINIMIZE GLARE AND INVASIVE OVERFLOW, TO CONSERVE ENERGY, AND TO REFLECT THE CHARACTER OF THE AREA (ALSO SEE SHEET 36, 38.1, AND 38.2)

**VISTA CORRIDOR GUIDELINES**

1. THE VISTA CORRIDOR LIMITS SHOWN REPRESENT THE 100 YEAR EVENT SURFACE ELEVATION PLUS ONE FOOT OF FREEBOARD, MODELED ON THE PROPOSED FINISHED CONTOURS OF THE RE-ALIGNED WASH.
2. THE VISTA CORRIDOR (WASH) SHALL BE LEFT OPEN FOR WILDLIFE EGRESS AND VISUAL ACCESS
3. ALSO SEE SHEET 41.

NOT FOR  
CONSTRUCTION

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CHECKED BY:	GBW
PROJECT NO.:	2019001.20
ISSUE DATE:	04/16/2021
REVISIONS:	

SHEET TITLE:  
DESIGN  
GUIDELINES

SHEET NUMBER:

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CONTEXT AERIAL NOTES

- 1. AERIAL ORTHOIMAGERY IS FROM MARICOPA COUNTY - 2020 AERIALS (FLOWN 10/13/2019).
- 2. SEVEN HUNDRED FIFTY FOOT RADIUS SHOWN



ARCHITECTURE  
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**RENEGADE CLUBHOUSE**  
DESERT MOUNTAIN

DEVELOPMENT REVIEW BOARD SUBMITTAL  
37700 N Desert Mountain Pkwy, Scottsdale, AZ 85262

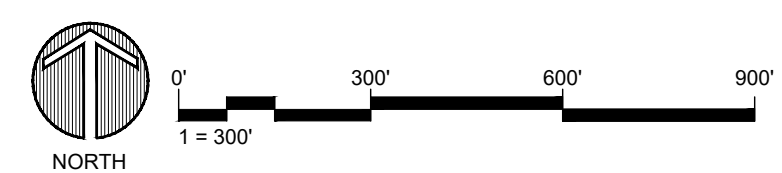
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CHECKED BY: GBW  
PROJECT NO.: 2019001.20  
ISSUE DATE: 04/16/2021  
REVISIONS:

SHEET TITLE:  
CONTEXT AERIAL  
SITE PLAN

SHEET NUMBER:

10 OF 42



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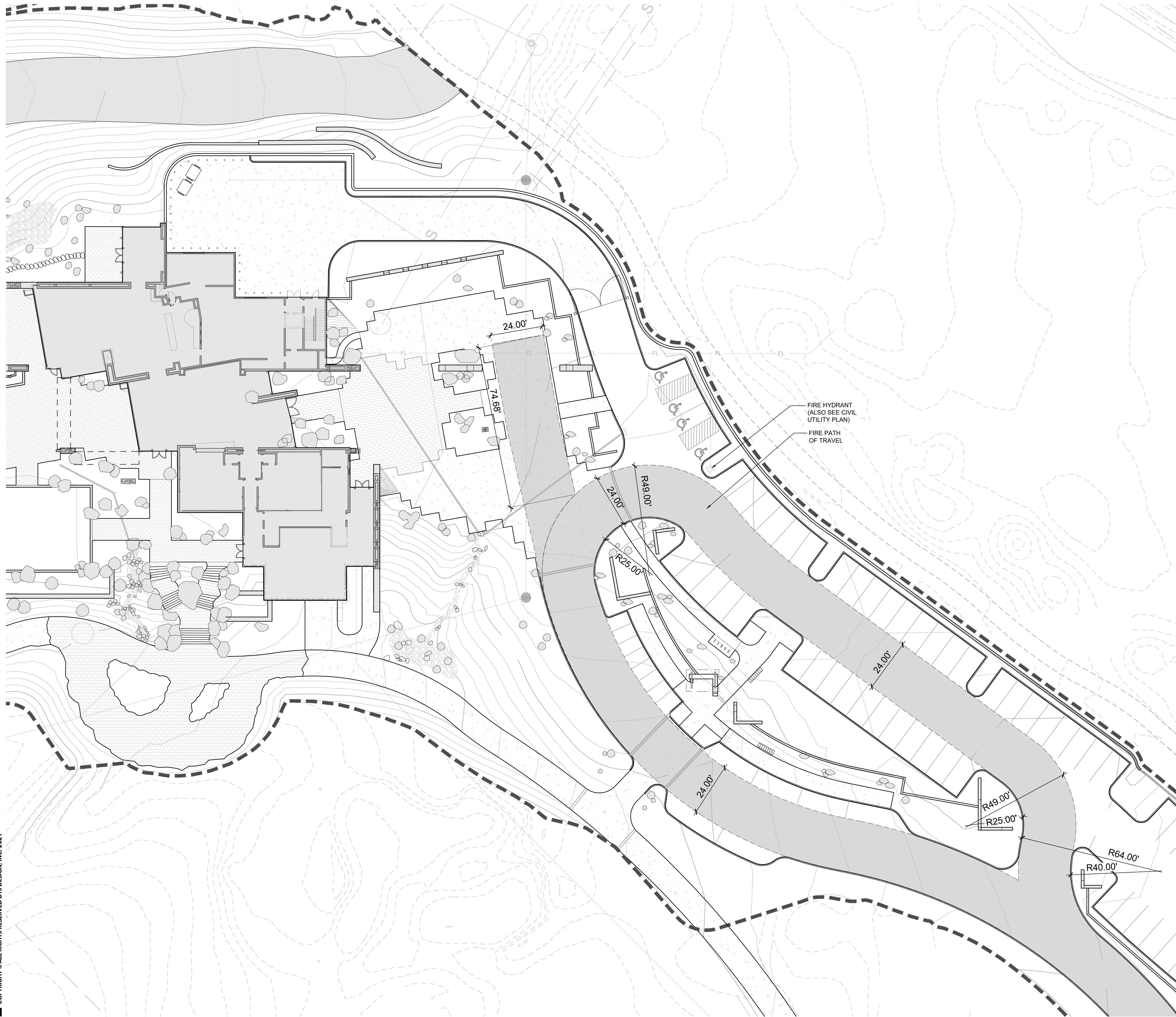
**LAYOUT & GRADING LEGEND**

- R.O.W. LINE
- LOT LINE
- PROPOSED 1' CONTOUR
- PROPOSED 5' CONTOUR
- LIMIT OF WORK
- SITE WALL
- SITE FENCE

**NOTES:**  
1. GRADING AND SITE INFRASTRUCTURE PER CIVIL PLANS.

**SITE PLAN NOTES**

**PARCEL NUMBER:** 219-11-938F, 219-11-664P, 219-11-664B, & 219-11-662C  
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**NAOS AREA:** 112,675.21 SQ FT (2.587 AC)  
**NET PARCEL AREA:** 1,391,615.61 (31.947 AC.)  
**PROPOSED BUILDING SIZE:** 21,083 SQ FT  
**PROPOSED BUILDING USE:** COMMERCIAL



FIRE HYDRANT  
(ALSO SEE CIVIL  
UTILITY PLAN)

FIRE PATH  
OF TRAVEL

**RENEGADE CLUBHOUSE**  
DESERT MOUNTAIN

DEVELOPMENT REVIEW BOARD SUBMITTAL  
37700 N Desert Mountain Pkwy, Scottsdale, AZ 85262

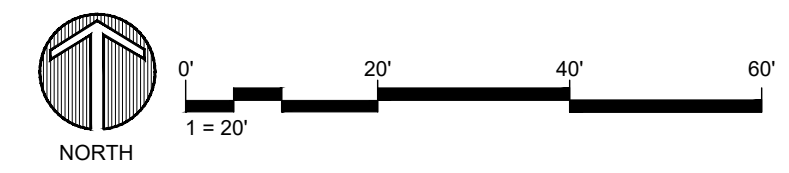
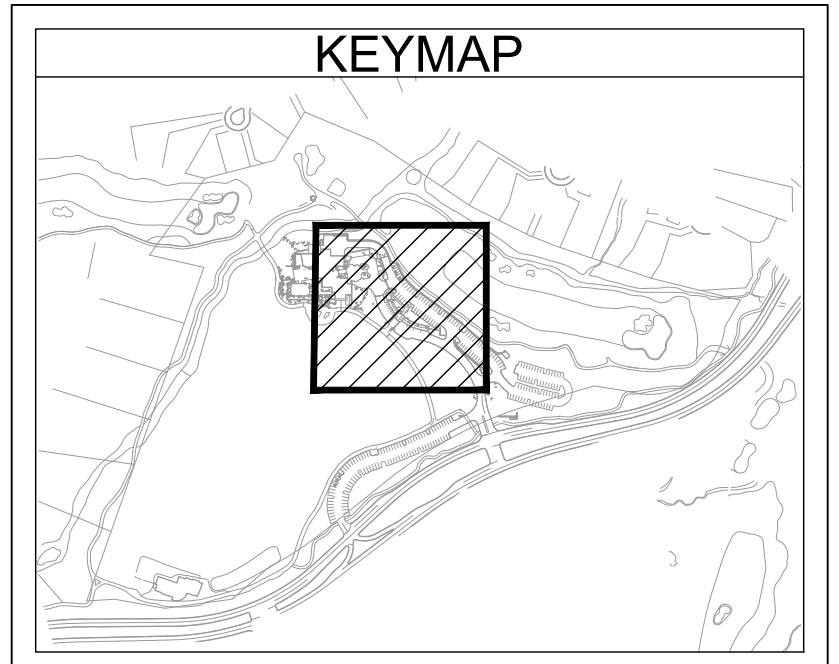
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 CHECKED BY: GBW  
 PROJECT NO.: 2019001.20  
 ISSUE DATE: 04/16/2021  
 REVISIONS:

SHEET TITLE:  
**FIRE CIRCULATION  
DIAGRAM**

SHEET NUMBER:

11 OF 42





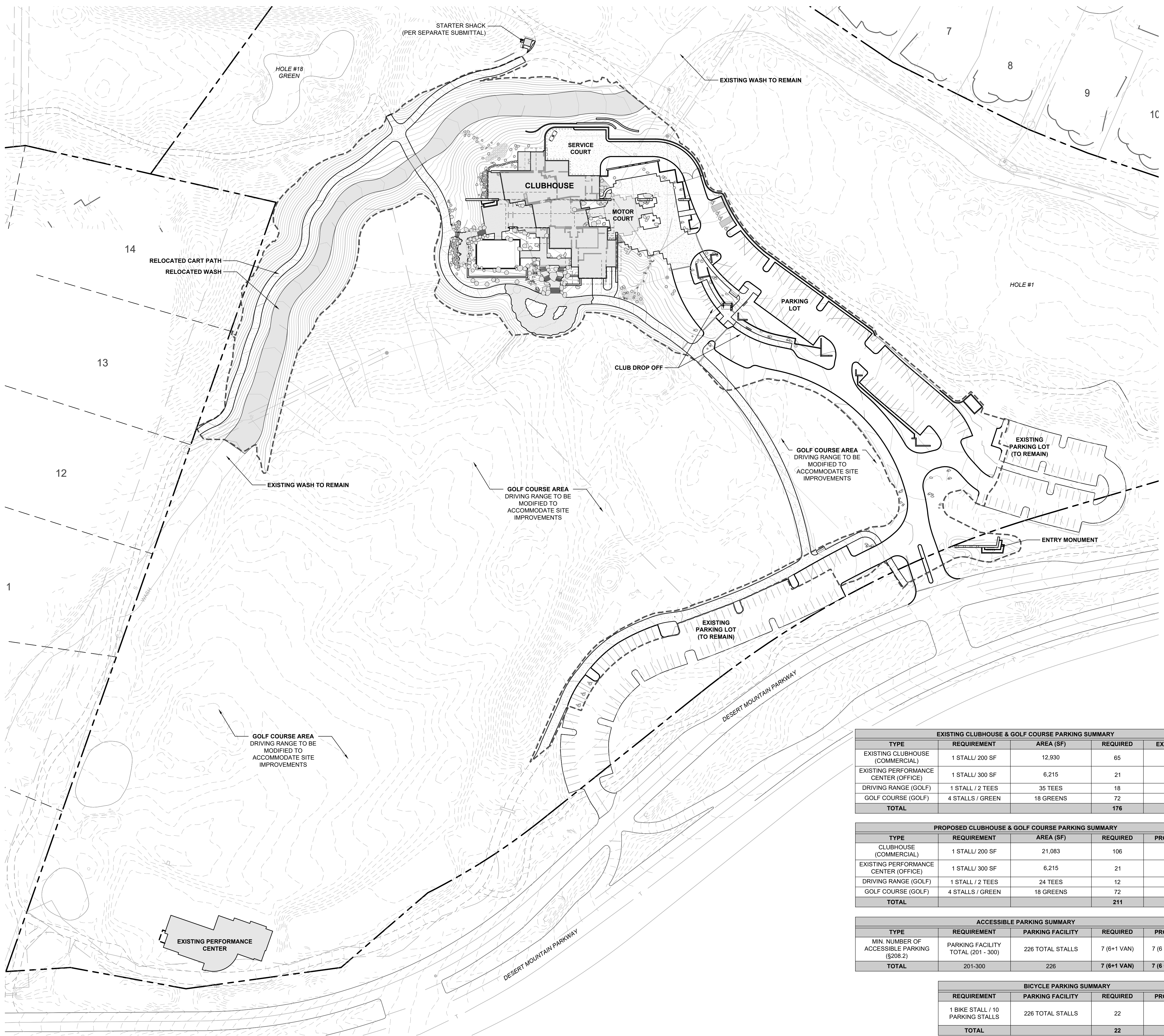
**LAYOUT & GRADING LEGEND**

- R.O.W. LINE
- LOT LINE
- PROPOSED 1' CONTOUR
- PROPOSED 5' CONTOUR
- LIMIT OF WORK
- SITE WALL
- SITE FENCE

**NOTES:**  
1. GRADING AND SITE INFRASTRUCTURE PER CIVIL PLANS.

**SITE PLAN NOTES**

**PARCEL NUMBER:** 219-11-938F, 219-11-664P, 219-11-664B, & 219-11-662C  
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**NET PARCEL AREA:** 1,391,615.61 (31.947 AC.)  
**PROPOSED BUILDING SIZE:** 21,083 SQ FT  
**PROPOSED BUILDING USE:** COMMERCIAL

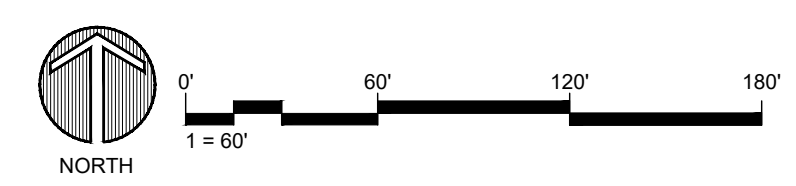


EXISTING CLUBHOUSE & GOLF COURSE PARKING SUMMARY				
TYPE	REQUIREMENT	AREA (SF)	REQUIRED	EXISTING
EXISTING CLUBHOUSE (COMMERCIAL)	1 STALL / 200 SF	12,930	65	-
EXISTING PERFORMANCE CENTER (OFFICE)	1 STALL / 300 SF	6,215	21	-
DRIVING RANGE (GOLF)	1 STALL / 2 TEES	35 TEES	18	-
GOLF COURSE (GOLF)	4 STALLS / GREEN	18 GREENS	72	-
<b>TOTAL</b>			<b>176</b>	<b>178</b>

PROPOSED CLUBHOUSE & GOLF COURSE PARKING SUMMARY				
TYPE	REQUIREMENT	AREA (SF)	REQUIRED	PROVIDED
CLUBHOUSE (COMMERCIAL)	1 STALL / 200 SF	21,083	106	110
EXISTING PERFORMANCE CENTER (OFFICE)	1 STALL / 300 SF	6,215	21	25
DRIVING RANGE (GOLF)	1 STALL / 2 TEES	24 TEES	12	16
GOLF COURSE (GOLF)	4 STALLS / GREEN	18 GREENS	72	75
<b>TOTAL</b>			<b>211</b>	<b>226</b>

ACCESSIBLE PARKING SUMMARY				
TYPE	REQUIREMENT	PARKING FACILITY	REQUIRED	PROVIDED
MIN. NUMBER OF ACCESSIBLE PARKING (\$208.2)	PARKING FACILITY TOTAL (201 - 300)	226 TOTAL STALLS	7 (6+1 VAN)	7 (6 + 1 VAN)
<b>TOTAL</b>	201-300	226	<b>7 (6+1 VAN)</b>	<b>7 (6 + 1 VAN)</b>

BICYCLE PARKING SUMMARY			
REQUIREMENT	PARKING FACILITY	REQUIRED	PROVIDED
1 BIKE STALL / 10 PARKING STALLS	226 TOTAL STALLS	22	22
<b>TOTAL</b>		<b>22</b>	<b>22</b>



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**RENEGADE CLUBHOUSE**  
 DESERT MOUNTAIN  
 DEVELOPMENT REVIEW BOARD SUBMITTAL  
 37700 N Desert Mountain Pkwy, Scottsdale, AZ 85262

NOT FOR CONSTRUCTION

DRAWN BY: JVG/GV  
 CHECKED BY: GBW  
 PROJECT NO.: 2019001.20  
 ISSUE DATE: 04/16/2021  
 REVISIONS:

SHEET TITLE:  
**OVERALL SITE PLAN**

SHEET NUMBER:



**LEGEND**

- RIGHT OF WAY/PROPERTY BOUNDARY
- LIMIT OF CONSTRUCTION
- - - NATURAL OPEN SPACE AREA (NAOS)
- CONTOUR - MAJOR
- CONTOUR - MINOR
- PROPOSED STORM DRAIN
- DIRECTION OF FLOW
- EXIST. CONTOUR - MAJOR
- EXIST. CONTOUR - MINOR
- EXIST. STORM DRAIN

**CONSTRUCTION NOTES**

- 1 CONSTRUCT VERTICAL CURB AND GUTTER AS PER COS DETAIL 2220, TYPE A.
- 2 TIE-IN TO EXIST. VERTICAL CURB.
- 3 TIE-IN TO EXIST. RIBBON CURB.
- 4 STRIPE ADA SPACE AND AISLES WITH 4" WIDE WHITE LEAD FREE LATEX TRAFFIC MARKING PAINT. INSTALL AS PER MANUFACTURER'S SPECIFICATIONS. SPACES AND AISLE DIMENSIONS PER PLAN. SLOPES NOT TO EXCEED 2.0% IN ANY DIRECTION. CONTRACTOR SHALL CHECK GRADES BEFORE PLACING FINAL PAVING MATERIAL.
- 30 INSTALL 8" HDPE STORM PIPE, TYPE S AS PER MAG SECTION 738.
- 31 INSTALL 8" NDS CATCH BASIN.
- 32 INSTALL 18" HDPE STORM PIPE, TYPE S AS PER MAG SECTION 738.
- 33 INSTALL 18"x18"x18" N12 HDPE WYE.
- 34 INSTALL 3'-6" CURB OPENING CATCH BASIN AS PER MAG DETAIL 530, TYPE A.
- 35 INSTALL CATCH BASIN TYPE 'E' AS PER MAG DETAIL 534-1.
- 36 REMOVE CATCH BASIN AND REPAIR HDPE PIPE AS REQUIRED TO MAINTAIN EXIST. STORM DRAIN GRADE.
- 37 EXIST. STORM DRAIN. PROTECT IN PLACE DURING FACILITY DEMOLITION.



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**RENEGADE CLUBHOUSE**  
DESERT MOUNTAIN

DEVELOPMENT REVIEW BOARD SUBMITTAL  
37700 N Desert Mountain Pkwy, Scottsdale, AZ 85262

NOT FOR  
CONSTRUCTION

DRAWN BY: RR  
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PROJECT NO.:  
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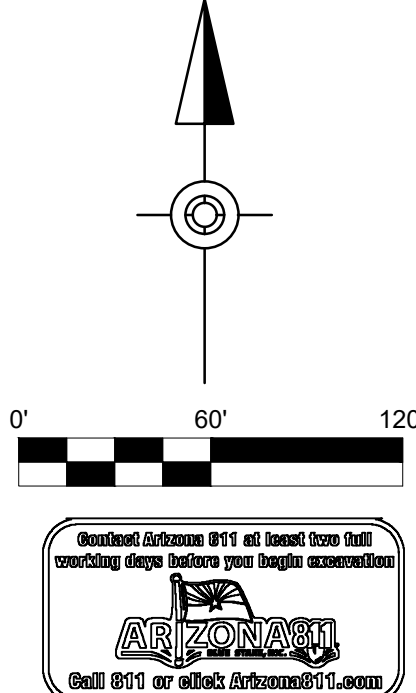
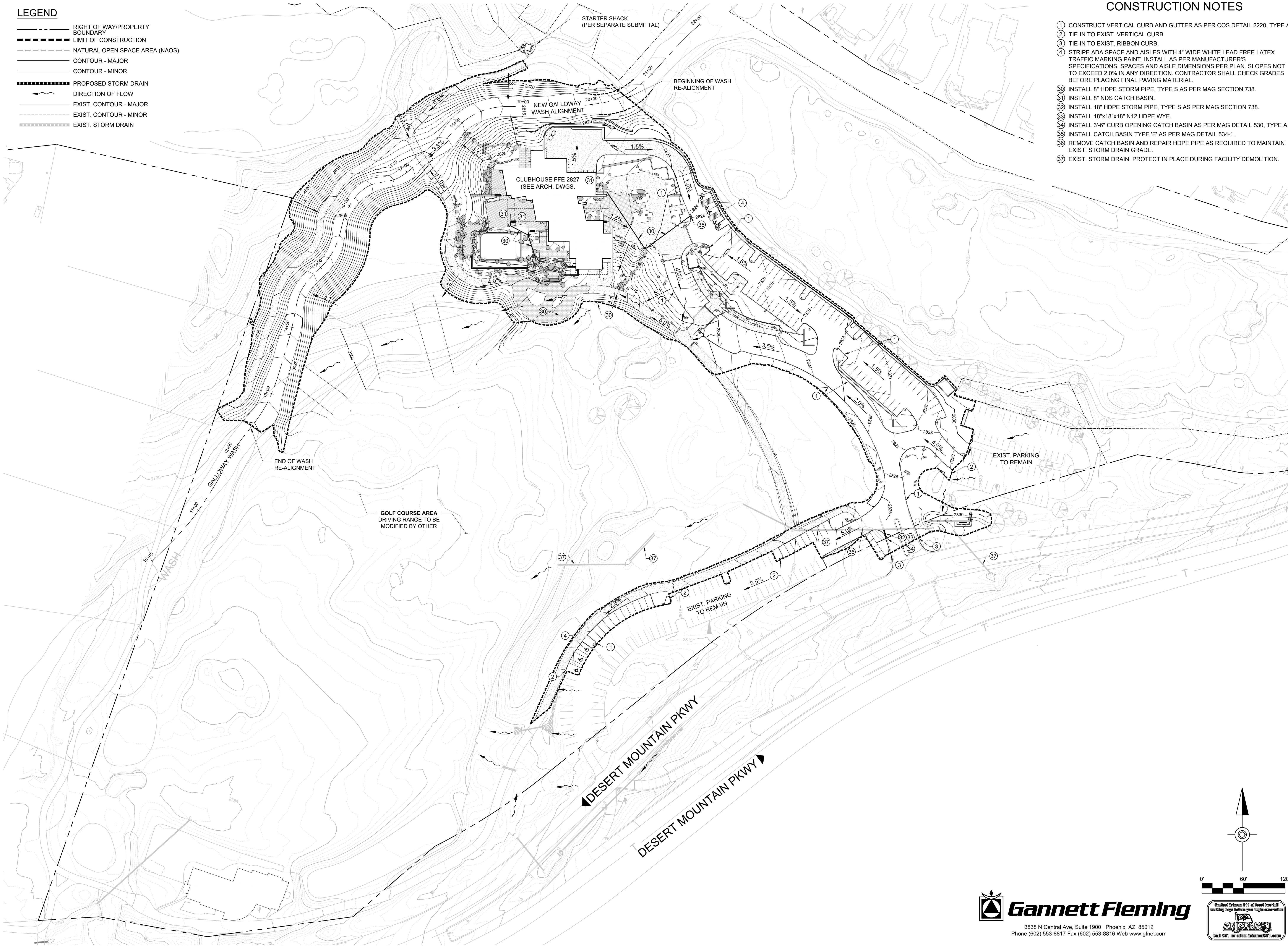
SHEET TITLE:

CIVIL GRADING  
PLAN

SHEET NUMBER:

14.1 OF 42

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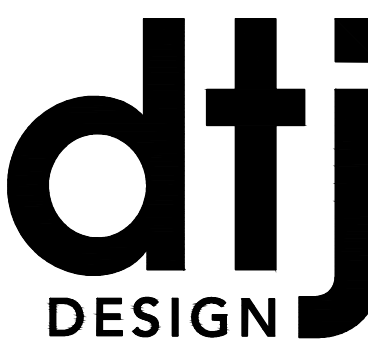
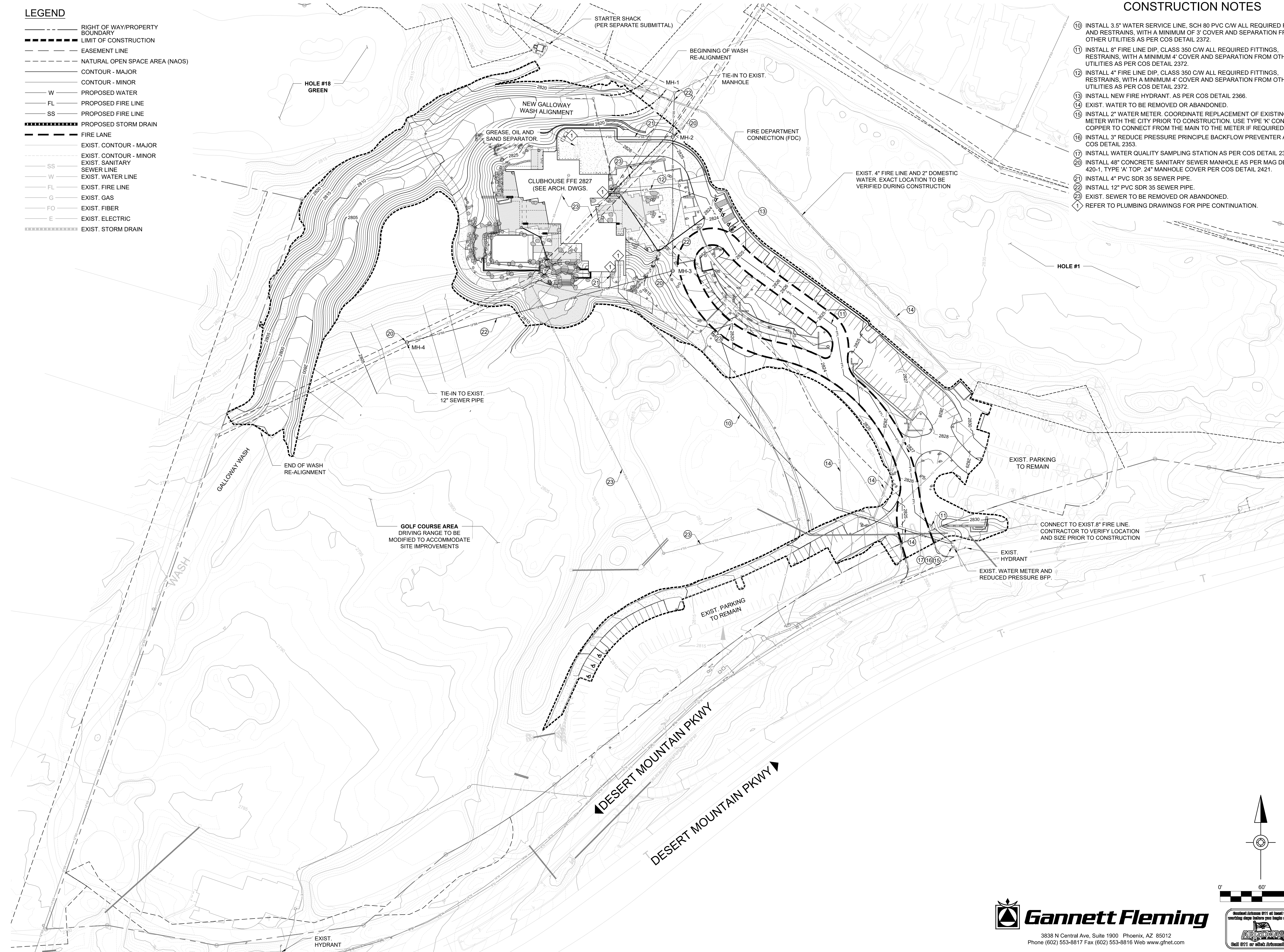


**LEGEND**

- RIGHT OF WAY/PROPERTY BOUNDARY
- LIMIT OF CONSTRUCTION
- EASEMENT LINE
- NATURAL OPEN SPACE AREA (NAOS)
- CONTOUR - MAJOR
- CONTOUR - MINOR
- W --- PROPOSED WATER
- FL --- PROPOSED FIRE LINE
- SS --- PROPOSED FIRE LINE
- PROPOSED STORM DRAIN
- FIRE LANE
- EXIST. CONTOUR - MAJOR
- EXIST. CONTOUR - MINOR
- SS --- EXIST. SANITARY SEWER LINE
- W --- EXIST. WATER LINE
- FL --- EXIST. FIRE LINE
- G --- EXIST. GAS
- FO --- EXIST. FIBER
- E --- EXIST. ELECTRIC
- EXIST. STORM DRAIN

**CONSTRUCTION NOTES**

- 10 INSTALL 3.5" WATER SERVICE LINE, SCH 80 PVC C/W ALL REQUIRED FITTINGS AND RESTRAINS, WITH A MINIMUM OF 3' COVER AND SEPARATION FROM OTHER UTILITIES AS PER COS DETAIL 2372.
- 11 INSTALL 8" FIRE LINE DIP, CLASS 350 C/W ALL REQUIRED FITTINGS, RESTRAINS, WITH A MINIMUM 4" COVER AND SEPARATION FROM OTHER UTILITIES AS PER COS DETAIL 2372.
- 12 INSTALL 4" FIRE LINE DIP, CLASS 350 C/W ALL REQUIRED FITTINGS, RESTRAINS, WITH A MINIMUM 4" COVER AND SEPARATION FROM OTHER UTILITIES AS PER COS DETAIL 2372.
- 13 INSTALL NEW FIRE HYDRANT, AS PER COS DETAIL 2366.
- 14 EXIST. WATER TO BE REMOVED OR ABANDONED.
- 15 INSTALL 2" WATER METER, COORDINATE REPLACEMENT OF EXISTING 1.5" METER WITH THE CITY PRIOR TO CONSTRUCTION. USE TYPE 'K' CONTINUOUS COPPER TO CONNECT FROM THE MAIN TO THE METER IF REQUIRED.
- 16 INSTALL 3" REDUCE PRESSURE PRINCIPLE BACKFLOW PREVENTER AS PER COS DETAIL 2353.
- 17 INSTALL WATER QUALITY SAMPLING STATION AS PER COS DETAIL 2349.
- 20 INSTALL 48" CONCRETE SANITARY SEWER MANHOLE AS PER MAG DETAIL 420-1, TYPE 'A' TOP, 24" MANHOLE COVER PER COS DETAIL 2421.
- 21 INSTALL 4" PVC SDR 35 SEWER PIPE.
- 22 INSTALL 12" PVC SDR 35 SEWER PIPE.
- 23 EXIST. SEWER TO BE REMOVED OR ABANDONED.
- 1 REFER TO PLUMBING DRAWINGS FOR PIPE CONTINUATION.



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**RENEGADE CLUBHOUSE**  
 DESERT MOUNTAIN  
 DEVELOPMENT REVIEW BOARD SUBMITTAL  
 37700 N Desert Mountain Pkwy, Scottsdale, AZ 85262

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SHEET TITLE:  
 CIVIL UTILITY PLAN

SHEET NUMBER:

14.2 OF 42

3838 N Central Ave, Suite 1900 Phoenix, AZ 85012  
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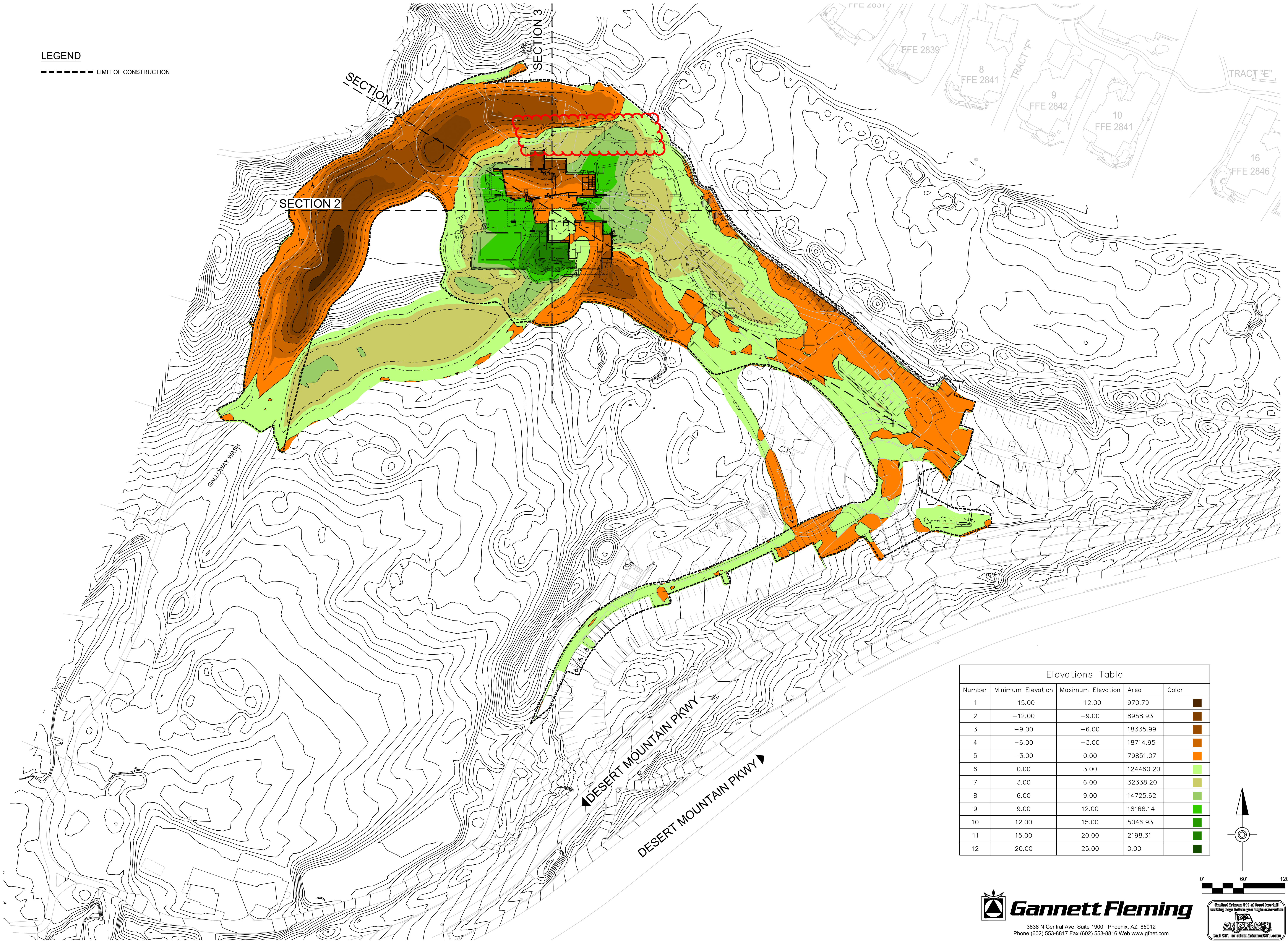
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PROJECT NO.:  
ISSUE DATE: 04/16/2021  
REVISIONS:  
SHEET TITLE:

CUT/FILL PLAN

SHEET NUMBER:

**LEGEND**  
----- LIMIT OF CONSTRUCTION



Elevations Table				
Number	Minimum Elevation	Maximum Elevation	Area	Color
1	-15.00	-12.00	970.79	
2	-12.00	-9.00	8958.93	
3	-9.00	-6.00	18335.99	
4	-6.00	-3.00	18714.95	
5	-3.00	0.00	79851.07	
6	0.00	3.00	124460.20	
7	3.00	6.00	32338.20	
8	6.00	9.00	14725.62	
9	9.00	12.00	18166.14	
10	12.00	15.00	5046.93	
11	15.00	20.00	2198.31	
12	20.00	25.00	0.00	

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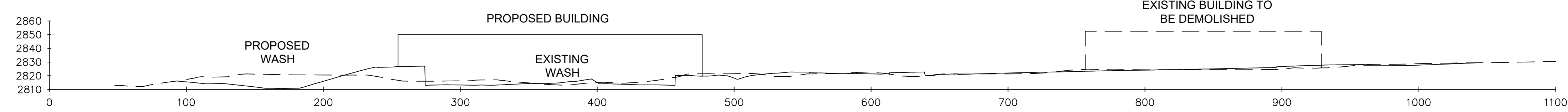
**Gannett Fleming**  
3838 N Central Ave, Suite 1900 Phoenix, AZ 85012  
Phone (602) 553-8817 Fax (602) 553-8816 Web www.gfnet.com



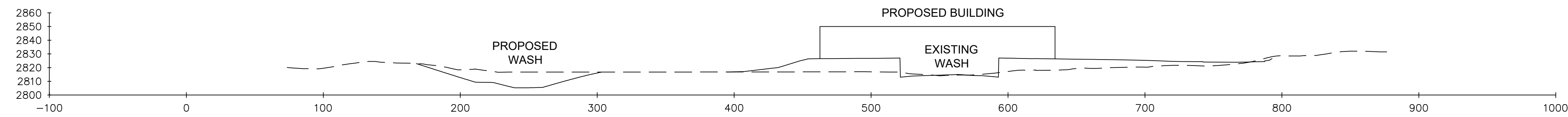
**LEGEND**

- PROPOSED FINISHED GRADE
- - - EXISTING GRADE

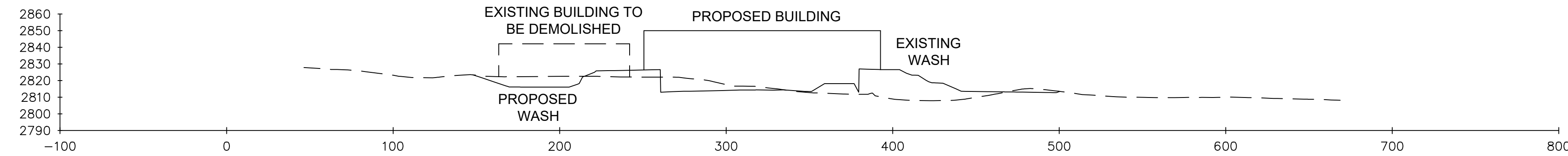
**NORTHWEST/ SOUTH EAST - SECTION 1**



**WEST/ EAST - SECTION 2**



**NORTH/ SOUTH - SECTION 3**



**RENEGADE CLUBHOUSE**  
DESERT MOUNTAIN  
DEVELOPMENT REVIEW BOARD SUBMITTAL  
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SHEET TITLE:  
CUT/FILL  
CROSS SECTIONS  
PLAN

SHEET NUMBER:

16 OF 42

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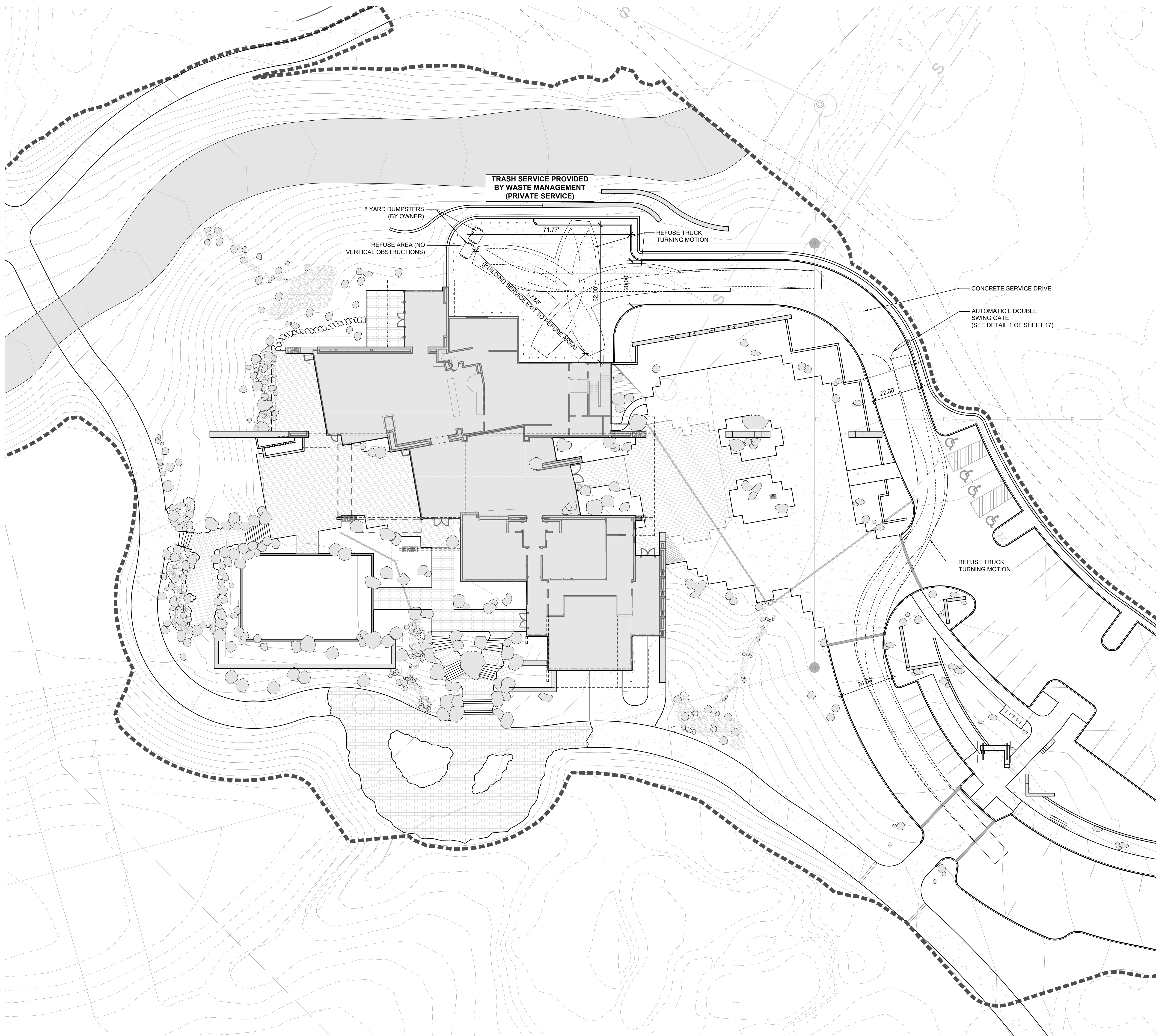
**LAYOUT & GRADING LEGEND**

	R.O.W. LINE
	LOT LINE
	PROPOSED 1' CONTOUR
	PROPOSED 5' CONTOUR
	LIMIT OF WORK
	SITE WALL
	SITE FENCE

**NOTES:**  
1. GRADING AND SITE INFRASTRUCTURE PER CIVIL PLANS.

**REFUSE NOTES**

1. TRASH SERVICE PROVIDED BY PRIVATE COMPANY (WASTE MANAGEMENT).



**RENEGADE CLUBHOUSE**  
DESERT MOUNTAIN

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NOT FOR  
CONSTRUCTION

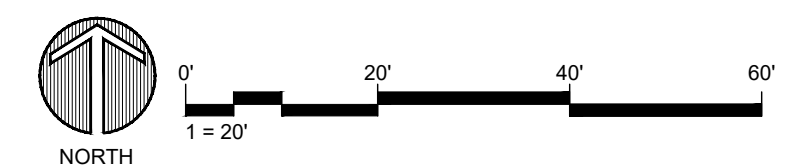
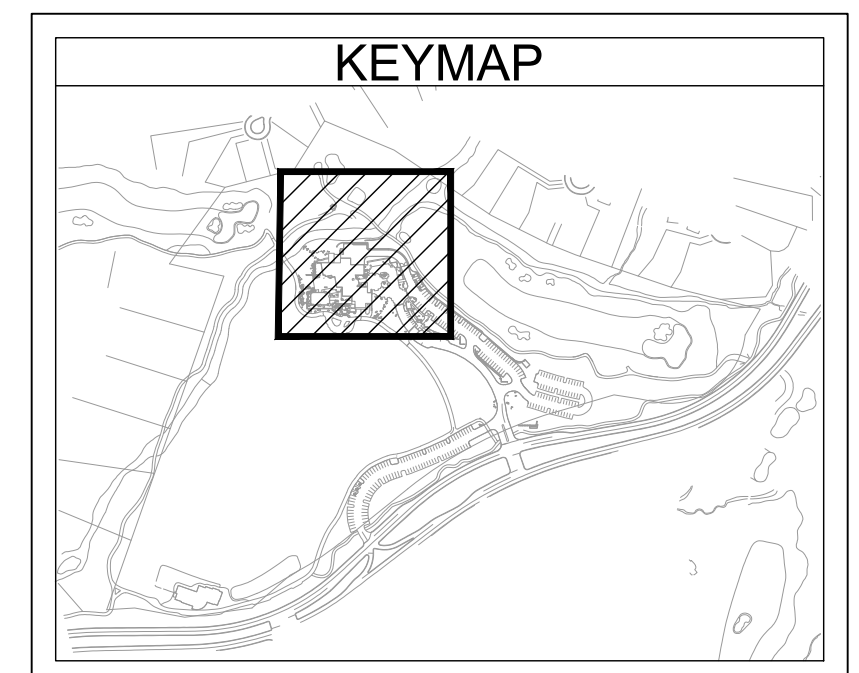
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CHECKED BY:	GBW
PROJECT NO.:	2019001.20
ISSUE DATE:	04/16/2021
REVISIONS:	

SHEET TITLE:

REFUSE PLAN

SHEET NUMBER:

17 OF 42



**LAYOUT & GRADING LEGEND**

- R.O.W. LINE
- LOT LINE
- PROPOSED 1' CONTOUR
- PROPOSED 5' CONTOUR
- LIMIT OF WORK
- SITE WALL
- SITE FENCE

**NOTES:**

- GRADING AND SITE INFRASTRUCTURE PER CIVIL PLANS.

**SITE PLAN NOTES**

**PARCEL NUMBER:** 219-11-938F, 219-11-664P, 219-11-664B, & 219-11-662C

**PARCEL ZONING:** OS ESL (HD) (OPEN SPACE)

**GROSS PARCEL AREA:** 1,504,290.82 SF (34.534 AC)

**NAOS AREA:** 112,675.21 SQ FT (2.587 AC)

**NET PARCEL AREA:** 1,391,615.61 (31.947 AC.)

**PROPOSED BUILDING SIZE:** 21,083 SQ FT

**PROPOSED BUILDING USE:** COMMERCIAL

**OPEN SPACE LEGEND**

- FRONT OPEN SPACE AREA
- NON-FRONT OPEN SPACE AREA
- PARKING LOT LANDSCAPE AREA

**OPEN SPACE SUMMARY**

PROJECT ZONING: OS ESL (HD)  
PROJECT LOT NET AREA: 1,391,615.61 SQ FT  
PROPOSED BUILDING HEIGHT: 24'-2"

**REQUIRED OPEN SPACE**

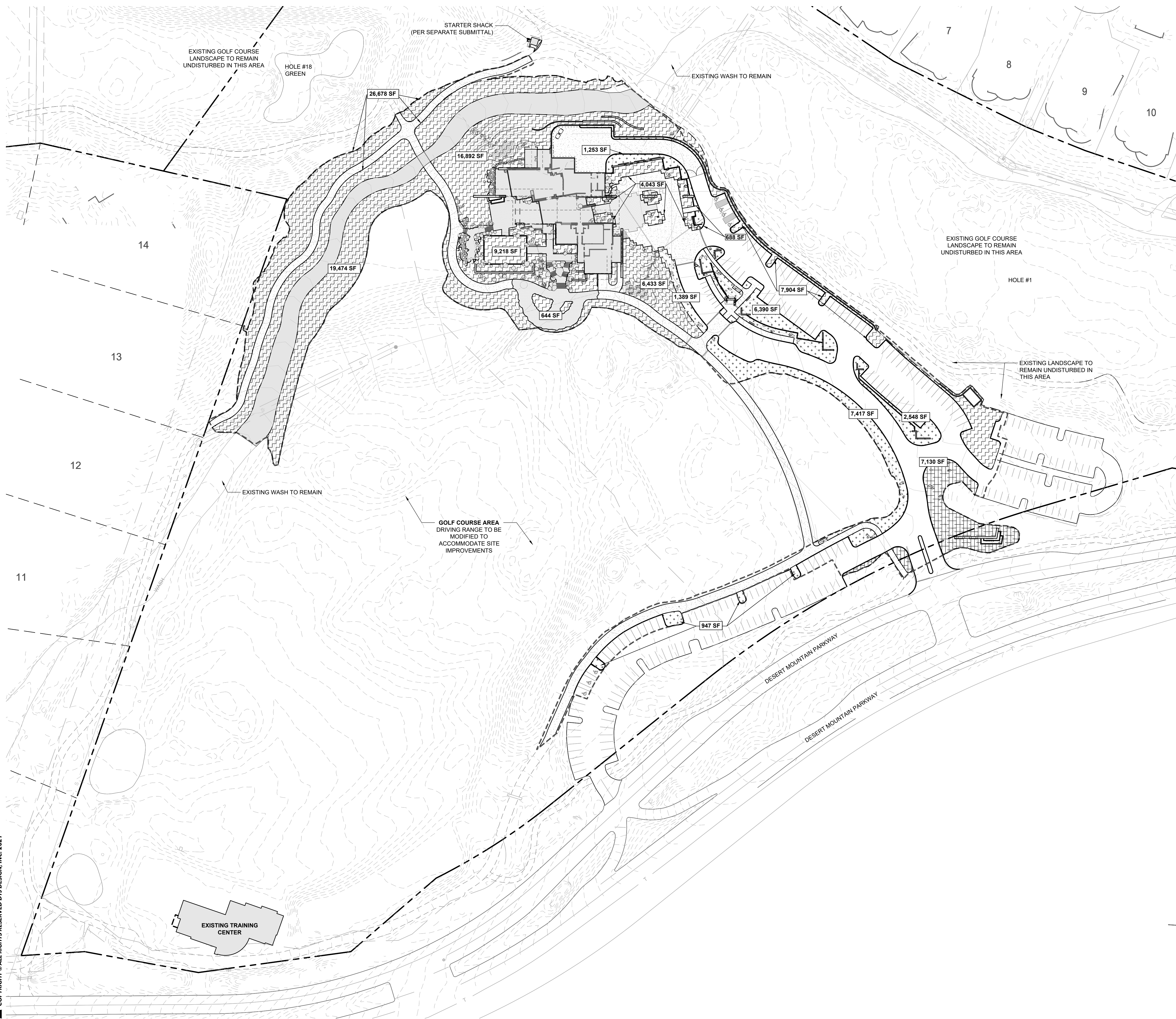
MAXIMUM BUILDING HEIGHT: 24'-2" (MAXIMUM ALLOWED = 36')  
FIRST 12' OF HEIGHT = 10% x NET LOT AREA  
= 0.10 x 1,391,616 = 139,162 SQ FT  
NEXT 12.17' OF HEIGHT = 12.17 x 0.004 x 1,391,616 = 67,744 SQ FT

**OPEN SPACE REQUIRED (EXCLUDING PARKING LOT)**

= 139,162 + 67,744 = 206,906 SQ FT (14.9%)  
OPEN SPACE PROVIDED = 704,199 SQ FT

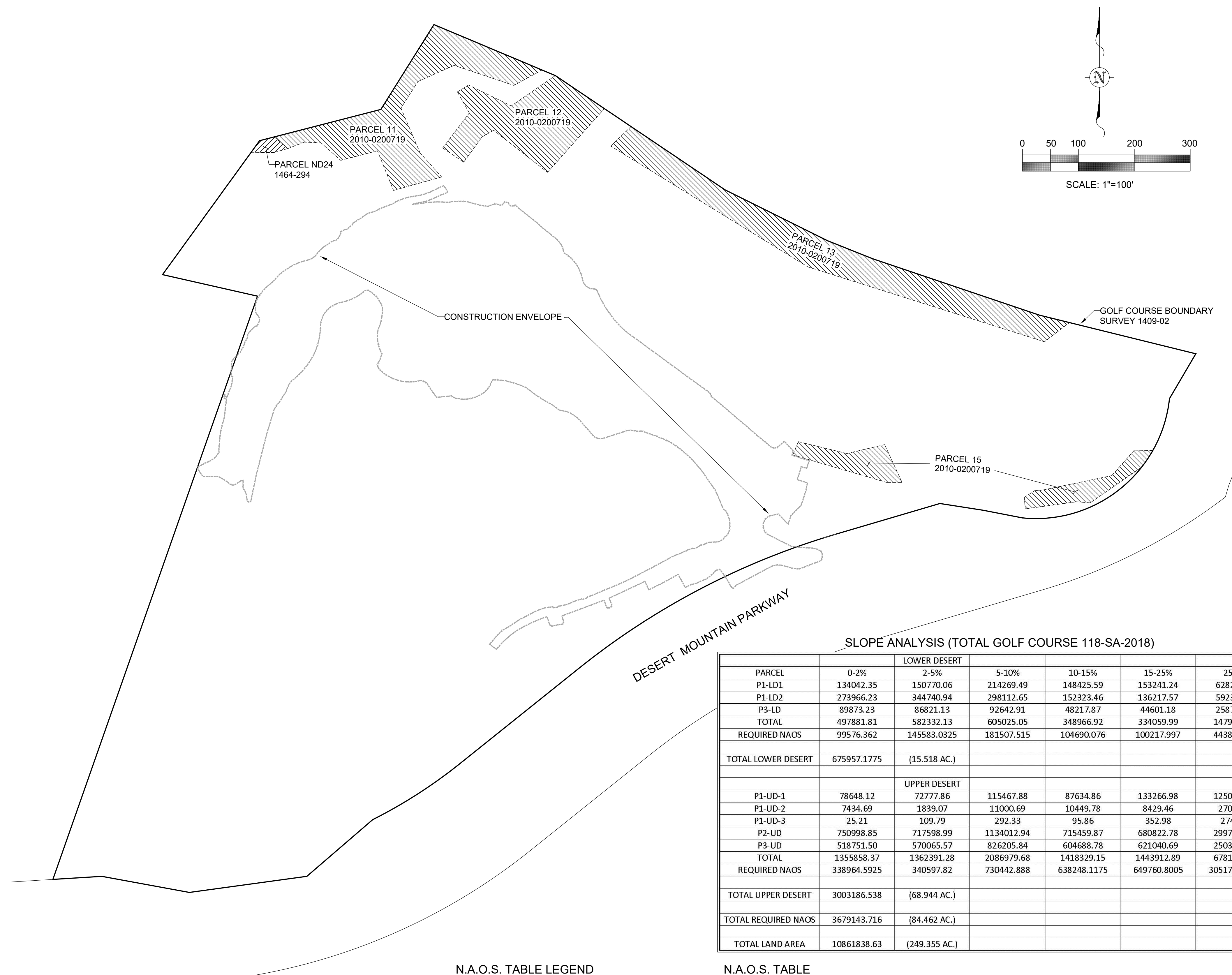
**PARKING LOT LANDSCAPE REQUIRED**

PARKING LOT AREA = 102,464 SQ FT  
102,464 x 0.15 = 15,370 SQ FT (MINIMUM REQUIRED)  
PARKING LOT LANDSCAPE PROVIDED = 18,179 SQ FT



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**NARRATIVE:**

THE N.A.O.S. FOR THE ENTIRE RENEGADE GOLF COURSE WAS DEDICATED IN 2010 BY DOCUMENT 2010-0200719. IN 2011 THERE WERE 2 MINOR RELEASES OF THE DEDICATED N.A.O.S. THROUGH INSTRUMENTS 2011-0621034 AND 2011-0621035. IN 2018 CERTAIN PARCELS WERE RELEASED AND COMPENSATING DEDICATIONS WERE MADE BY "MAP OF EASEMENT RELEASE", BOOK 1465 OF MAPS, PAGE 045 AND "MAP OF DEDICATION OF NATURAL AREA OPEN SPACE, (N.A.O.S.)" BOOK 1464 OF MAPS, PAGE 294, (118-SA-2018). SEE THE N.A.O.S. TABLES BELOW FOR DEDICATION, RELEASE AND REHABILITATED DESERT AREAS.

THIS PROJECT DOES NOT AFFECT THE FINAL DEDICATED N.A.O.S. FOR THE GOLF COURSE.

**NOTES:**

1. THE N.A.O.S. PARCELS REFLECTED HEREON ARE THOSE PARCELS RELEVANT TO THIS PROJECT AND ITS ASSOCIATED PARCEL.
2. THE SLOPE ANALYSIS AND N.A.O.S. TABLES REFLECTED HEREON ARE PERTINENT TO THE ENTIRE GOLF COURSE.
3. NO N.A.O.S. WILL BE AFFECTED BY THE PROPOSED IMPROVEMENTS OF THIS PROJECT.
4. ALL RECORDED DOCUMENTS ARE FOUND IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA.

**LEGEND**

- GOLF COURSE BOUNDARY LINE
- RIGHT OF WAY LINE
- N.A.O.S. EASEMENT LINE
- CONSTRUCTION ENVELOPE
- ▨ N.A.O.S. PER 1464-294
- ▨ N.A.O.S. PER 2010-0200719
- N.A.O.S. NATURAL AREA OPEN SPACE
- 1409-026 BOOK 1409 OF MAPS, PAGE 26, (GOLF BOUNDARY SURVEY)
- 1464-294 BOOK 1464 OF MAPS, PAGE 294, (N.A.O.S. DEDICATION MAP)
- 1465-045 BOOK 1465 OF MAPS, PAGE 45, (MAP OF RELEASE OF N.A.O.S.)
- 2010-0200719 RECORDED INSTRUMENT DEDICATING N.A.O.S.
- 2011-0621034 RECORDED INSTRUMENT RELEASING N.A.O.S.
- 2011-0621035 RECORDED INSTRUMENT RELEASING N.A.O.S.
- 118-SA-2018 CITY OF SCOTTSDALE STAFF APPROVAL NUMBER FOR 1464-294 & 1465-045

**SLOPE ANALYSIS (TOTAL GOLF COURSE 118-SA-2018)**

PARCEL	LOWER DESERT					
	0-2%	2-5%	5-10%	10-15%	15-25%	25+%
P1-LD1	134042.35	150770.06	214269.49	148425.59	153241.24	62827.75
P1-LD2	273966.23	344740.94	298112.65	152323.46	136217.57	59233.22
P3-LD	89873.23	86821.13	92642.91	48217.87	44601.18	25879.68
TOTAL	497881.81	582332.13	605025.05	348966.92	334059.99	147940.65
REQUIRED NAOS	99576.362	145583.0325	181507.515	104690.076	100217.997	44382.195
TOTAL LOWER DESERT	675957.1775	(15,518 AC.)				
UPPER DESERT						
P1-UD-1	78648.12	72777.86	115467.88	87634.86	133266.98	125050.15
P1-UD-2	7434.69	1839.07	11000.69	10449.78	8429.46	2709.61
P1-UD-3	25.21	109.79	292.33	95.86	352.98	274.78
P2-UD	750998.85	717598.99	1134012.94	715459.87	680822.78	299728.02
P3-UD	518751.50	570065.57	826205.84	604688.78	621040.69	250398.15
TOTAL	1355858.37	1362391.28	2086979.68	1418329.15	1443912.89	678160.71
REQUIRED NAOS	338964.5925	340597.82	730442.888	638248.1175	649760.8005	305172.3195
TOTAL UPPER DESERT	3003186.538	(68,944 AC.)				
TOTAL REQUIRED NAOS	3679143.716	(84,462 AC.)				
TOTAL LAND AREA	10861838.63	(249,355 AC.)				

**N.A.O.S. TABLE LEGEND**

- (1) = DOCUMENT NUMBER
- (2) = DOCUMENT TYPE
- (3) = TOTAL AREA DEDICATED
- (4) = AREA OF (3) THAT IS REHABILITATED DESERT
- (5) = AREA RELEASED

**N.A.O.S. TABLE**

(1)	(2)	(3)	(4)	(5)
2010-0200719	DEDICATION	3,065,527.77 S.F.	154,782.00 S.F.	
2011-0621034	RELEASE			35,893.44 S.F.
2011-0621035	RELEASE			1,180.35 S.F.
1465-045	RELEASE			286,807.30 S.F.
2010-0200719	N/A	2,741,646.68 S.F.	154,782.00 S.F.	
1464-294	DEDICATION	940,611.65 S.F.	165,138.04 S.F.	

**N.A.O.S. SUMMARY**

TOTAL N.A.O.S. REQUIRED (118-SA-2018)..... 3,679,143.72 S.F. (84.462 AC.)  
 TOTAL N.A.O.S. DEDICATED..... 3,682,258.33 S.F. (84.533 AC.)  
 AREA OF TOTAL DEDICATION THAT IS REHABILITATED DESERT..... 319,920.04 S.F. (7.344 AC.)  
 PERCENT OF DEDICATION THAT IS REHABILITATED DESERT..... 8.7%

**OWNER**  
 DESERT MOUNTAIN CLUB, INC.  
 10550 E. DESERT HILLS DRIVE  
 SCOTTSDALE, AZ. 85262

**ARCHITECT**  
 DTJ DESIGN, INC.  
 3101 IRIS AVE., STE. 130  
 BOULDER, COLORADO 80301

**CIVIL ENGINEER**  
 GANNETT FLEMING, INC.  
 3800 N. CENTRAL AVE., STE. 1900  
 PHOENIX, AZ. 85012-1957

**RENEGADE CLUBHOUSE  
 AT DESERT MOUNTAIN  
 1018-PA-2020**

N.A.O.S. PLAN  
 RENEGADE CLUBHOUSE AT DESERT MOUNTAIN  
 PREPARED BY GANNETT FLEMING INC.  
 3838 N. CENTRAL AVE. STE. 1900  
 PHOENIX, ARIZONA, 85012-1957  
 PH. 602-553-8817, FAX 602-553-8816

SCALE: 1" = 100' **19 OF 42**

JOB NO	DATE	DESIGN BY	DRWN BY
065993.500	3/2021	N/A	JRS



118-PA-2020

**RENEGADE CLUBHOUSE**  
DESERT MOUNTAIN

DEVELOPMENT REVIEW BOARD SUBMITTAL  
37700 N Desert Mountain Pkwy, Scottsdale, AZ 85262

NOT FOR  
CONSTRUCTION

DRAWN BY: JV/GGV  
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PROJECT NO.: 2019001.20  
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SHEET TITLE:

LANDSCAPE PLAN

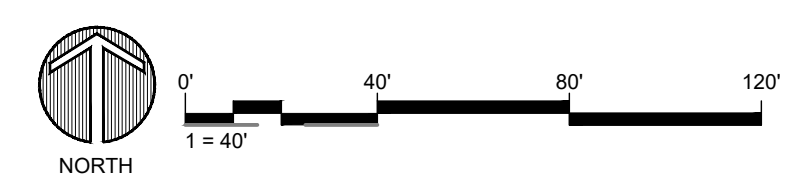
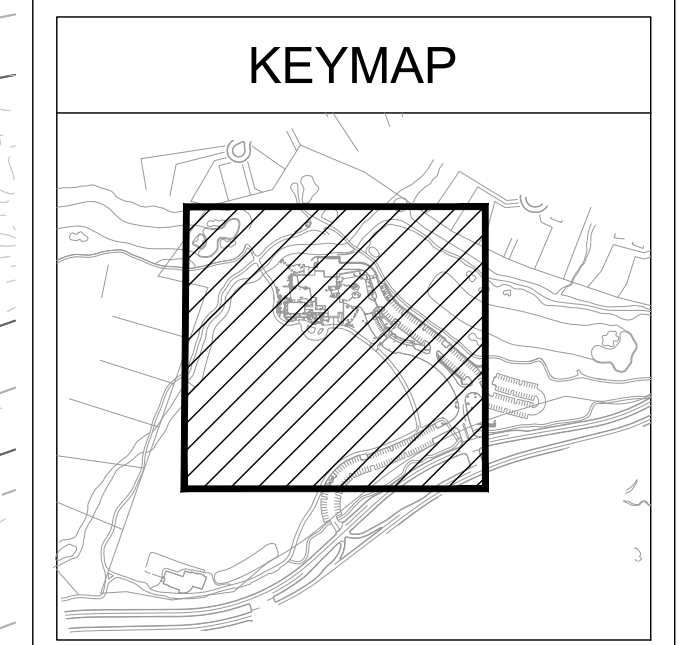
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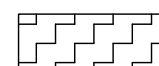
OVERSTORY LEGEND	
---	R.O.W. LINE
---	LOT LINE
---	PLANTING EDGER
---	LIMIT OF WORK
AS	<i>Acacia schaffneri</i> TWISTED ACACIA
CFB	<i>Cercidium floridum</i> BLUE PALO VERDE
CM	<i>Cercidium microphyllum</i> FOOTHILLS PALO VERDE
CL	<i>Chilopsis linearis</i> DESERT WILLOW
CP	<i>CELTIS PALLIDA</i> DESERT HACKBERRY
CPL	<i>Caesalpinia platyloba</i> CURLY PAELA
CPR	<i>Cercidium praecox</i> PALO BREA
JM	<i>Juniperus monosperma</i> ONE SEED JUNIPER
OT	<i>Olneya tesota</i> DESERT IRONWOOD
PVT	<i>Prosopis velutina</i> VELVET MESQUITE
CGS	<i>Carnegiea gigantea</i> SAGUARO
UNDERSTORY LEGEND	
[Pattern]	ACCENT PLANTING
[Pattern]	MIXED DESERT PLANTING
[Pattern]	NATIVE TRANSITIONAL PLANTING
[Pattern]	SCREEN PLANTING
[Pattern]	LAWN

NOTE:  
ALL EXISTING PLANT MATERIAL TO BE FIELD EVALUATED FOR COMPLIANCE WITH LOCAL AND STATE REGULATIONS FOR TREE PROTECTION AND MITIGATION REQUIREMENTS.  
CONTRACTOR TO EVALUATE AND ADVISE FEASIBILITY TO TRANSPLANT SPECIMEN PLANT MATERIAL.



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**RE-VEGETATION LEGEND**

	DESERT TRANSITIONAL
	DESERT ACCENT

AREAS DISTURBED BY CONSTRUCTION OF INFRASTRUCTURE INCLUDING DRIVES, UTILITIES AND DRAINAGE SHALL BE RE-VEGETATED WITH NATIVE PLANT MATERIALS TO MATCH THE EXISTING DESERT AS CLOSE AS POSSIBLE UPON MATURITY.

DUE TO THE VARIED AND CHANGING VEGETATION WITHIN DESERT MOUNTAIN EACH REVEGETATION AREA WILL BE LOOKED AT SPECIFICALLY IN THE FIELD. DENSITY, SPECIES AND ARRANGEMENT OF REVEGETATED PLANTS SHALL BE DETERMINED BASED ON EXISTING SITE CONDITIONS AND EXISTING ADJACENT NATIVE DESERT VEGETATION.

TREE DENSITIES SHALL BE CONSISTENT WITH THE STREETSCAPES AT DESERT MOUNTAIN AND SHALL BE A COMBINATION OF TRANSPLANTED SALVAGED TREES AND 15 GALLON TREES IN DENSITIES APPROPRIATE TO THE ADJACENT NATURAL DESERT LOCATIONS.

GROUNDCOVER AND SMALL SHRUBS SHALL BE REVEGETATED WITH ONE GALLON CONTAINERIZED PLANT MATERIALS (AS PER THE LANDSCAPE SCHEDULE) IN A DENSITY OF APPROXIMATELY 50% OF WHAT OCCURS NATURALLY IN THE ADJACENT UNDISTURBED DESERT AREAS. LOCATIONS AND QUANTITIES SHALL BE DETERMINED IN-THE-FIELD.

NATIVE PLANT SEED MIX WILL BE APPLIED OVER ALL DISTURBED AREAS.

IRRIGATION OF ALL NEWLY INSTALLED LANDSCAPE SHALL BE BY HAND OR TRUCK WATERING FOR A PERIOD OF 90 DAYS OR UNTIL ESTABLISHMENT OF THE PLANT MATERIAL.



**RENEGADE CLUBHOUSE**  
DESERT MOUNTAIN

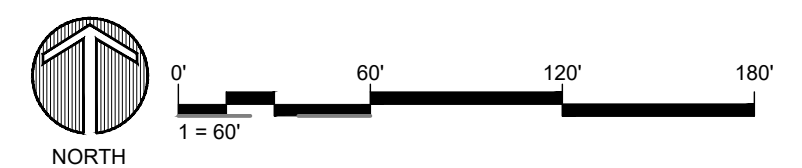
DEVELOPMENT REVIEW BOARD SUBMITTAL  
37700 N Desert Mountain Pkwy, Scottsdale, AZ 85262

NOT FOR  
CONSTRUCTION

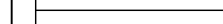



DRAWN BY:	JV/GGV
CHECKED BY:	GBW
PROJECT NO.:	2019001.20
ISSUE DATE:	04/16/2021
REVISIONS:	

SHEET TITLE:  
**RE-VEGETATION  
PLAN**

SHEET NUMBER:



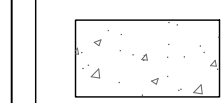
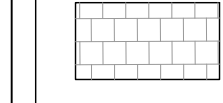
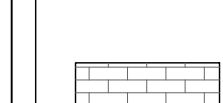
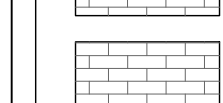

**LAYOUT & GRADING LEGEND**

-  R.O.W. LINE
-  PROPOSED 1' CONTOUR
-  PROPOSED 5' CONTOUR
-  LIMIT OF WORK

**NOTES:**

1. PROTECT IN PLACE ALL EXISTING TREES TO BE PRESERVED AND DO NOT MODIFY GRADES UNDER CROWN OF EXISTING TREES. REFER TO TREE PROTECTION PLANS (CIVIL SHEETS TR-01 AND TR-02) FOR TREE FENCING AND ARBORIST COORDINATION.
2. VERIFY ALL UTILITIES IN FIELD. NOTIFY OWNER OF ANY CONFLICTS WITH EXISTING UTILITIES.
3. CONTRACTOR TO COMPLY WITH CITY OF SCOTTSDALE NATIVE PLANT ORDINANCE, CHAPTER 10 OF DESIGN STANDARDS AND POLICIES MANUAL (2018), INCLUDING BUT NOT LIMITED TO OBTAINING ALL PERMITS, COORDINATION WITH CONSULTANTS, AND RELOCATION, CARE AND KEEP, AND REESTABLISHMENT OF ALL NECESSARY NATIVE PLANT MATERIAL TO BE IN COMPLIANCE WITH CODE.
4. COORDINATE GRADING AT ALL AREAS OF GOLF INTERFACE. PROVIDE SMOOTH TRANSITIONS AND DRAINAGE AT ALL PROJECT BOUNDARIES.
5. SEE CIVIL PLANS FOR ALL HARDSCAPE GRADING, DRAINAGE, AND RELATED INFRASTRUCTURE. USE THIS SET AS BASIS OF COSTING UNTIL CIVIL PLANS HAVE BEEN COMPLETED.
6. SEE CIVIL PLANS FOR WASH RELOCATION, GRADES, AND RELATED RETAINING WALLS. USE THIS SET AS BASIS OF COSTING UNTIL CIVIL PLANS HAVE BEEN COMPLETED.
7. SEE CIVIL PLANS FOR SPECIFIC SLOPES FOR DRAINAGE SWALES.

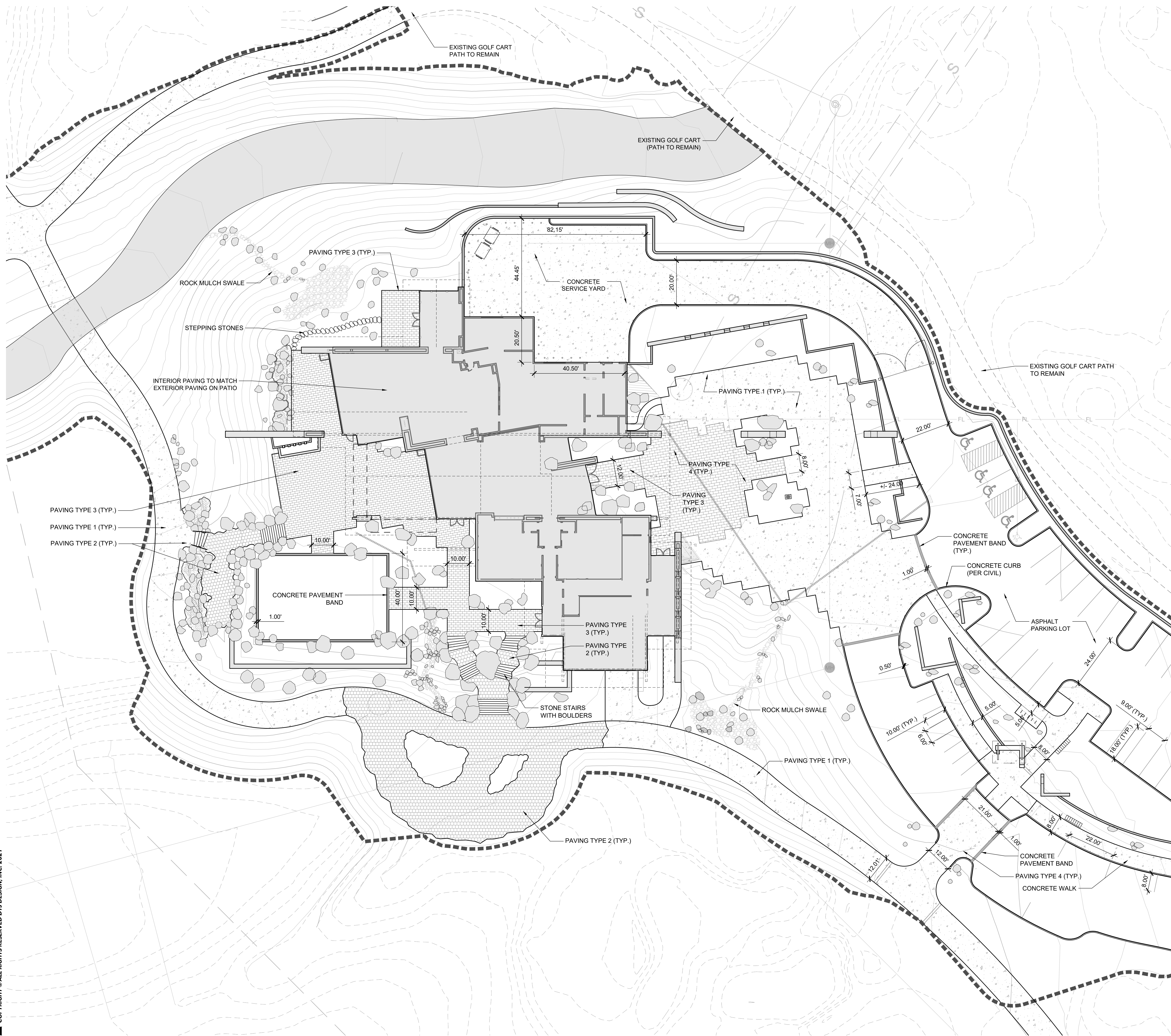
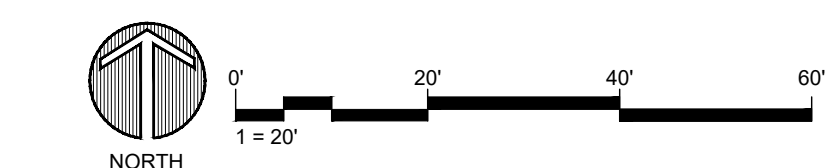
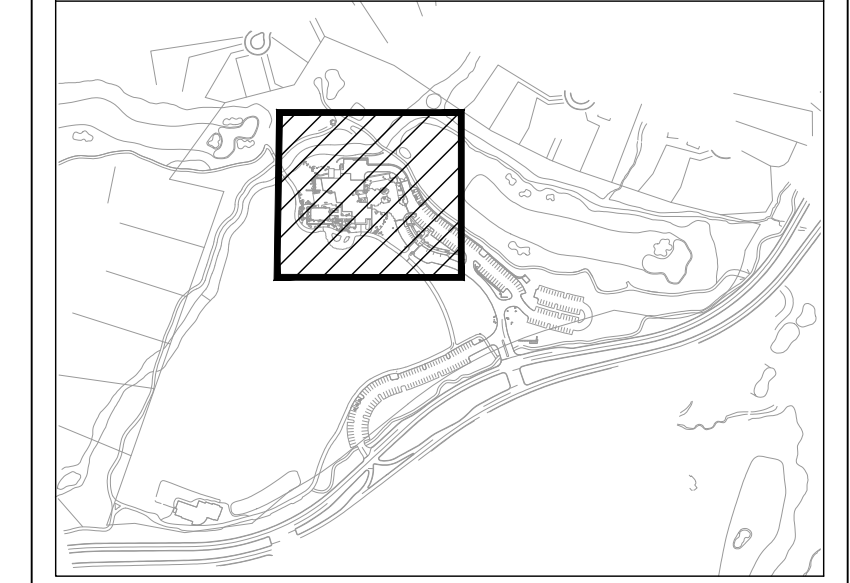
**PAVING LEGEND**

-  PAVING TYPE 1: COLORED CONCRETE
-  PAVING TYPE 2: CONCRETE COLORED WITH HEAVY BROOM FINISH
-  PAVING TYPE 3: PEDESTRIAN PAVER
-  PAVING TYPE 4: VEHICULAR PAVER
-  PAVING TYPE 5: CONCRETE PAVEMENT BAND

**NOTES:**

1. SEE DETAIL 3/24 FOR ADDITIONAL INFORMATION

**KEYMAP**



Drawing: UA\2019001\_20\Desert Mountain\05\_CAD\01\_Renegade\Sheets\DRB Sheet Set\206\_Hardscape Plan.dwg  
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ISSUE DATE: 04/16/2021  
REVISIONS:

SHEET TITLE:  
CIRCULATION  
PARKING & TRAILS  
PLAN

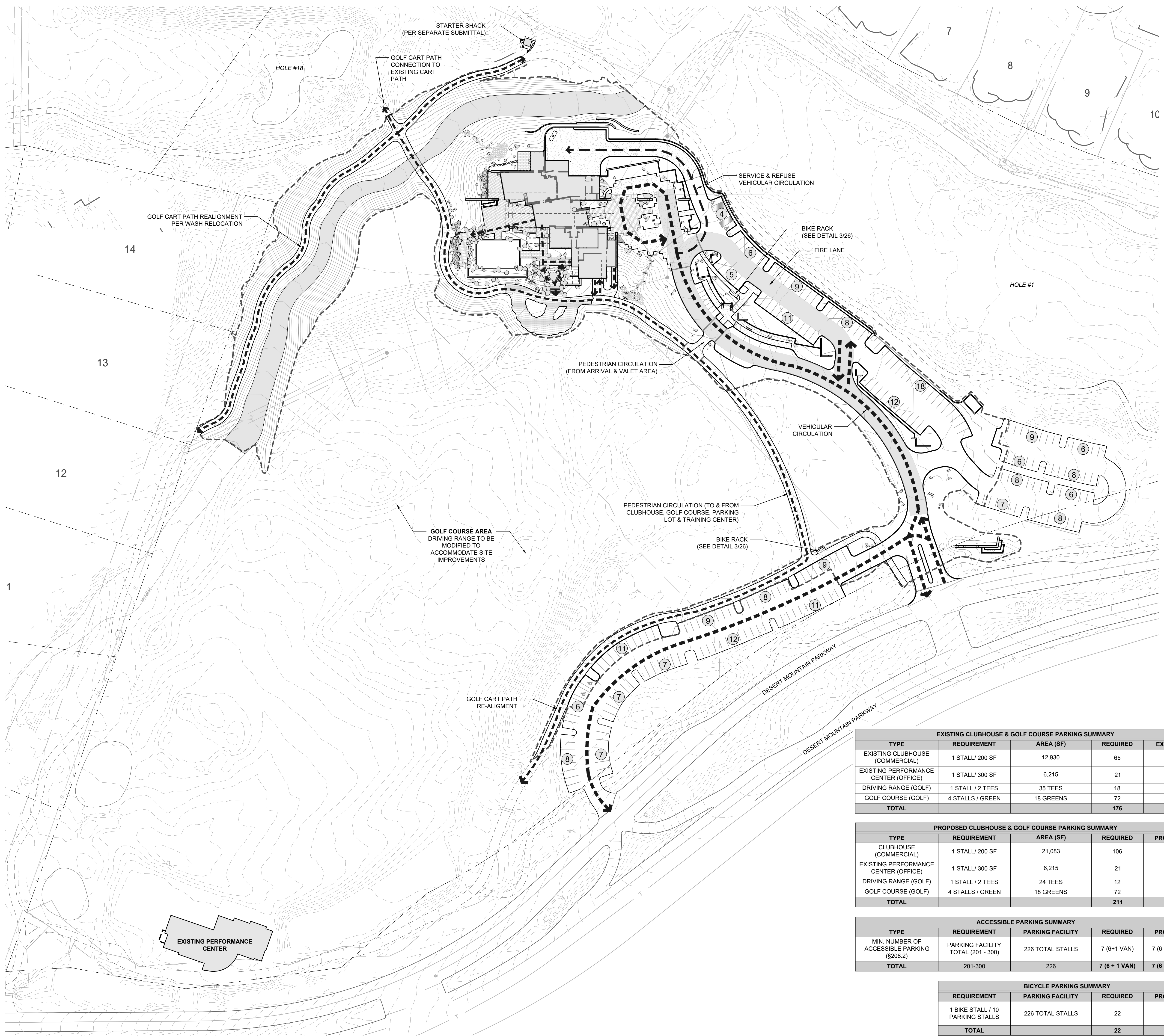
SHEET NUMBER:

**PARKING & CIRCULATION LEGEND**

- R.O.W. LINE
- PROPOSED 1' CONTOUR
- PROPOSED 5' CONTOUR
- LIMIT OF WORK
- PEDESTRIAN & GOLF CART CIRCULATION
- VEHICULAR CIRCULATION
- SERVICE VEHICLE CIRCULATION

**PARKING & CIRCULATION NOTES**

- PROTECT IN PLACE ALL EXISTING TREES TO BE PRESERVED AND DO NOT MODIFY GRADES UNDER CROWN OF EXISTING TREES. REFER TO TREE PROTECTION PLANS (CIVIL SHEETS TR-01 AND TR-02) FOR TREE FENCING AND ARBORIST COORDINATION.
- VERIFY ALL UTILITIES IN FIELD. NOTIFY OWNER OF ANY CONFLICTS WITH EXISTING UTILITIES.
- CONTRACTOR TO COMPLY WITH CITY OF SCOTTSDALE NATIVE PLANT ORDINANCE, CHAPTER 10 OF DESIGN STANDARDS AND POLICIES MANUAL (2018), INCLUDING BUT NOT LIMITED TO OBTAINING ALL PERMITS, COORDINATION WITH CONSULTANTS, AND RELOCATION, CARE AND KEEP, AND REESTABLISHMENT OF ALL NECESSARY NATIVE PLANT MATERIAL TO BE IN COMPLIANCE WITH CODE.
- COORDINATE GRADING AT ALL AREAS OF GOLF INTERFACE. PROVIDE SMOOTH TRANSITIONS AND DRAINAGE AT ALL PROJECT BOUNDARIES.
- SEE CIVIL PLANS FOR ALL HARDSCAPE GRADING, DRAINAGE, AND RELATED INFRASTRUCTURE. USE THIS SET AS BASIS OF COSTING UNTIL CIVIL PLANS HAVE BEEN COMPLETED.
- SEE CIVIL PLANS FOR WASH RELOCATION, GRADES, AND RELATED RETAINING WALLS. USE THIS SET AS BASIS OF COSTING UNTIL CIVIL PLANS HAVE BEEN COMPLETED.
- SEE CIVIL PLANS FOR SPECIFIC SLOPES FOR DRAINAGE SWALES.



**EXISTING CLUBHOUSE & GOLF COURSE PARKING SUMMARY**

TYPE	REQUIREMENT	AREA (SF)	REQUIRED	EXISTING
EXISTING CLUBHOUSE (COMMERCIAL)	1 STALL / 200 SF	12,930	65	-
EXISTING PERFORMANCE CENTER (OFFICE)	1 STALL / 300 SF	6,215	21	-
DRIVING RANGE (GOLF)	1 STALL / 2 TEES	35 TEES	18	-
GOLF COURSE (GOLF)	4 STALLS / GREEN	18 GREENS	72	-
<b>TOTAL</b>			<b>176</b>	<b>178</b>

**PROPOSED CLUBHOUSE & GOLF COURSE PARKING SUMMARY**

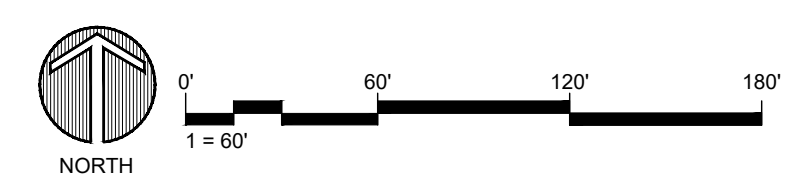
TYPE	REQUIREMENT	AREA (SF)	REQUIRED	PROVIDED
CLUBHOUSE (COMMERCIAL)	1 STALL / 200 SF	21,083	106	110
EXISTING PERFORMANCE CENTER (OFFICE)	1 STALL / 300 SF	6,215	21	25
DRIVING RANGE (GOLF)	1 STALL / 2 TEES	24 TEES	12	16
GOLF COURSE (GOLF)	4 STALLS / GREEN	18 GREENS	72	75
<b>TOTAL</b>			<b>211</b>	<b>226</b>

**ACCESSIBLE PARKING SUMMARY**

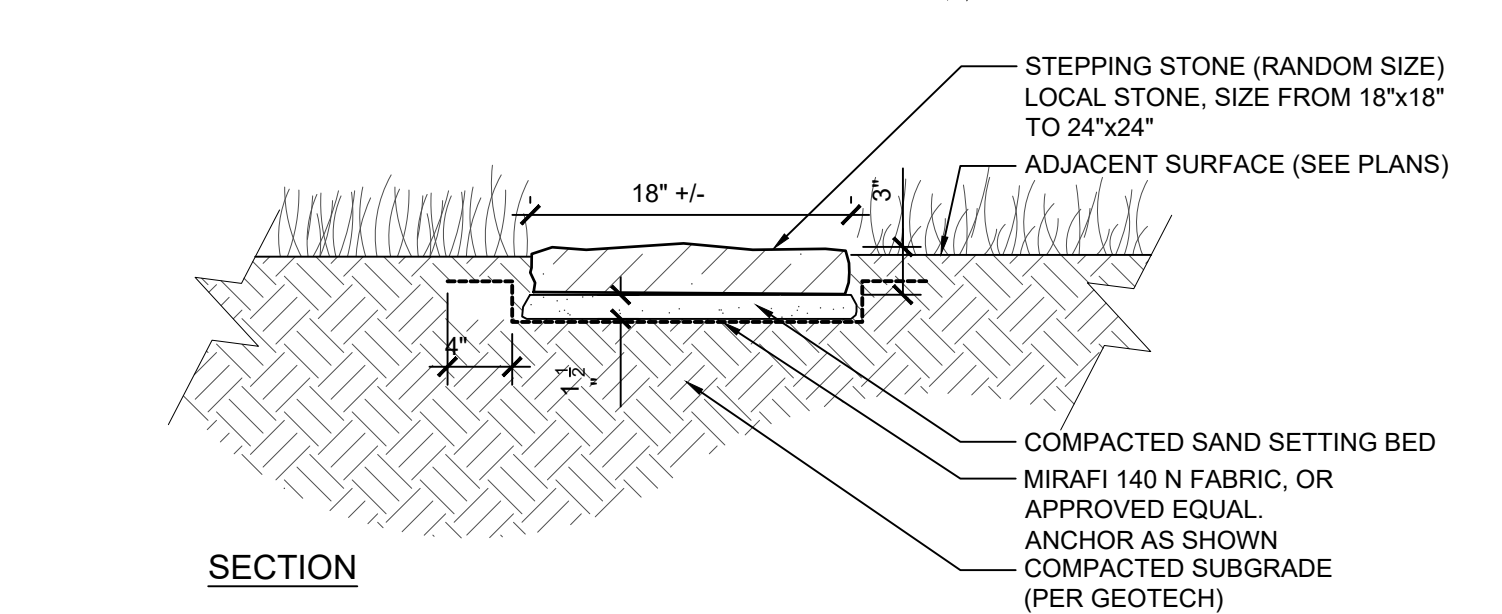
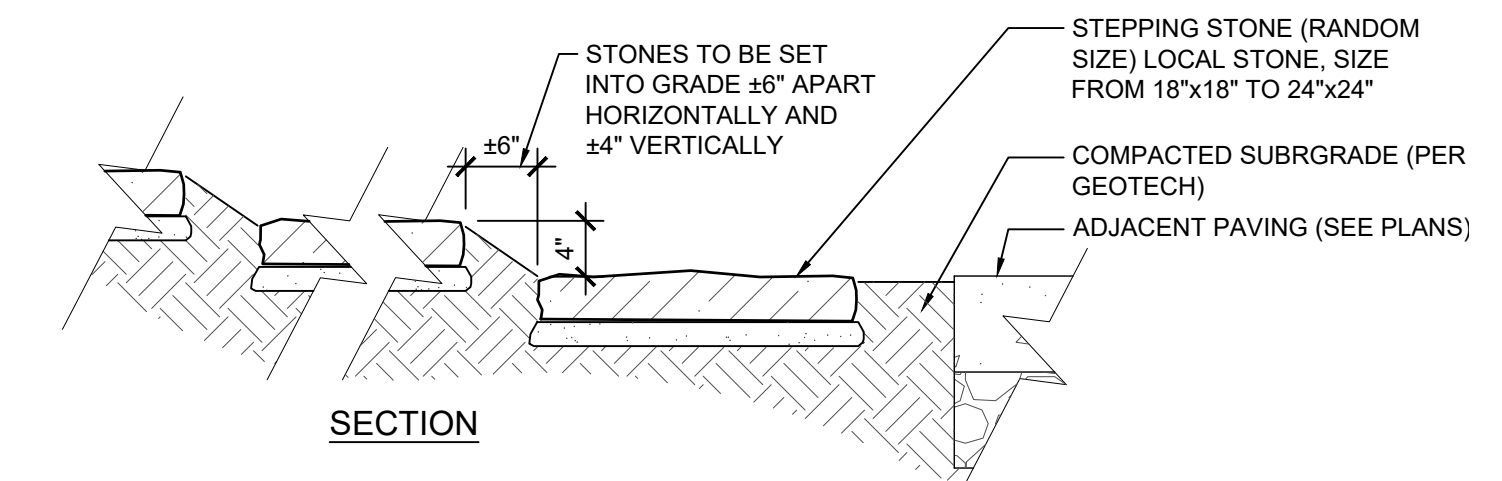
TYPE	REQUIREMENT	PARKING FACILITY	REQUIRED	PROVIDED
MIN. NUMBER OF ACCESSIBLE PARKING (\$208.2)	PARKING FACILITY TOTAL (201 - 300)	226 TOTAL STALLS	7 (6+1 VAN)	7 (6 + 1 VAN)
<b>TOTAL</b>	201-300	226	<b>7 (6 + 1 VAN)</b>	<b>7 (6 + 1 VAN)</b>

**BICYCLE PARKING SUMMARY**

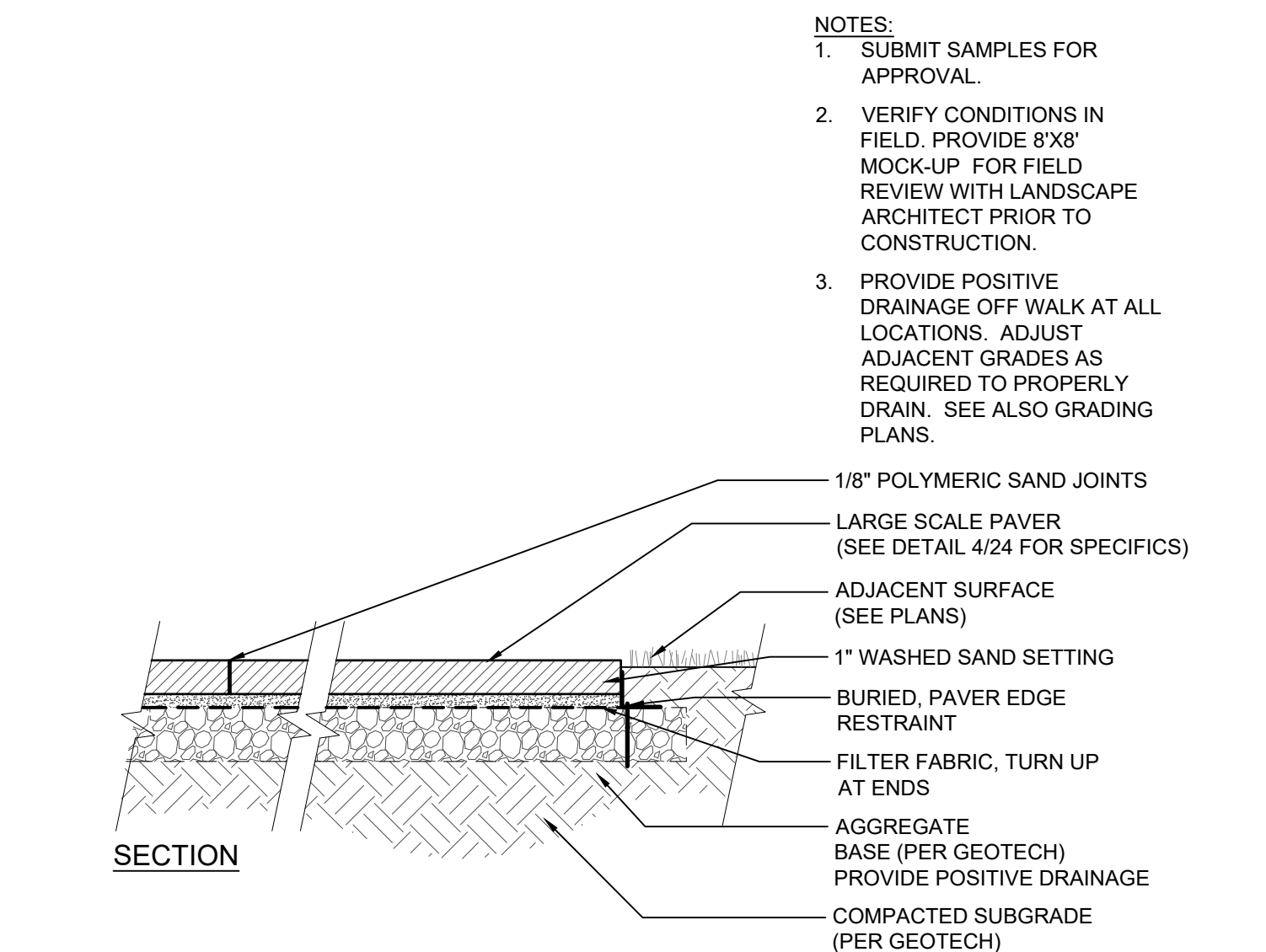
REQUIREMENT	PARKING FACILITY	REQUIRED	PROVIDED
1 BIKE STALL / 10 PARKING STALLS	226 TOTAL STALLS	22	22
<b>TOTAL</b>		<b>22</b>	<b>22</b>



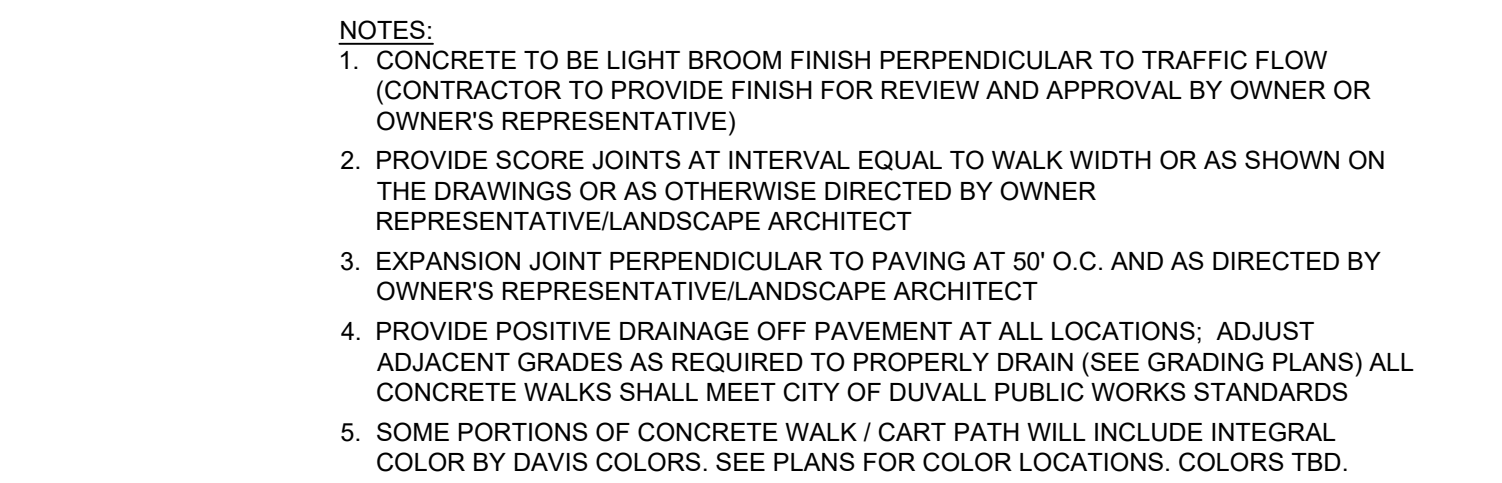
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3 SECTION  
1"=1'-0"



2 SECTION  
1"=1'-0"



1 SECTION  
1"=1'-0"

- NOTES:**
- COLOR SAMPLES AND DAVIS COLOR REFERENCE IS FOR GENERAL INTENT OF COLOR AND CONTRAST. FINAL SELECTIONS TO BE BASED ON APPROVED FIELD SAMPLE.
  - CONTRACTOR TO PROVIDE TWO ROUNDS OF FIELD MOCKUP SAMPLES FOR EACH PAVING TYPE SHOWING A MIN. 24" x 24" COLOR AND FINISH FOR ALL PAVING TYPES IN ONE LOCATION ON-SITE FOR REVIEW AND APPROVAL PRIOR TO FINAL INSTALLATION.
  - ALL JOINTS TO BE SAWCUT CONTROL JOINT
  - ALL PAVING TYPES ARE TO BE CONCRETE PAVEMENT
  - CONTRACTOR TO VERIFY COMPLIANCE WITH CITY OF SCOTTSDALE & ARIZONA STATE CODES.
  - PROVIDE MATTE SEALER FOR ALL DECORATIVE CONCRETE.

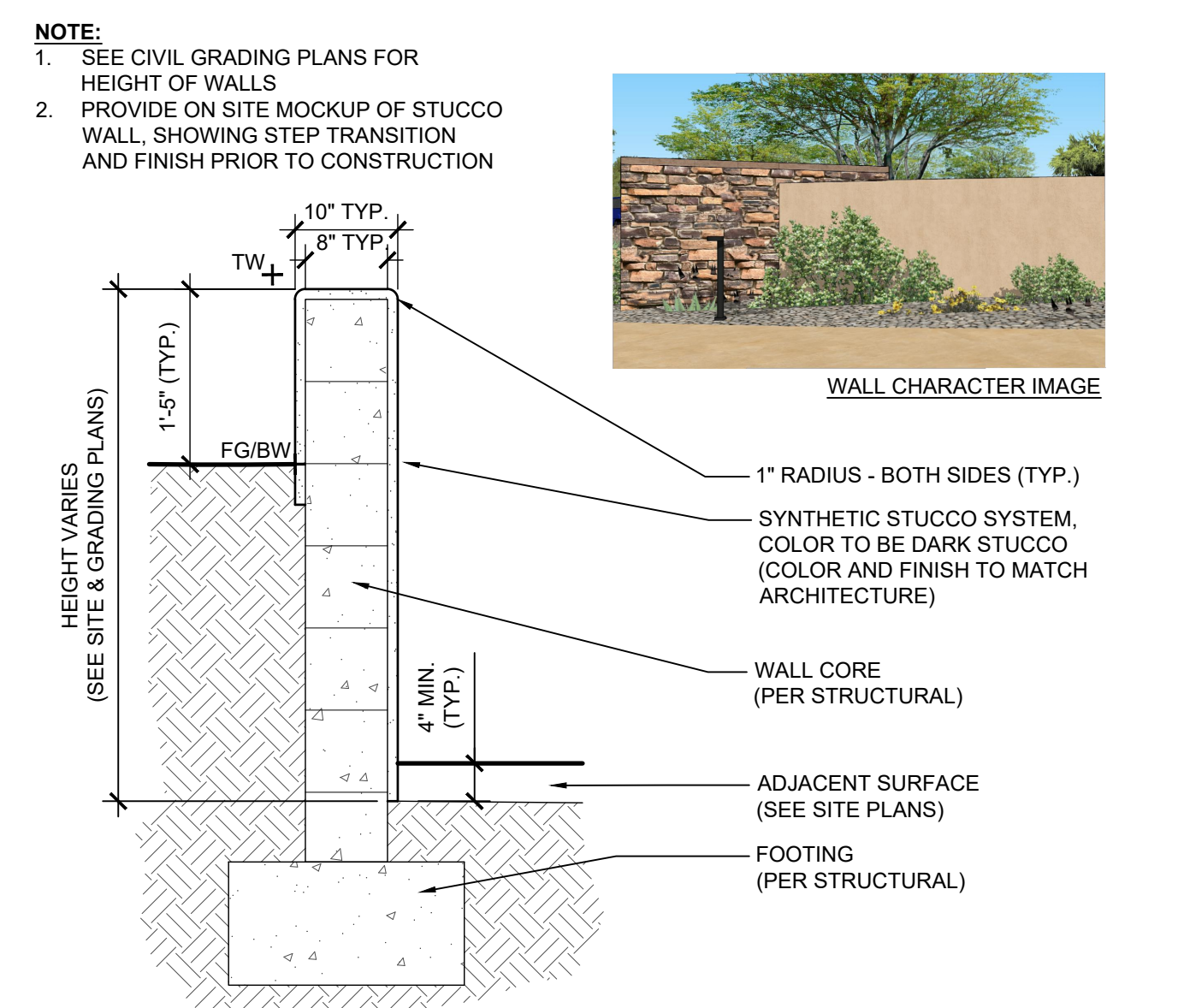
**P1 PAVING TYPE 1 - STANDARD CONCRETE**  
PATTERN: SAW CUT SCORE JOINTS AS SHOWN ON PLANS. COLORED CONCRETE COLOR: SAN DIEGO BUFF (DAVIS COLOR) FINISH: MEDIUM BROOM

**P2 PAVING TYPE 2 - STAIRS & CART PARKING AREA**  
PATTEN: COLORED CONCRETE WITH HEAVY SAND BLAST FINISH COLOR: SAN DIEGO BUFF (DAVIS COLOR) FINISH: HEAVY SAND BLAST

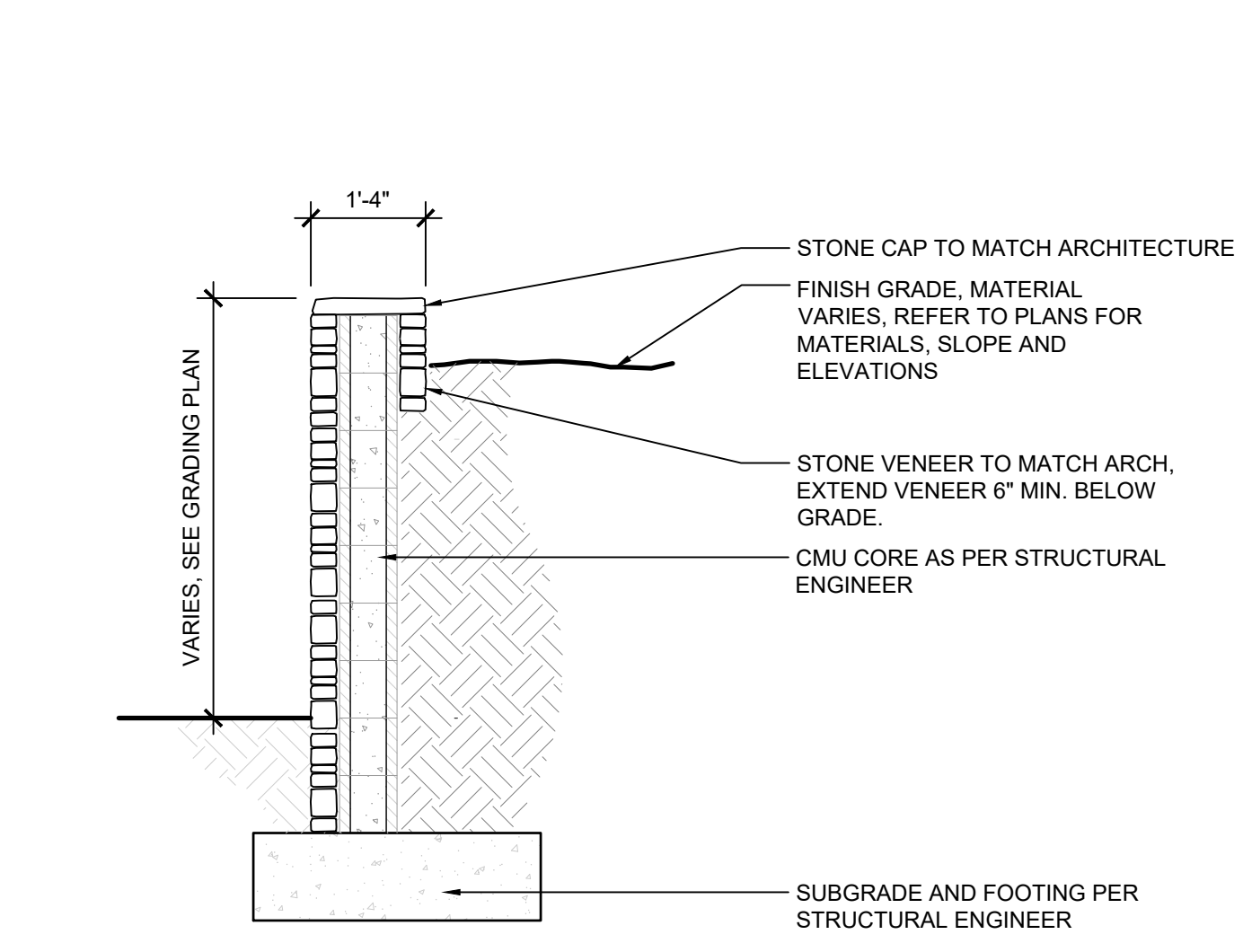
**P3 PAVING TYPE 3 - REAR PATIO & ENTRY**  
PAVER: VERONA (BY BELGARD) PATTERN: SQUARE RUNNING BOND COLOR: TAOS

**P4 PAVING TYPE 4 - MOTORCOURT**  
PAVER: VERONA (BY BELGARD), VEHICULAR-RATED PAVER PATTERN: SQUARE RUNNING BOND COLOR: TAOS

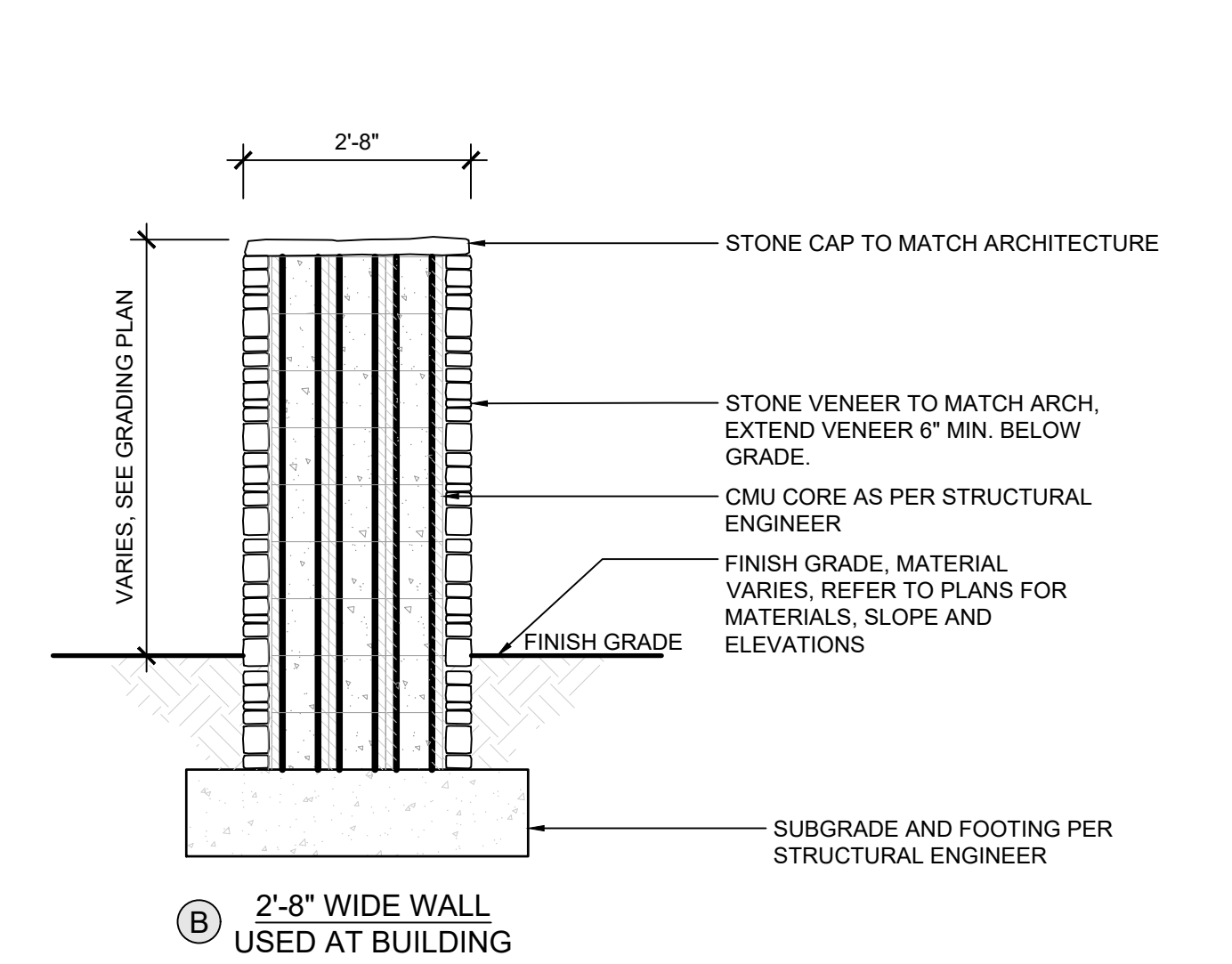
4 SECTION  
1"=1'-0"



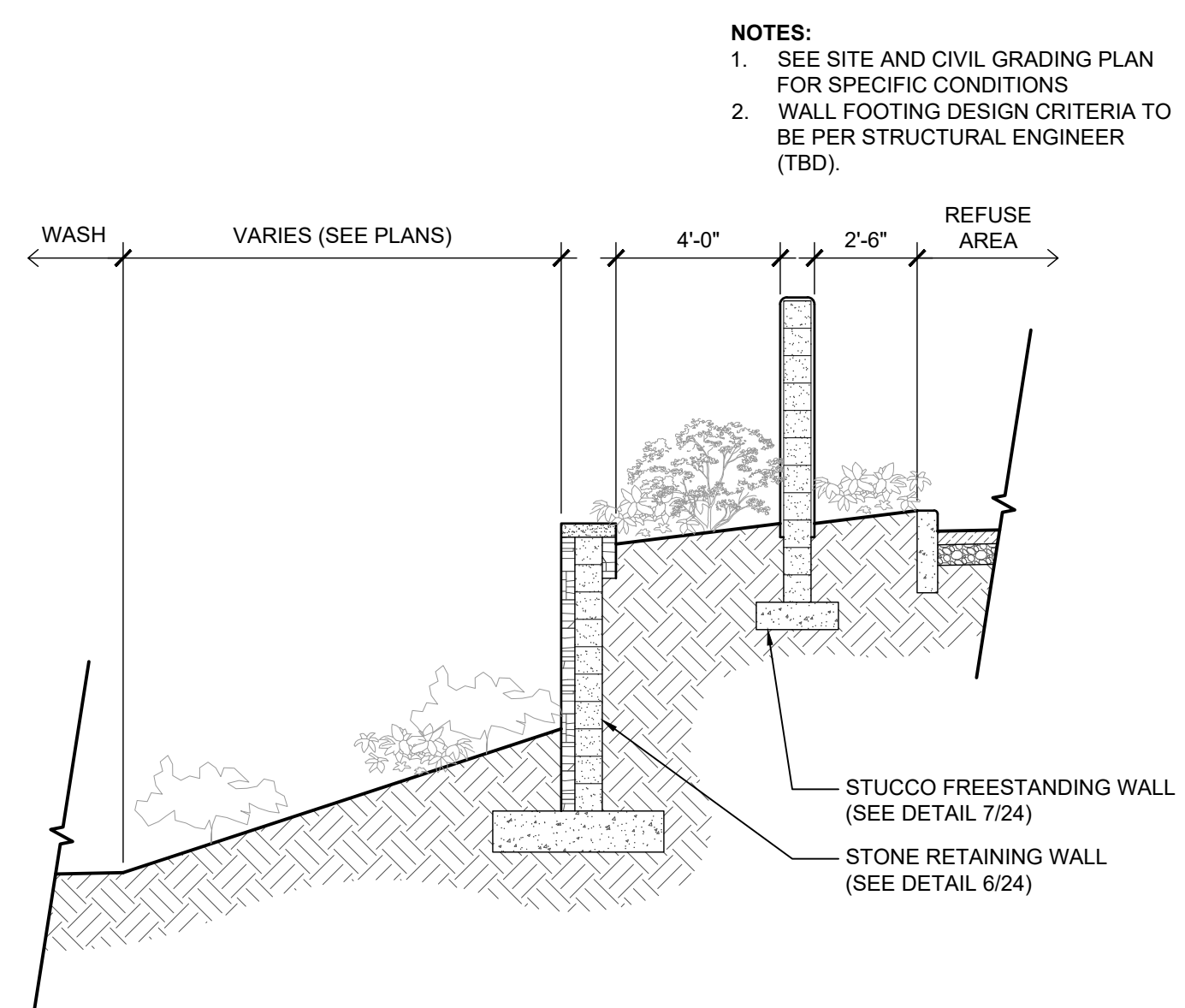
8 SECTION  
3/4"=1'-0"



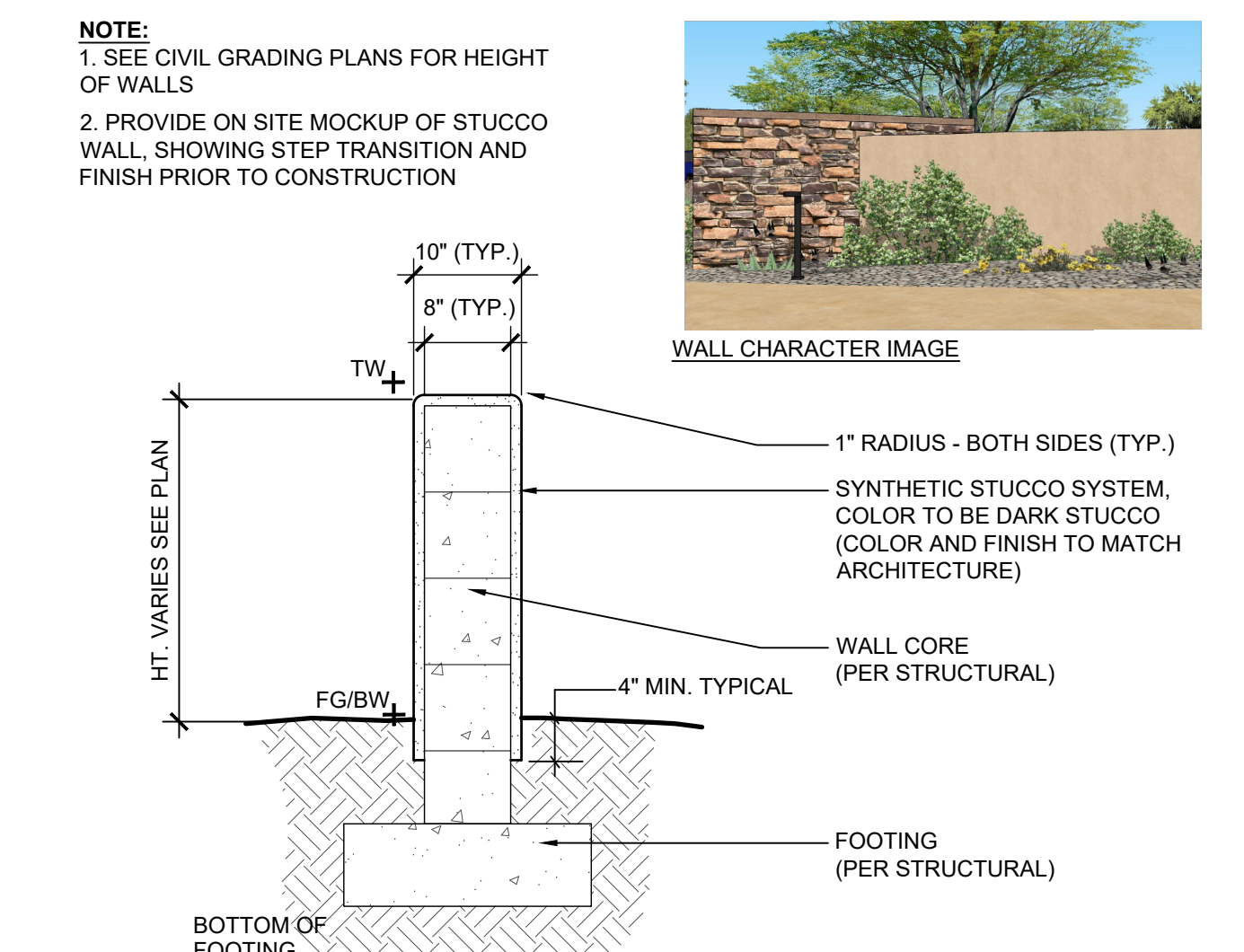
6 SECTION  
SCALE: 1/2"=1'-0"



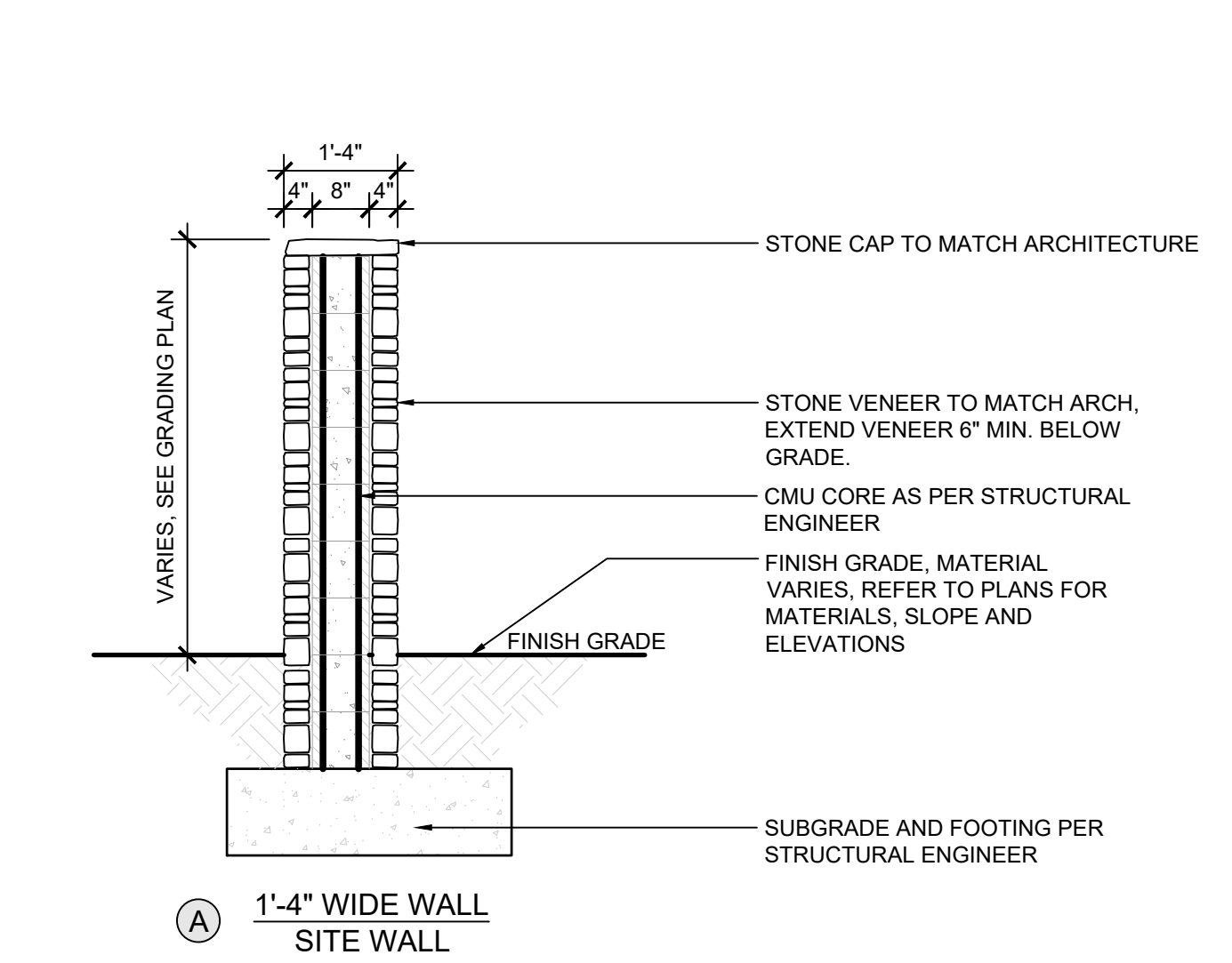
5 SECTION  
SCALE: 1/2"=1'-0"



9 SECTION  
1/4"=1'-0"



7 SECTION  
3/4"=1'-0"

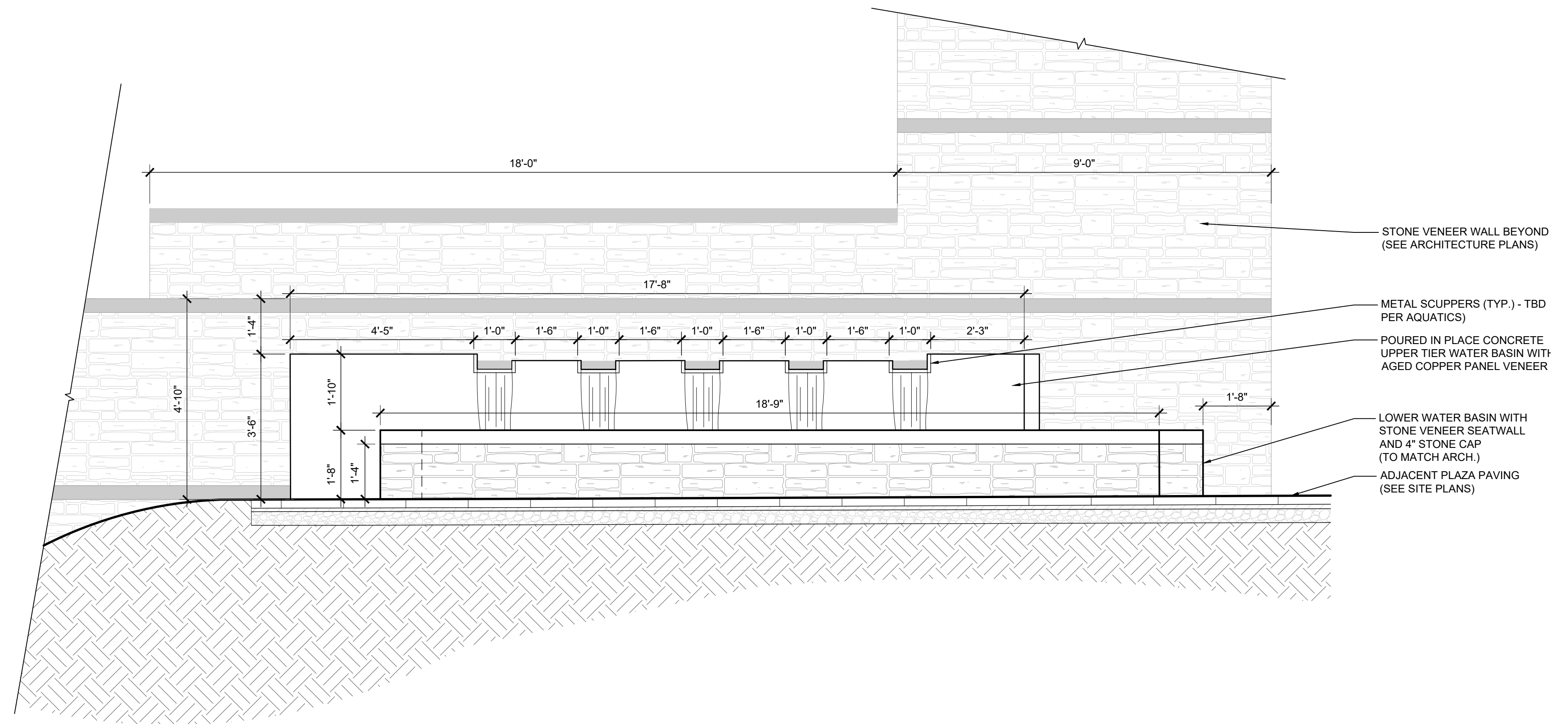


5 SECTION  
SCALE: 1/2"=1'-0"

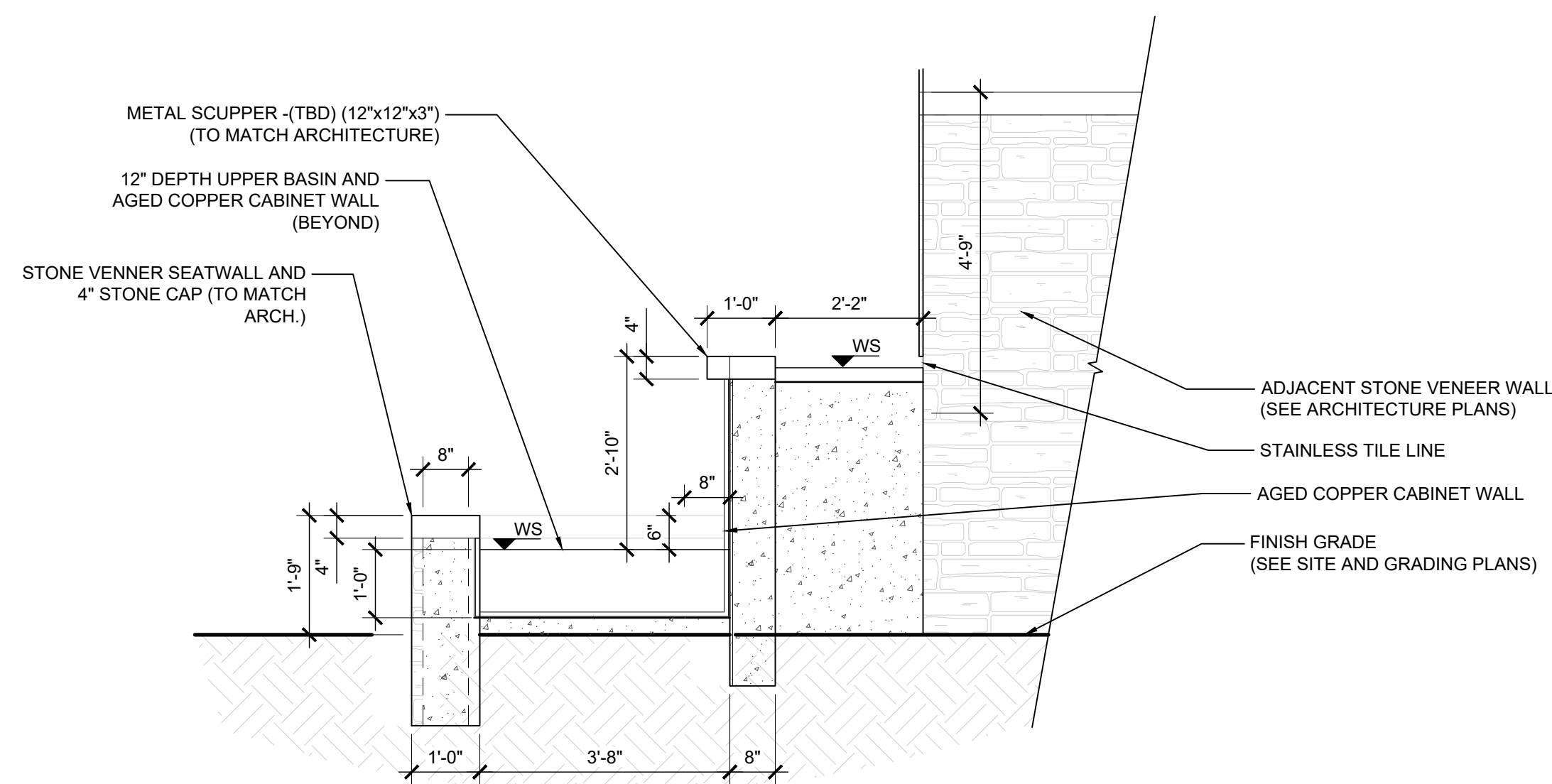
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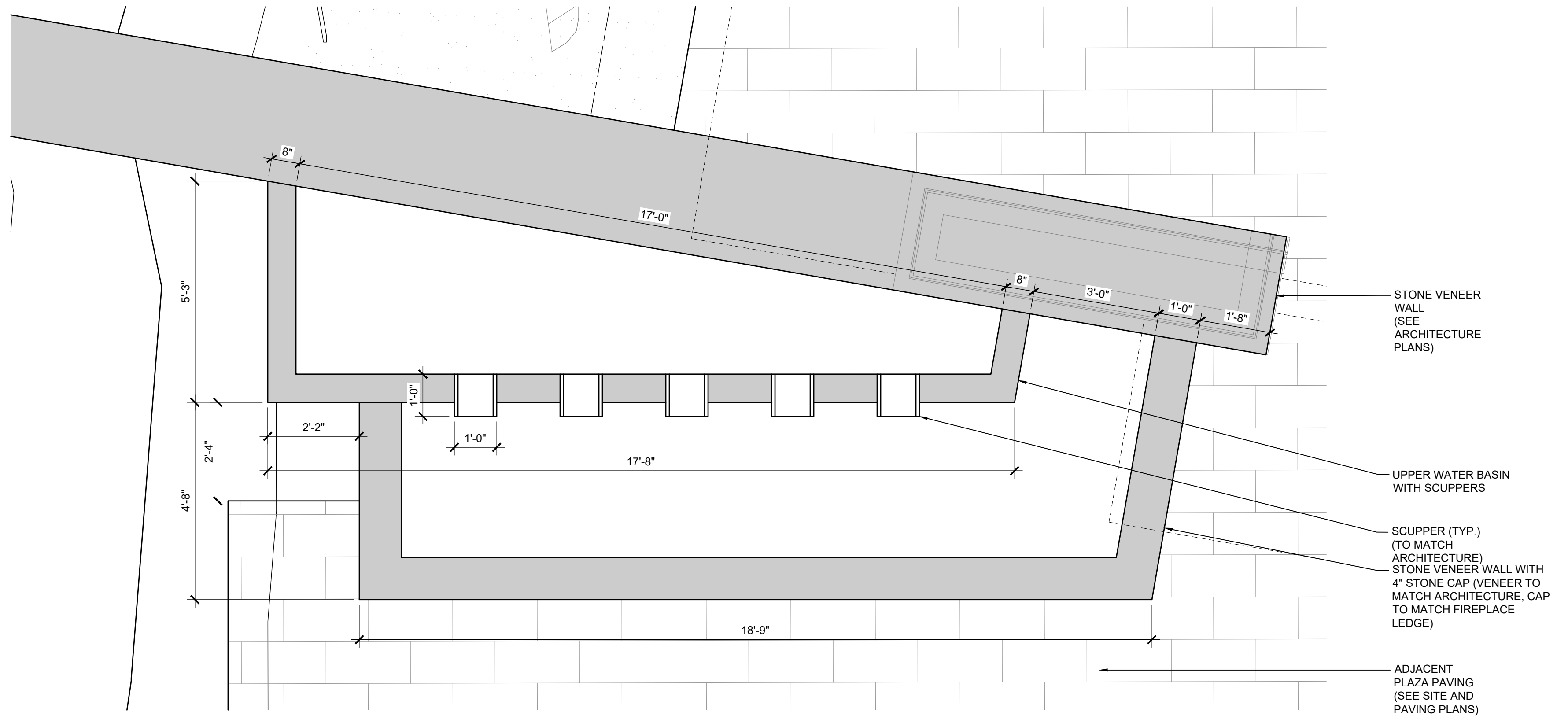
D REFERENCE IMAGE



B SECTION



C SECTION



A PLAN

1 PATIO WATER FEATURE  
25 1/2"=1'-0"

SECTION



STRUCTURE CHARACTER IMAGE

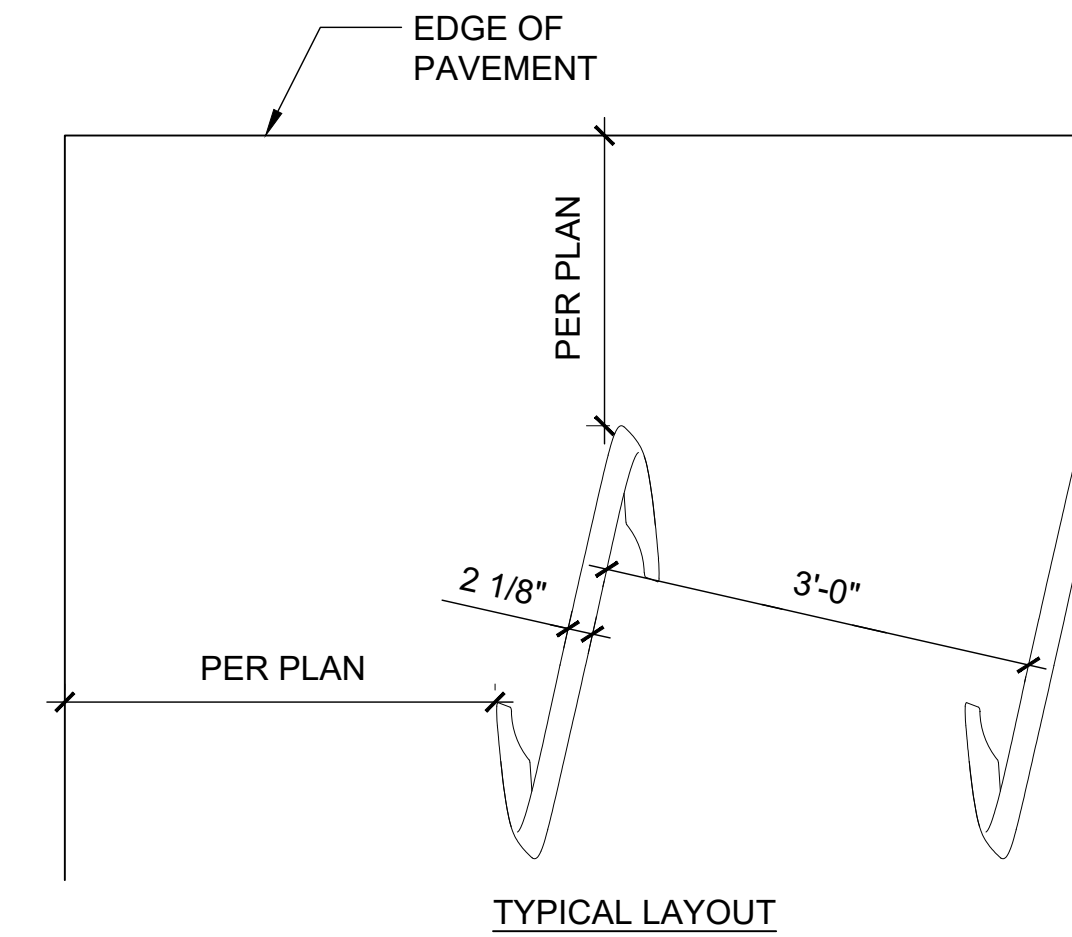
- NOTES:**
- DRAWINGS SHOW DESIGN INTENT ONLY. SEE STRUCTURAL FOR FOUNDATION AND CONNECTIONS.
  - ALL MATERIALS, DETAILS AND FINISHES TO MATCH CLUBHOUSE (U.N.O.).



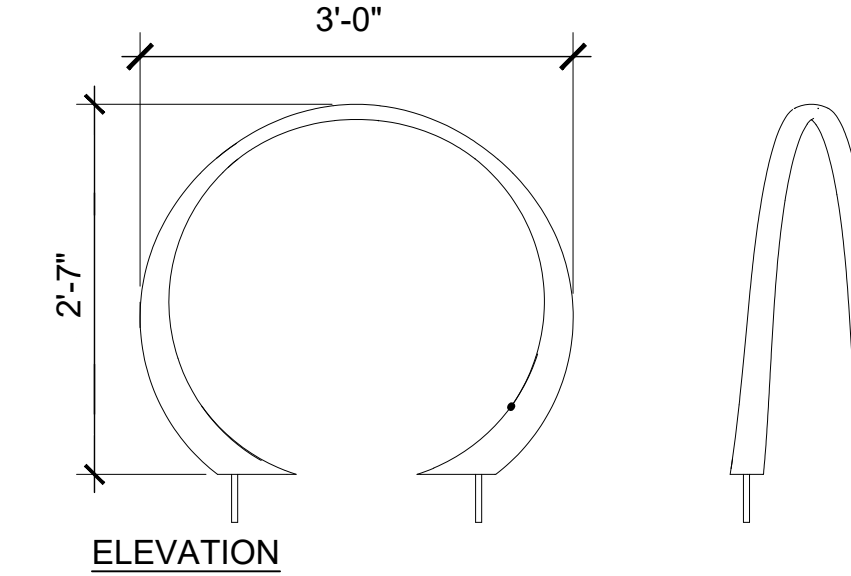
CHARACTER IMAGE

- NOTES:**
- SURFACE EMBEDDED.
  - BLACK POWDERCOAT METAL FINISH (PROVIDE SAMPLE FOR APPROVAL)
  - INSTALL PER MANUFACTURER'S RECOMMENDATIONS.

**MANUFACTURER:** LANDSCAPE FORMS  
**MODEL:** 35-COLLECTION LOOP BIKE RACK  
**PHONE:** 800.521.2546  
[www.landscapeforms.com](http://www.landscapeforms.com)



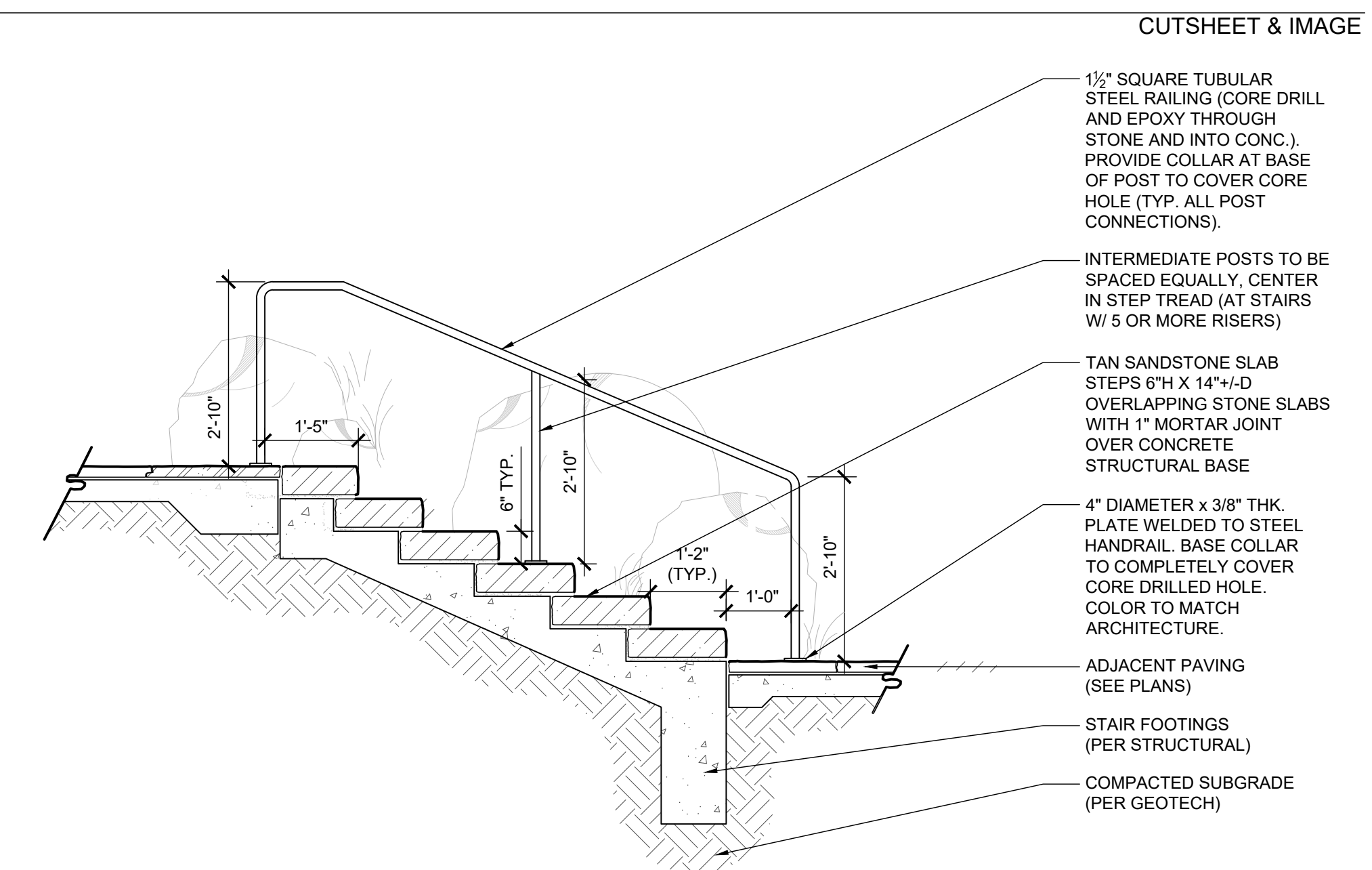
TYPICAL LAYOUT



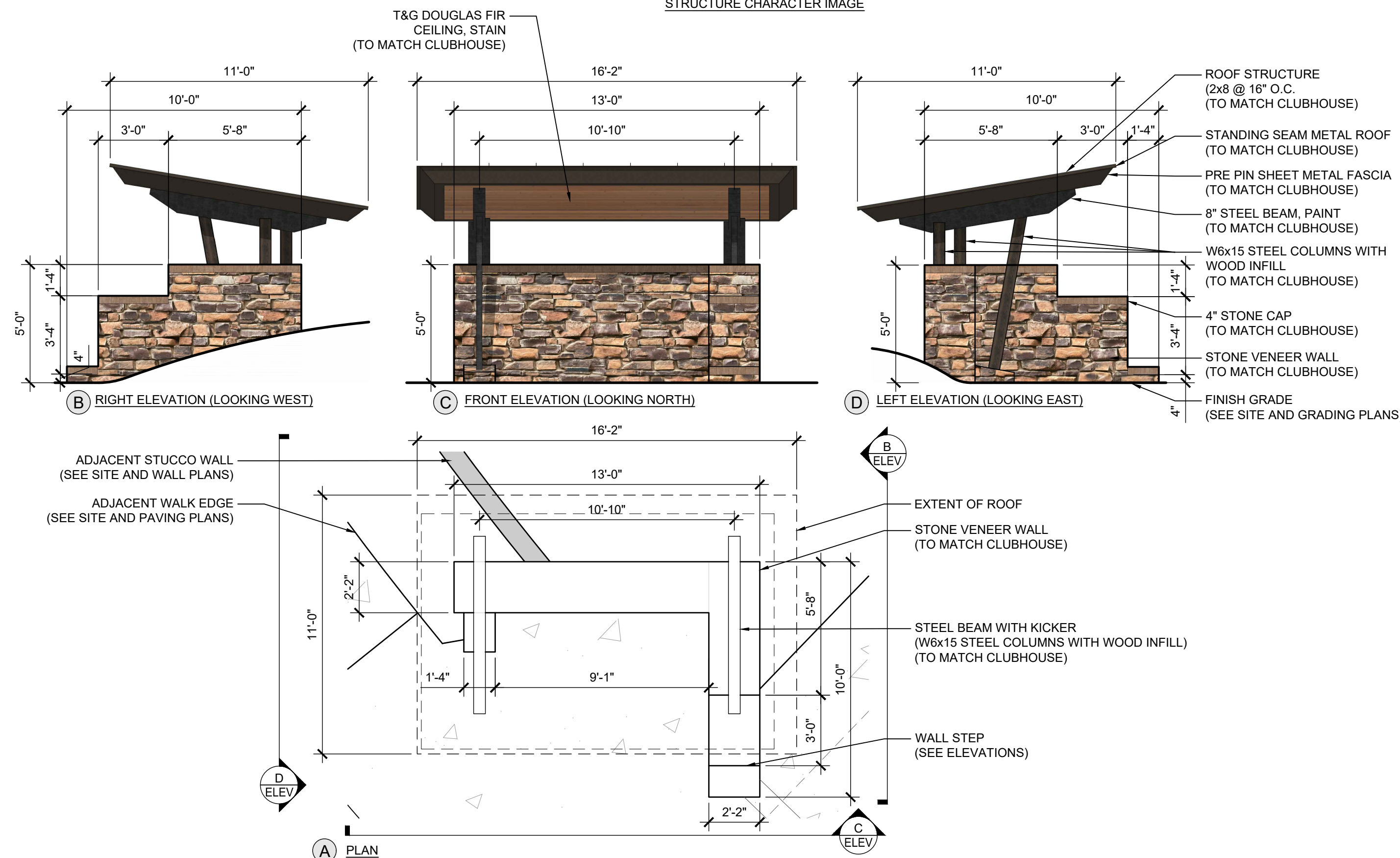
ELEVATION

**3**  
**26** BIKE RACK  
1/2"=1'-0"

- NOTES:**
- BOULDERS DIRECTLY ADJACENT TO STAIRS ARE AN INTEGRAL PART OF THE STAIR AND SHOULD BE PLACED BY THE MASON AT THE TIME OF STAIR INSTALLATION. VERIFY FIELD APPROVAL OF STAIR PLANTING POCKETS WITH LANDSCAPE ARCHITECT WITH THE FIRST STAIR PRIOR TO CONSTRUCTION OF THE REMAINING STAIRS.
  - ALL METAL TO BE POWDERCOAT, COLOR TO MATCH ARCHITECTURE.
  - CONTRACTOR TO VERIFY NUMBER OF STAIRS REQUIRED AT EACH LOCATION - DETAIL SHOWN IS FOR REFERENCE



CUTSHEET & IMAGE

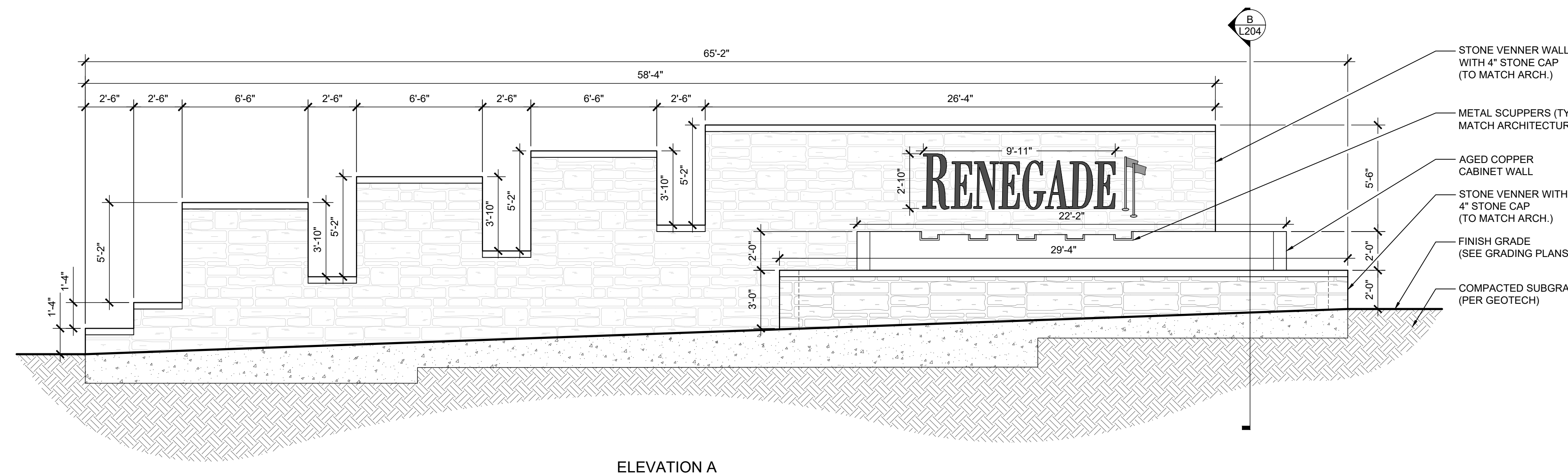


**4**  
**26** BAG DROP STRUCTURE  
1/4"=1'-0"

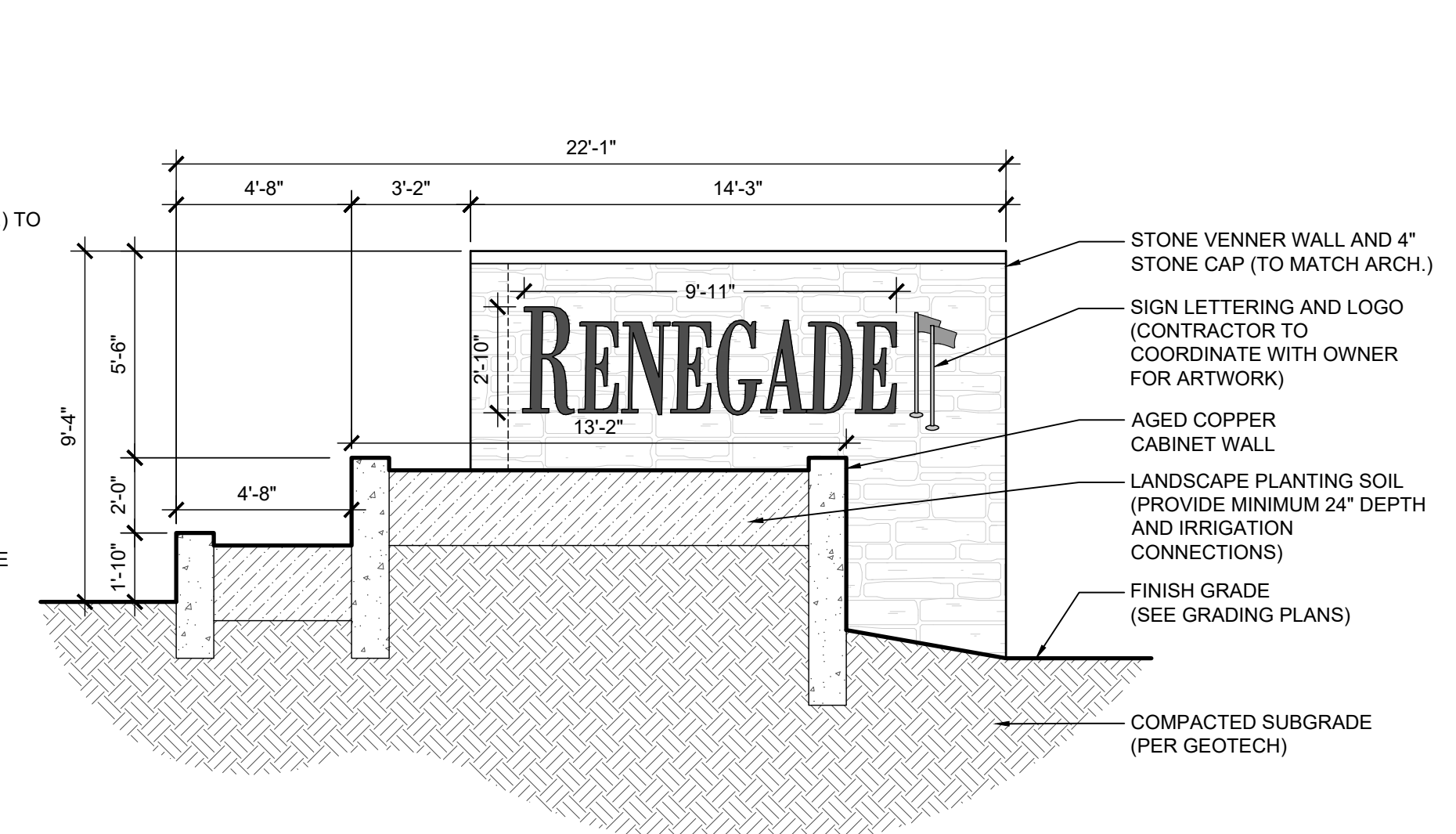
SECTION

**2**  
**26** STONE SLAB STAIRS  
1/2"=1'-0"

SECTION



ELEVATION A



ELEVATION B

**1**  
**26** ENTRY MONUMENTATION  
1/4"=1'-0"

PLAN, SECTION, ELEVATION

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DRAWN BY: JV/GGV  
CHECKED BY: GBW  
PROJECT NO.: 2019001.20  
ISSUE DATE: 04/16/2021  
REVISIONS:

SHEET TITLE:

SITE DETAILS

SHEET NUMBER:





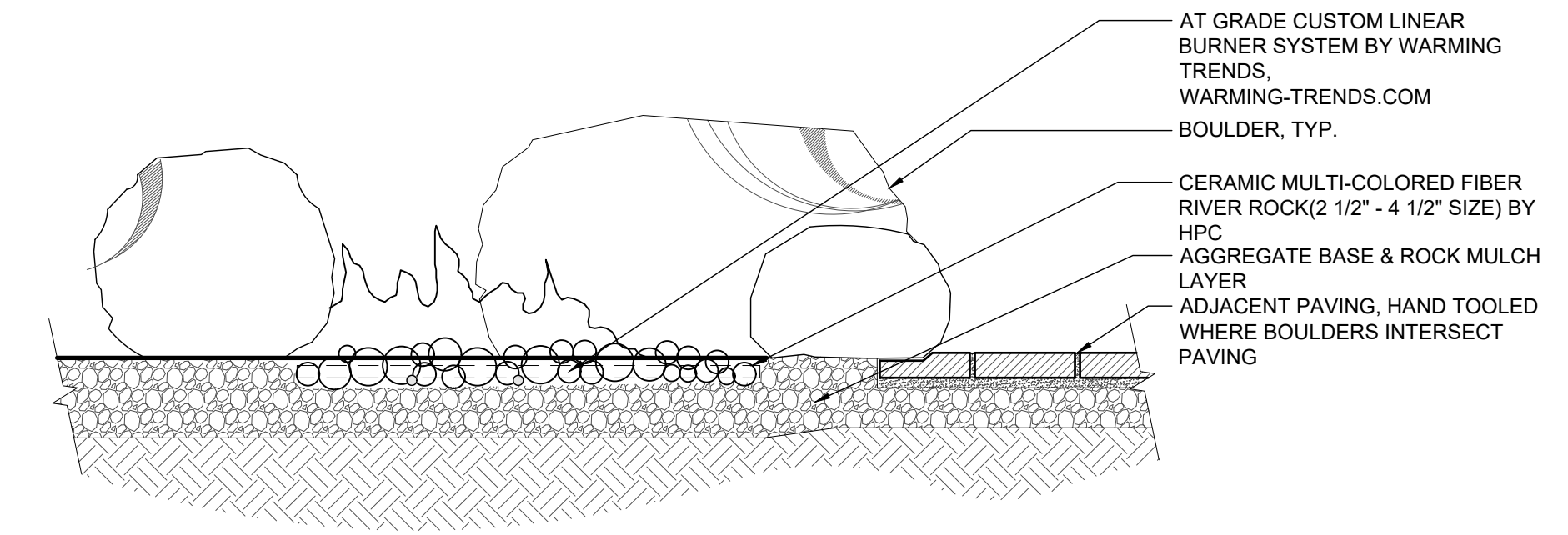
B. HPC RED LAVA STONES: 2.5" - 4" SIZE

A. WARMING TRENDS: CENTIPEDE BURNER

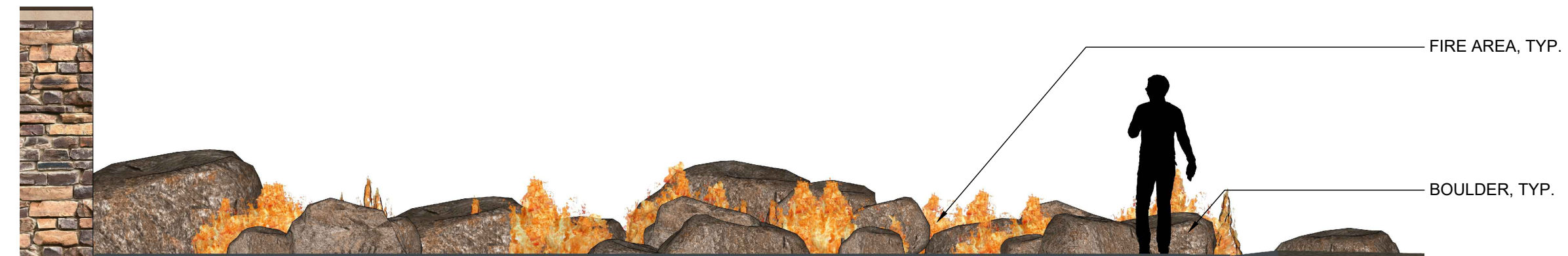


A. LINEAR FIRE FEATURE

D CHARACTER IMAGERY

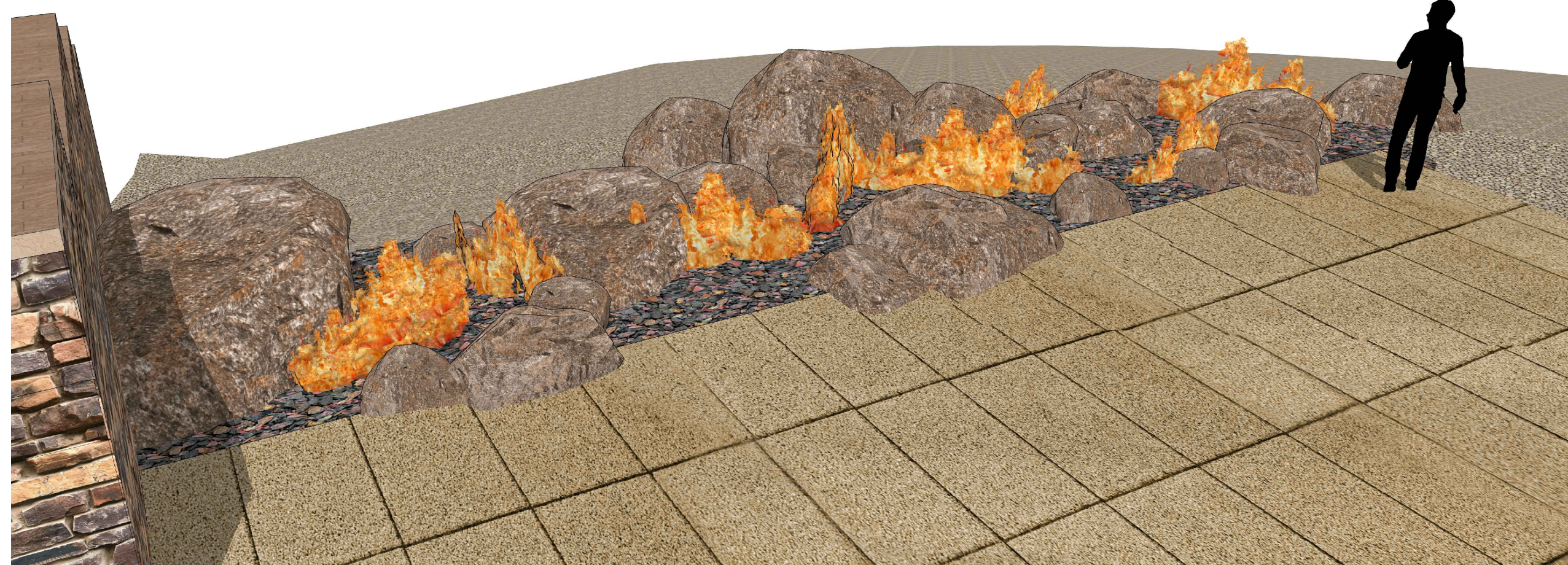


B. SECTION

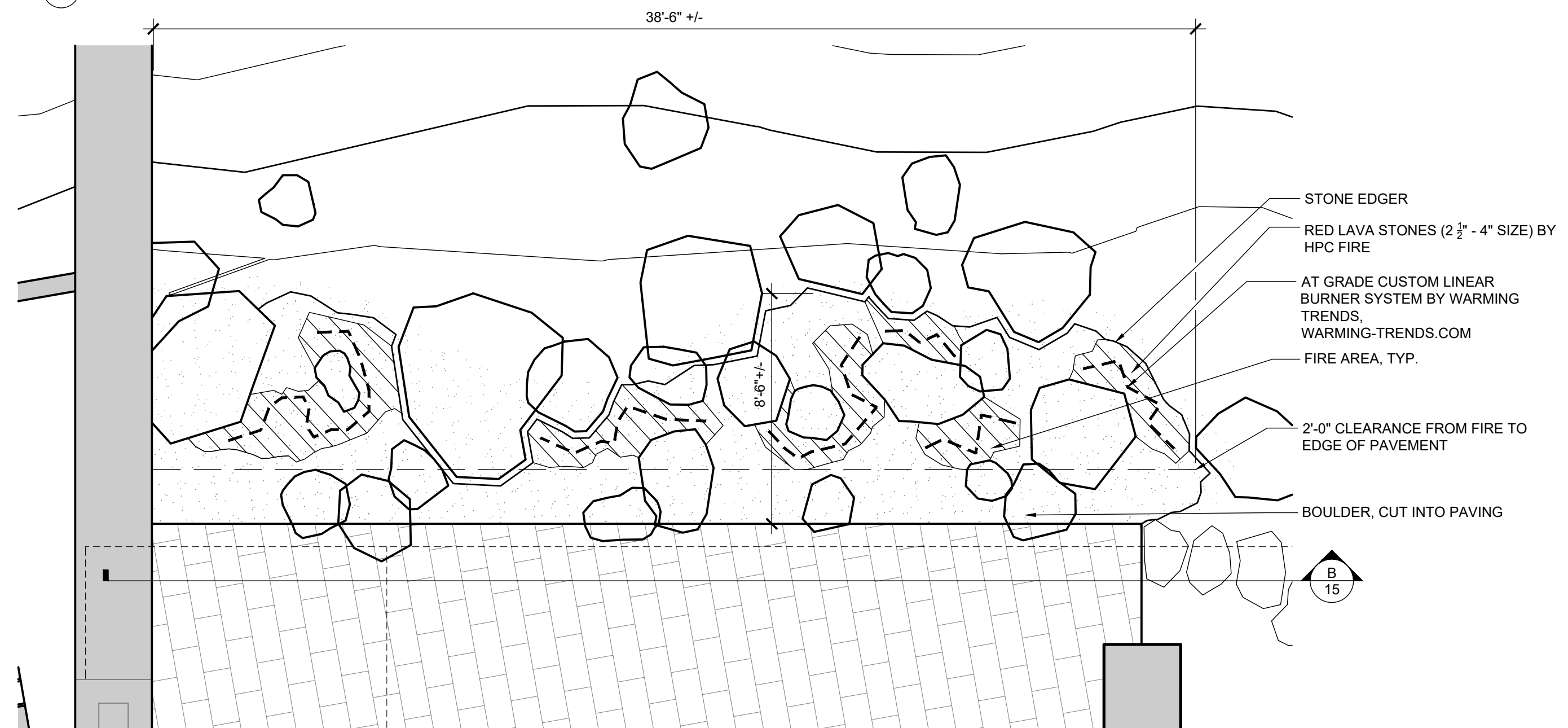


A. FRONT ELEVATION

B ELEVATION / SECTION



C PERSPECTIVE



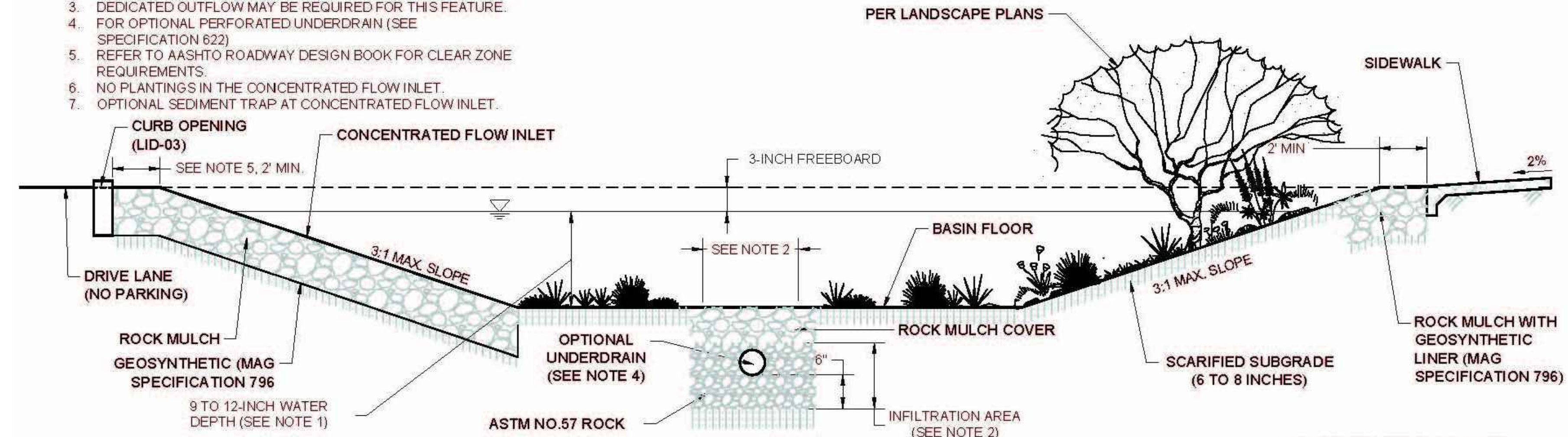
A PLAN

1 FIRE FEATURE  
1/4"=1'-0"

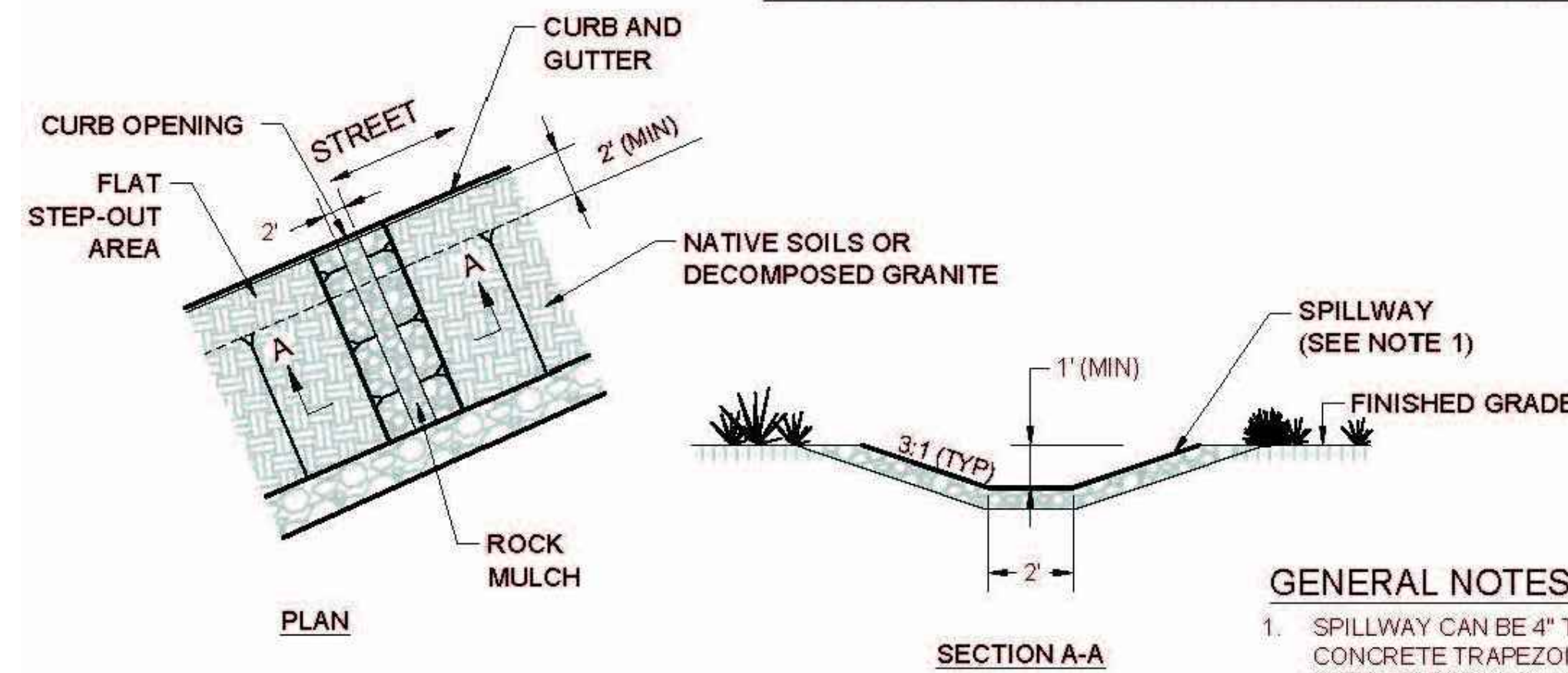
SECTION

**GENERAL NOTES (BASIN):**

1. SURFACE WATER MUST DRAIN WITHIN 36 HOURS.
2. INFILTRATION AREA DEPTH AND WIDTH DETERMINED BY PERCOLATING WITHIN 72 HOURS. WIDTH MUST EXCEED DEPTH.
3. DEDICATED OUTFLOW MAY BE REQUIRED FOR THIS FEATURE.
4. FOR OPTIONAL PERFORATED UNDERDRAIN (SEE SPECIFICATION 622)
5. REFER TO AASHTO ROADWAY DESIGN BOOK FOR CLEAR ZONE REQUIREMENTS.
6. NO PLANTINGS IN THE CONCENTRATED FLOW INLET.
7. OPTIONAL SEDIMENT TRAP AT CONCENTRATED FLOW INLET.

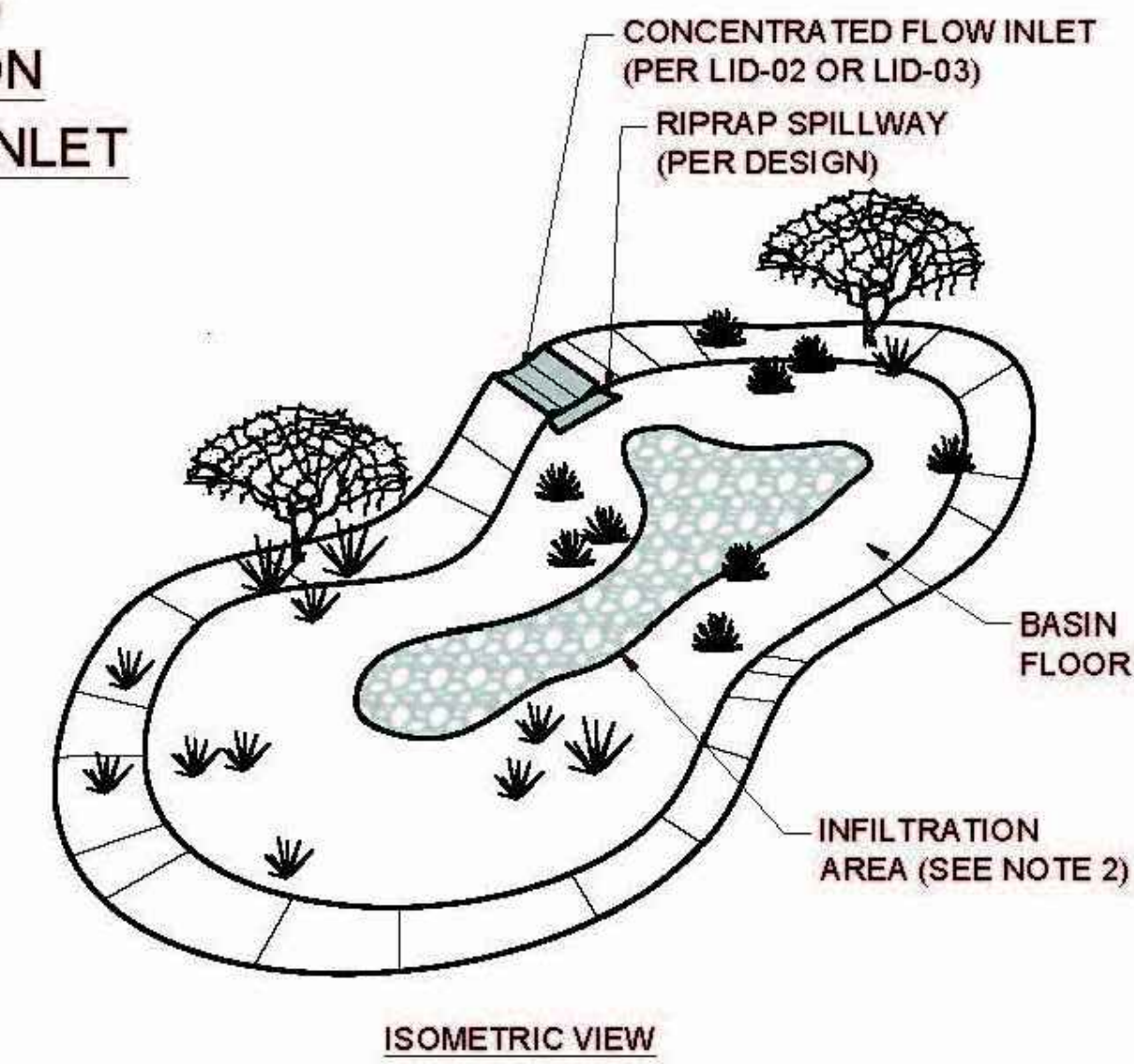


**STORMWATER HARVESTING BASIN SECTION WITH CUT THROUGH CONCENTRATED FLOW INLET**



**GENERAL NOTES (INLET):**

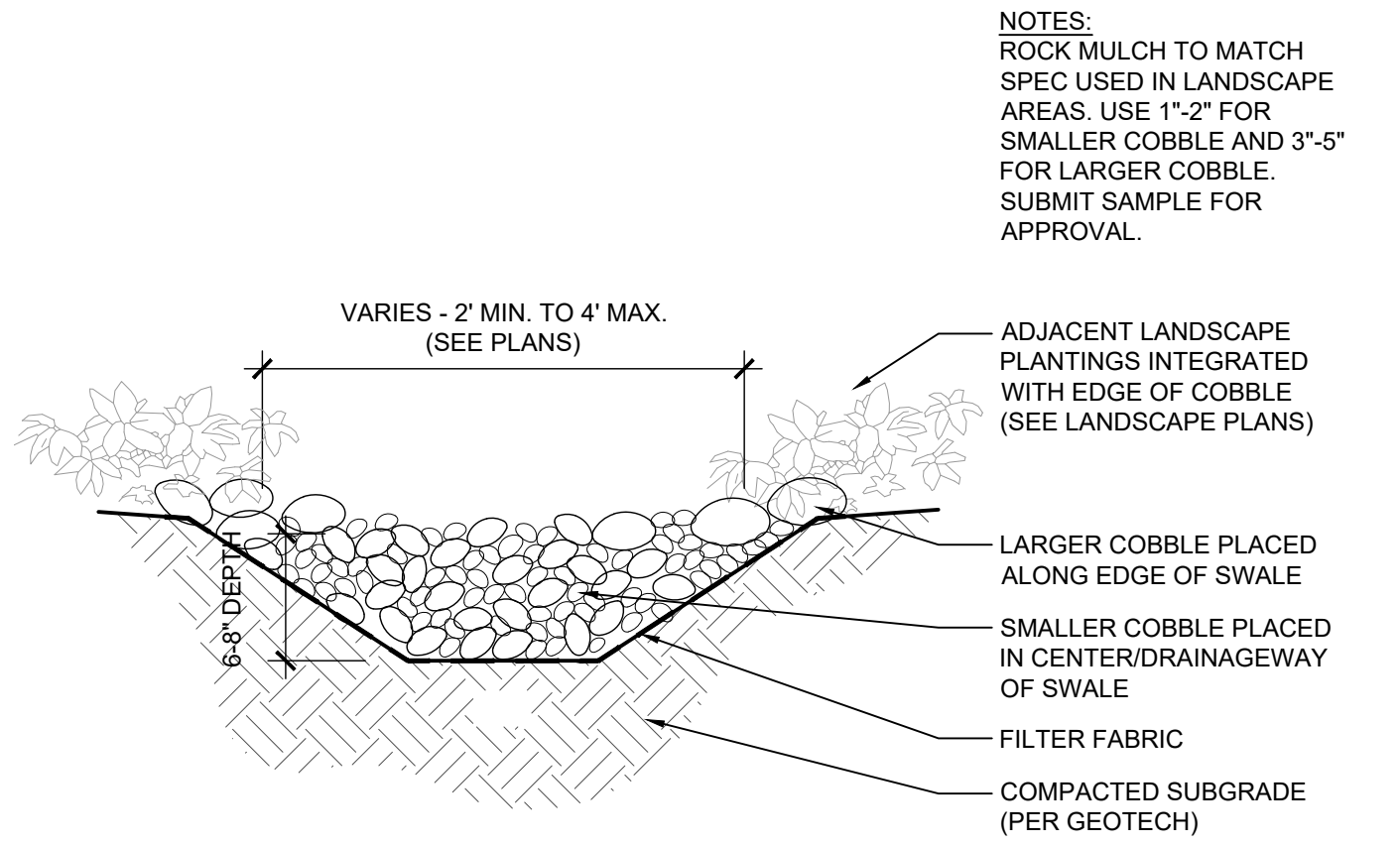
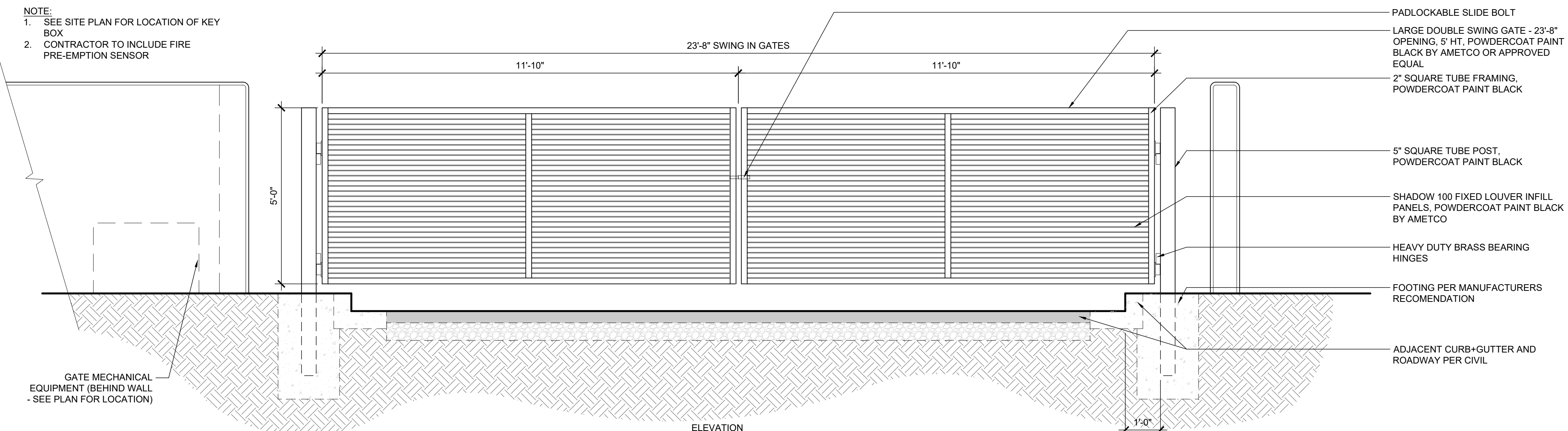
1. SPILLWAY CAN BE 4" THICK CONCRETE TRAPEZOID SCUPPER 6" DEEP OR ROCK SPILLWAY BASED ON DESIGN.



**RIPRAP SPILLWAY (PLAN & SECTION)**

**2 STORM WATER HARVESTING BASIN**

28 N.T.S.

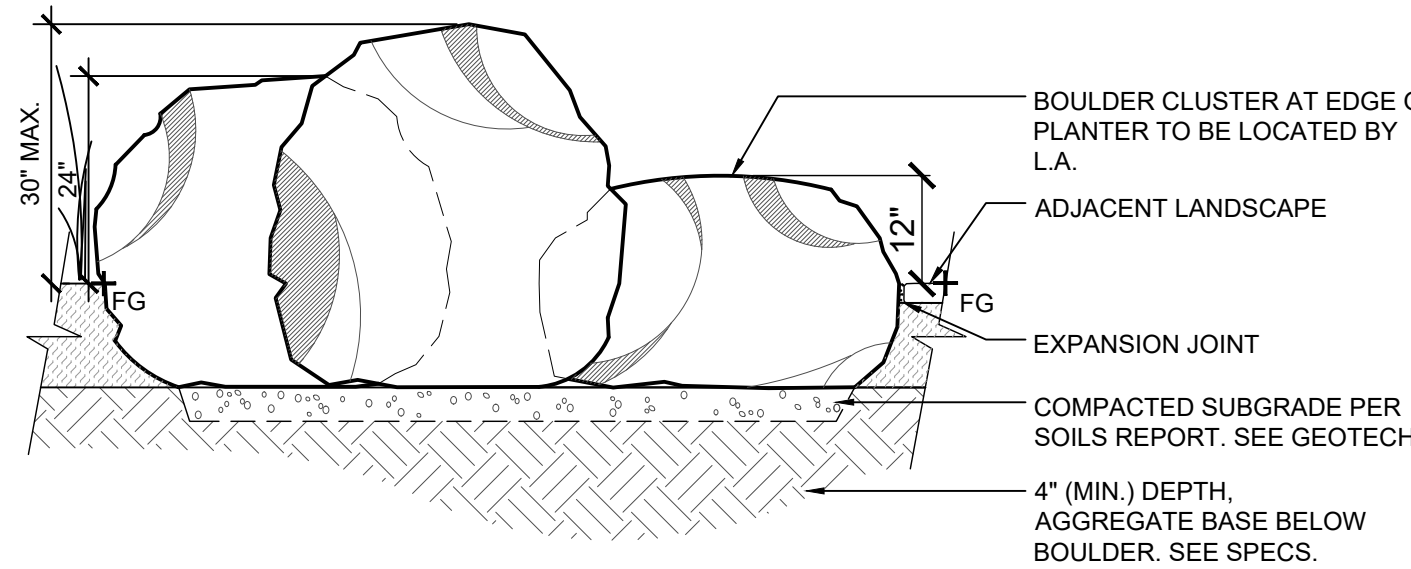


**NOTES:**  
ROCK MULCH TO MATCH SPEC USED IN LANDSCAPE AREAS. USE 1"-2" FOR SMALLER COBBLE AND 3"-5" FOR LARGER COBBLE. SUBMIT SAMPLE FOR APPROVAL.

**5 COBBLE SWALE**

28 1"=1'-0"

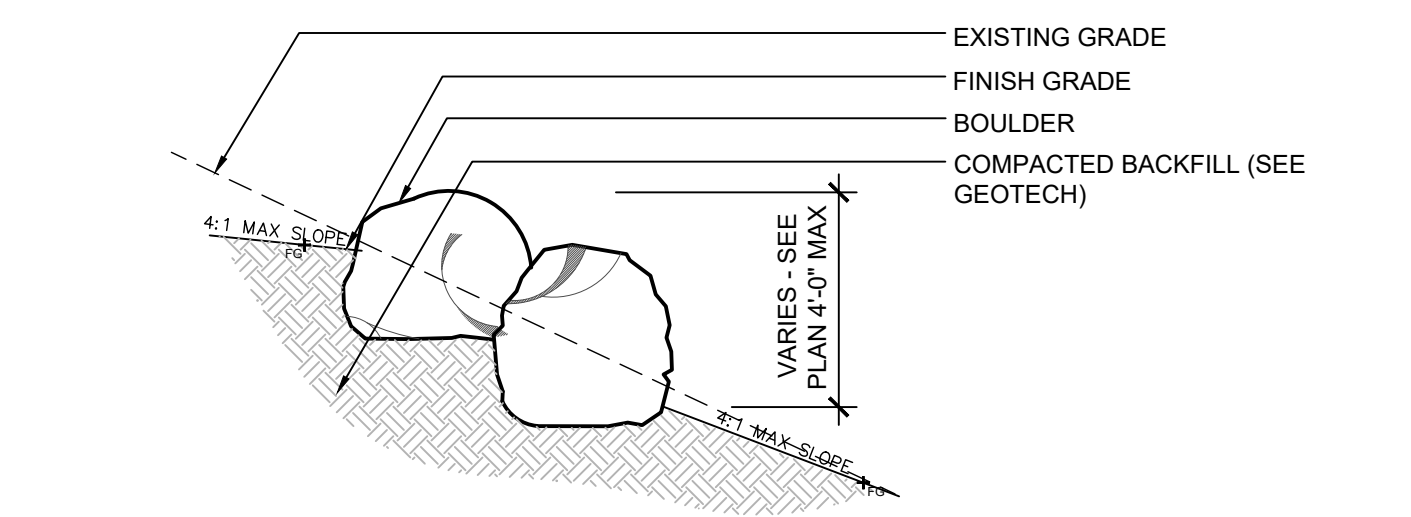
**NOTE:**  
1. ALL BOULDERS PLACED IN FIELD MUST BE APPROVED BY LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE PRIOR TO INSTALLATION



**4 BOULDER CLUSTER**

28 1"=1'-0"

**NOTE:**  
1. STACK BOULDERS ON TOP OF EACH OTHER AT STEEP OUTCROPPINGS. BUILD FROM BOTTOM UP SECURING BOULDERS WITH COMPACTED BACKFILL, PACKING BREEZE GRAVEL AND SMALL STONES INTO VOIDS AND JOINTS BETWEEN BOULDERS.  
2. SELECTION, LOCATION, AND ARRANGEMENT OF BOULDERS SHALL BE FIELD APPROVED BY PROJECT LANDSCAPE ARCHITECT PRIOR TO PLACEMENT. A PORTION OF THE ROCK OUTCROPPING SHALL BE CONSTRUCTED AS A MOCK-UP SECTION. THE MOCK UP SHALL BE REVIEWED BY AND ADJUSTED PER LANDSCAPE ARCHITECT. THE MOCK UP SHALL PROVIDE A VISUAL ROCK OUTCROPPINGS. MOCK UP MUST BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION OF ANY OTHER OUTCROPPINGS.  
3. GRADING SHALL BE INCORPORATED INTO THE PLACEMENT OF THE ROCK OUTCROPPINGS. RE-GRADING OF EXISTING AREAS SHALL BE AS PER THE GRADING PLAN OR AS DIRECTED IN THE FIELD BY THE PROJECT LANDSCAPE ARCHITECT.



**3 BOULDER ON SLOPE**

28 1/2"=1'-0"

**1 SERVICE GATE**

28 1/4"=1'-0"

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CHECKED BY: GBW  
PROJECT NO.: 2019001.20  
ISSUE DATE: 04/16/2021  
REVISIONS:

SHEET TITLE:

SITE DETAILS

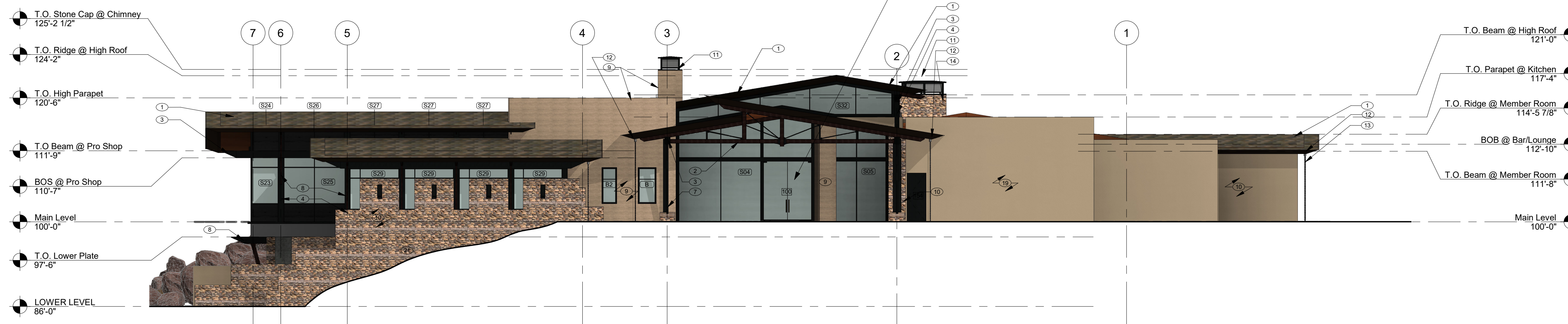
SHEET NUMBER:

ELEVATION NOTES

- ELEVATION DRAWINGS DEPICT DESIGN INTENT ONLY. SEE STRUCTURAL DRAWINGS FOR FOUNDATION AND FRAMING SPECIFICATIONS.
- GRADE LINES INDICATED ARE APPROXIMATE. BUILDER TO COORDINATE SITE SPECIFIC GRADING AT EACH LOT. PROVIDE POSITIVE SLOPE GRADING AWAY FROM STRUCTURE AT EACH LOT.
- REFER TO ROOF PLANS FOR ROOFING MATERIAL, SLOPE AND BEARING INFO.
- ALL MANUFACTURED TRIM AND SIDING MATERIALS SHALL BE PAINTED.
- ALL EXPOSED WOOD POSTS, BEAMS, AND TRIM FINISHED PER SPECIFICATIONS.



GLASS ENTRY DOORS, BASIS OF DESIGN : OLD CASTLE MODEL NO. 51GSA



**1 EAST ELEVATION**  
29 OF 42 SCALE: 3/32" = 1'-0"

ELEVATION NOTES

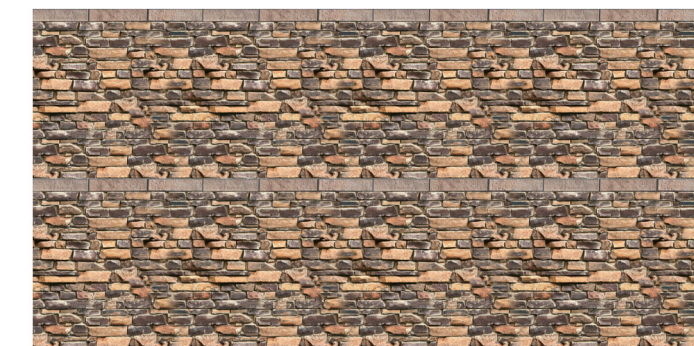
- TILE ROOFING, BASIS OF DESIGN : BORAL, SAXONY SLATE - APPALACHIAN BLEND
- WOOD FILLED STEEL TRUSS, SEE STRUCTURAL
- STEEL BEAM, SEE STRUCTURAL
- BREAK METAL WRAPPED COLUMN
- RAMMED EARTH WRAPPED COLUMN
- NOT USED
- TRI COLUMN W/ STONE BASE, SEE DETAIL
- WOOD AND STEEL BRACKET
- BOARD FORMED CONCRETE WALL
- 4" "HUALAPAI CHOCOLATE" STONE VENEER
- METAL CHIMNEY SHROUD W/ PREFINISHED METAL CAP
- CONCEALED GUTTER IN BREAKMETAL FACIA, SEE DETAIL 1/A900
- CORROSION RESISTANT 3/8" RAIN-CHAIN DOWNSPOUT
- CHIMNEY
- STONE HEARTH
- GAS FIREPLACE BASIS OF DESIGN : ACCUCRAFT CUSTOM LINEAR GAS FIREPLACE W/ LAVA ROCK FILL
- RAILING
- WATER FEATURE, SEE LANDSCAPE
- STUCCO, PAINT
- EXTERIOR STAIR
- RETAINING WALL, SEE LANDSCAPE
- AUTOMATED BIFOLD SHADE. BASIS OF DESIGN : LUTRON PALLADIUM
- STEEL & WOOD HEADER ABOVE
- BIFOLD HANGER DOOR ABOVE. BASIS OF DESIGN : SCHWEISS STRAP LIFT W/GLASS & METAL SUNSCREEN  
ALTERNATE: TWO SOLAR 95 TITAN SCREEN WITH INTERMEDIATE SUPPORT COLUMN
- NOT USED
- NOT USED
- SCUPPER
- OVERFLOW SCUPPER, 2" ABOVE PRIMARY ROOF DRAIN



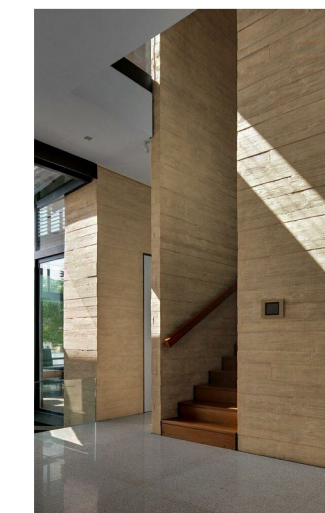
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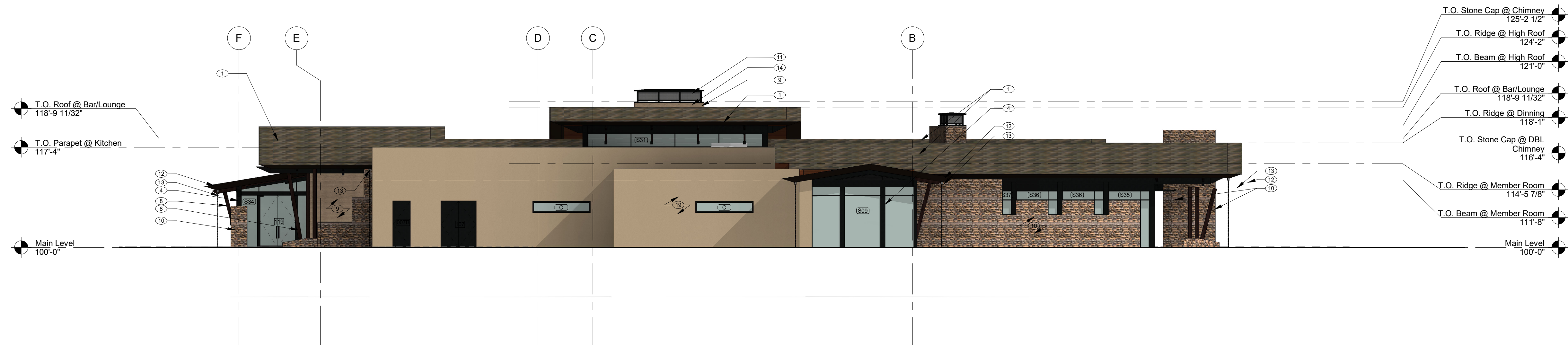
24) HURRICANE SHADE SCREEN



15) 4" "HUALAPAI CHOCOLATE" STONE VENEER



4) BOARD FORMED CONCRETE



**2 NORTH ELEVATION**  
29 OF 42 SCALE: 3/32" = 1'-0"

RENEGADE CLUBHOUSE  
DESERT MOUNTAIN

DEVELOPMENT REVIEW BOARD SUBMITTAL  
37700 N Desert Mountain Pkwy, Scottsdale, AZ 85262

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CHECKED BY: DR/GBW  
PROJECT NO.: 2019001.20  
ISSUE DATE: 04/16/2021  
REVISIONS:

SHEET TITLE:

ELEVATIONS

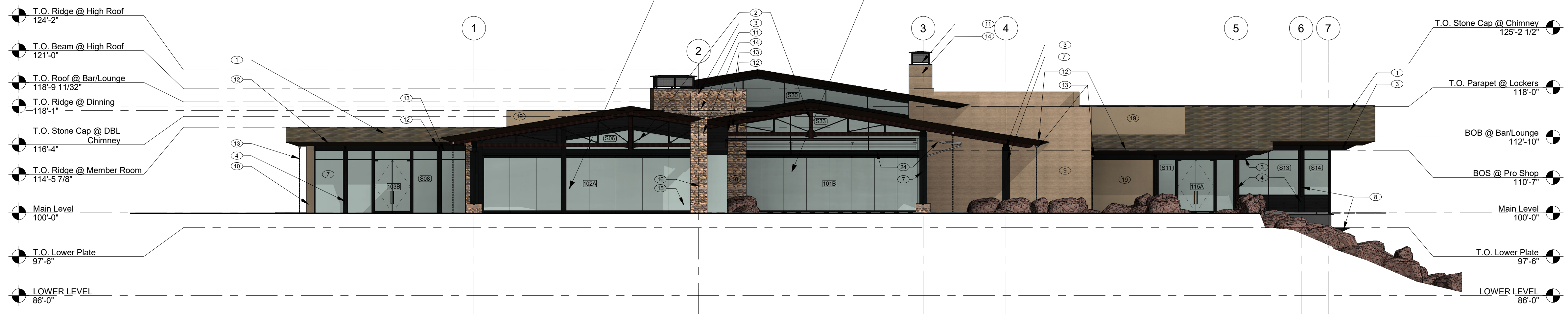
SHEET NUMBER:

29 OF 42

**ELEVATION NOTES**

- ELEVATION DRAWINGS DEPICT DESIGN INTENT ONLY. SEE STRUCTURAL DRAWINGS FOR FOUNDATION AND FRAMING SPECIFICATIONS.
- GRADE LINES INDICATED ARE APPROXIMATE. BUILDER TO COORDINATE SITE SPECIFIC GRADING AT EACH LOT. PROVIDE POSITIVE SLOPE GRADING AWAY FROM STRUCTURE AT EACH LOT.
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- ALL EXPOSED WOOD POSTS, BEAMS, AND TRIM FINISHED PER SPECIFICATIONS.

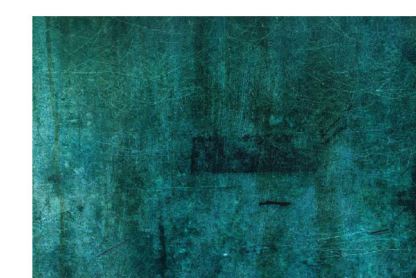
GLASS FOLDING WALL SYSTEM



**1 WEST ELEVATION**  
30 OF 42 SCALE: 3/32" = 1'-0"

**ELEVATION NOTES**

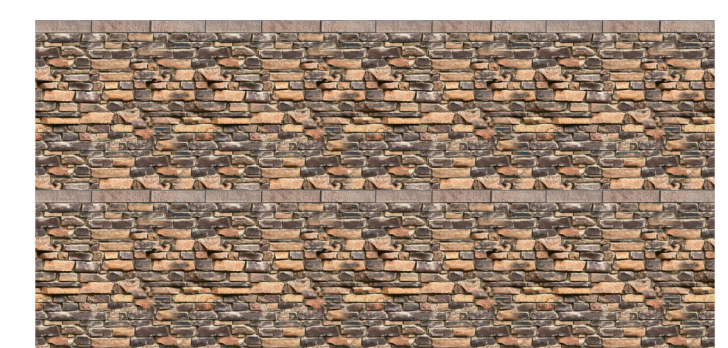
- TILE ROOFING, BASIS OF DESIGN : BORAL, SAXONY SLATE - APPALACHIAN BLEND
- WOOD FILLED STEEL TRUSS, SEE STRUCTRAL
- STEEL BEAM, SEE STRUCTURAL
- BREAK METAL WRAPPED COLUMN
- RAMMED EARTH WRAPPED COLUMN
- NOT USED
- TRI COLUMN W/ STONE BASE, SEE DETAIL
- WOOD AND STEEL BRACKET
- BOARD FORMED CONCRETE WALL
- 4" "HUALAPAI CHOCOLATE" STONE VENEER
- METAL CHIMNEY SHROUD W/ PREFINISHED METAL CAP
- CONCEALED GUTTER IN BREAKMETAL FACIA, SEE DETAIL 1/A900
- CORROSION RESISTANT 3/8" RAIN-CHAIN DOWNSPOUT
- CHIMNEY
- STONE HEARTH
- GAS FIREPLACE BASIS OF DESIGN : ACCUCRAFT CUSTOM LINEAR GAS FIREPLACE W/ LAVA ROCK FILL
- RAILING
- WATER FEATURE, SEE LANDSCAPE
- STUCCO, PAINT
- EXTERIOR STAIR
- RETAINING WALL, SEE LANDSCAPE
- AUTOMATED BIFOLD SHADE. BASIS OF DESIGN : LUTRON PALLADIUM
- STEEL & WOOD HEADER ABOVE
- BIFOLD HANGER DOOR, ABOVE. BASIS OF DESIGN : SCHWEISS STRAP LIFT W/IGLASS & METAL SUNSCREEN  
ALTERNATE: TWO SOLAR 95 TITAN SCREEN WITH INTERMEDIATE SUPPORT COLUMN
- NOT USED
- NOT USED
- SCUPPER
- OVERFLOW SCUPPER, 2" ABOVE PRIMARY ROOF DRAIN



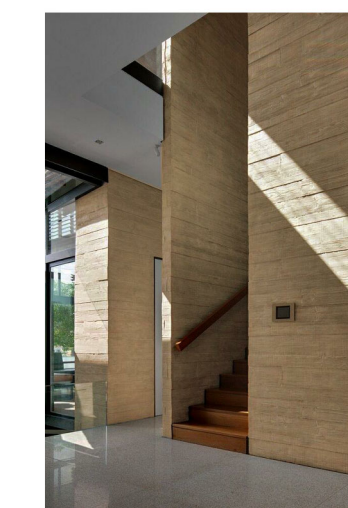
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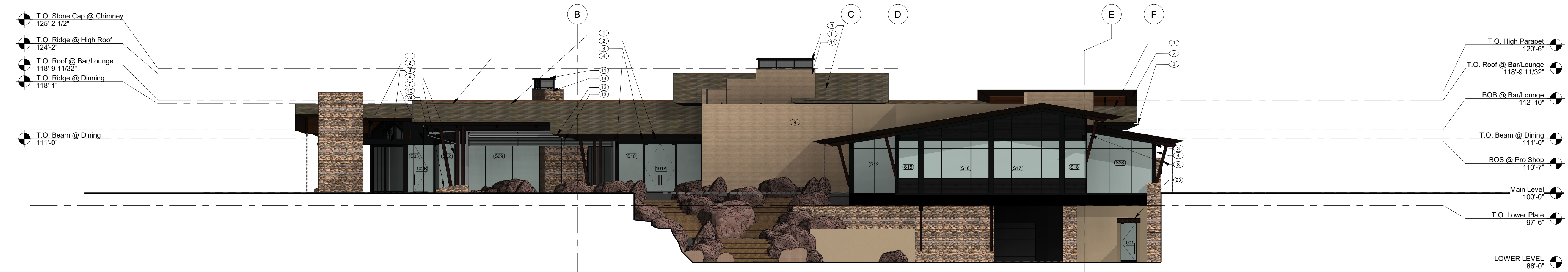
24 HURRICANE SHADE SCREEN



10 4" "HUALAPAI CHOCOLATE" STONE VENEER



9 BOARD FORMED CONCRETE



**2 SOUTH ELEVATION**  
30 OF 42 SCALE: 3/32" = 1'-0"

**RENEGADE CLUBHOUSE**  
DESERT MOUNTAIN

DEVELOPMENT REVIEW BOARD SUBMITTAL  
37700 N Desert Mountain Pkwy, Scottsdale, AZ 85262

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ISSUE DATE: 04/16/2021  
REVISIONS:

SHEET TITLE:

ELEVATIONS

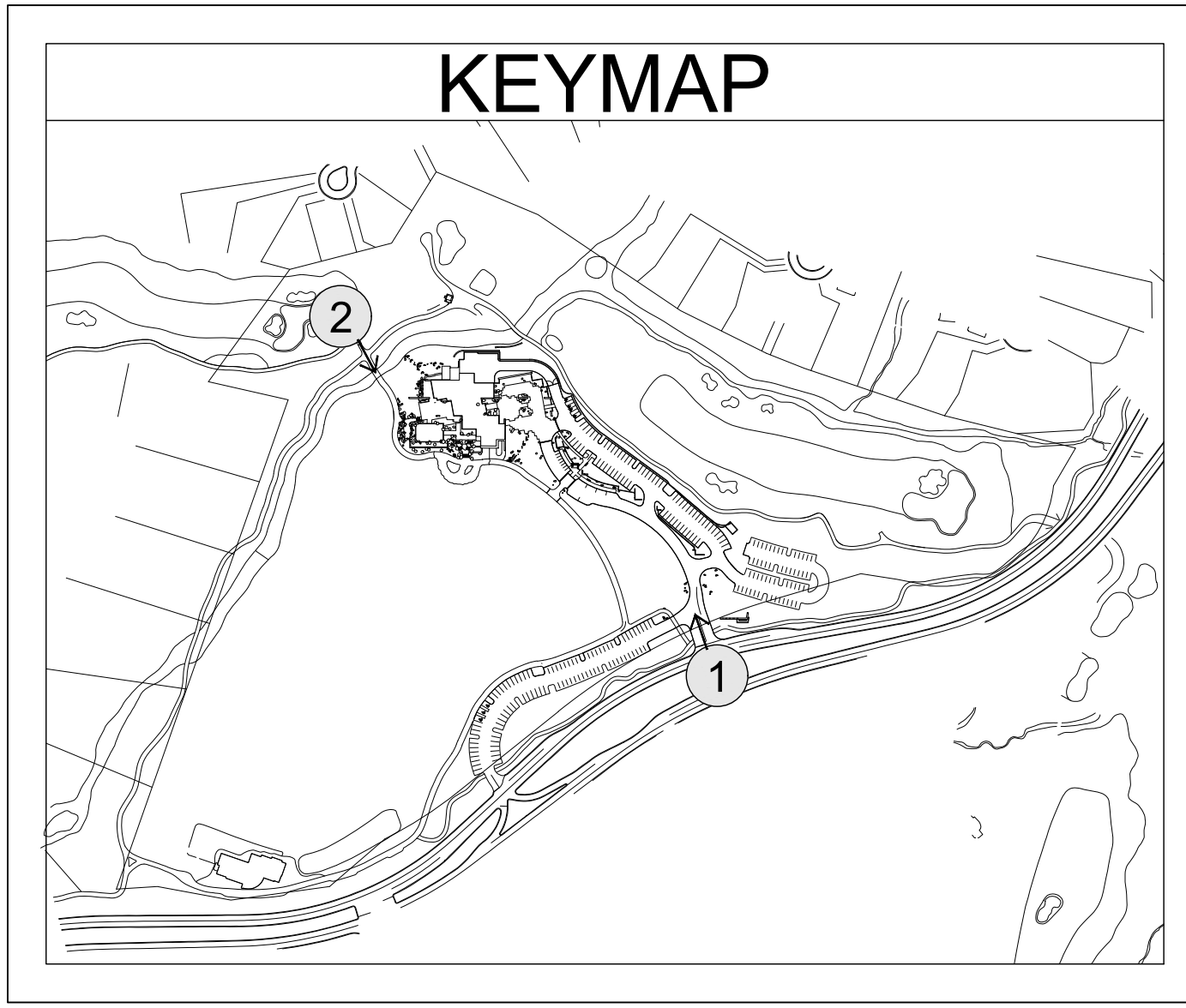
SHEET NUMBER:

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PROJECT NO.: 2019001.20  
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REVISIONS:

SHEET TITLE:  
**STREETSCAPE  
RENDERINGS**

SHEET NUMBER:



**1**  
31 **VIEW (#1) OF ENTRY**  
N.T.S.

PERSPECTIVE

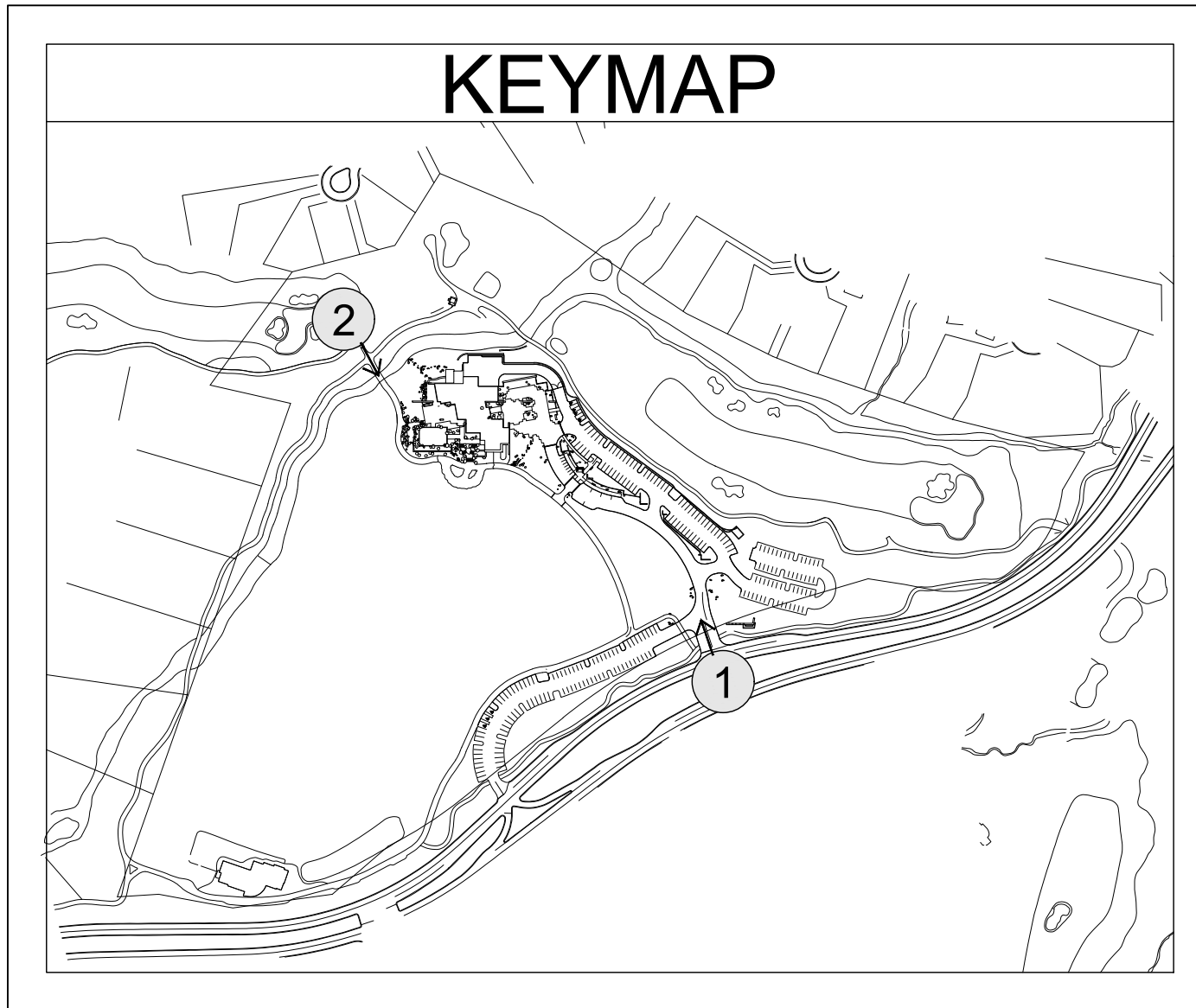
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REVISIONS:

SHEET TITLE:  
**STREETSCAPE  
RENDERINGS**

SHEET NUMBER:



1  
32 VIEW (#2) OF CART PATH  
N.T.S.

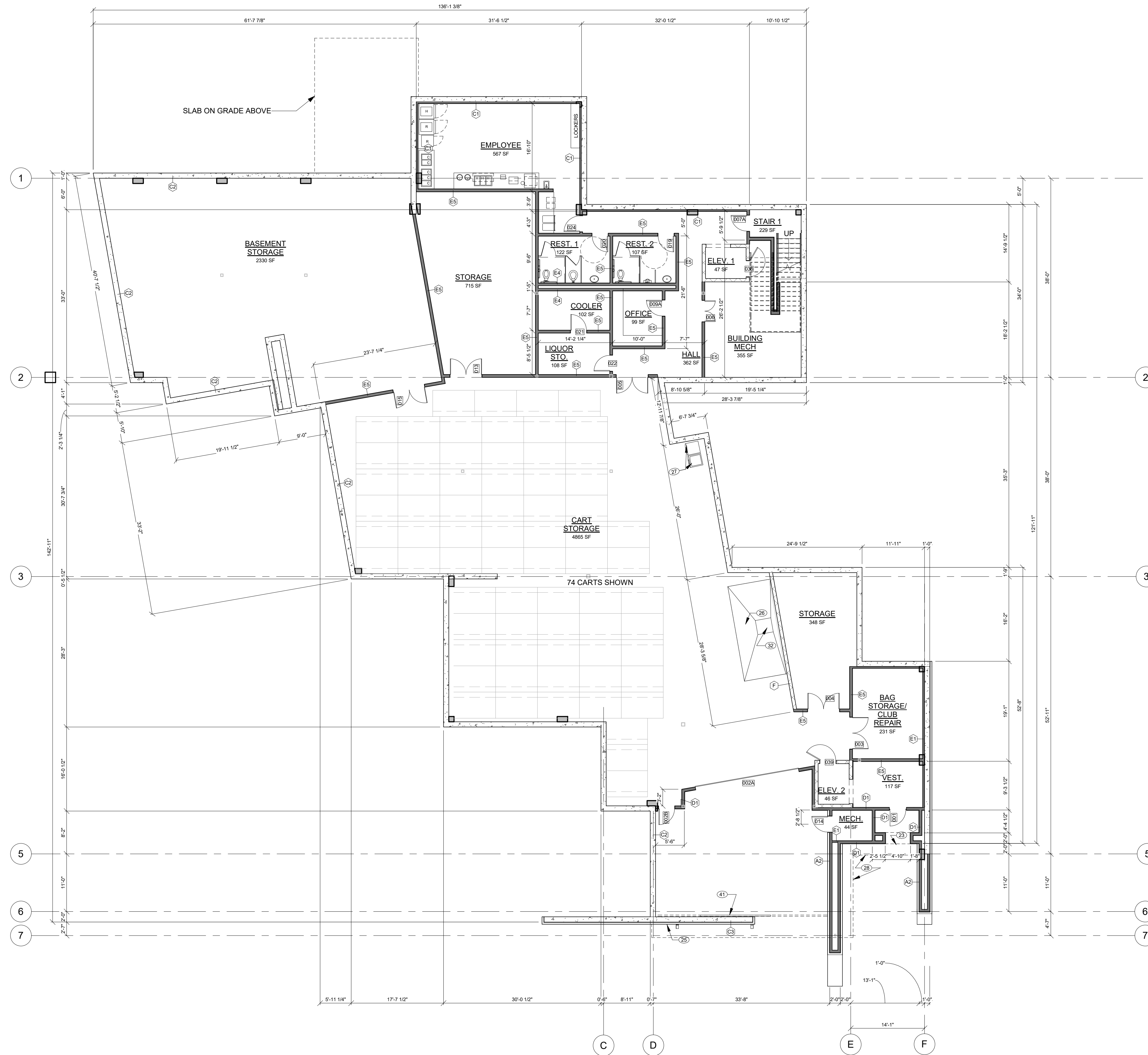
PERSPECTIVE

**PLAN NOTES**

1. ALL DIMENSIONS INDICATED ARE TO FACE OF FRAMING OR STRUCTURE, UNO.
2. REFER TO STRUCTURAL DRAWINGS FOR ALL FOUNDATION AND CONCRETE SLAB SPECIFICATIONS.
3. ALL WINDOW DIMENSIONS ARE TO ROUGH OPENING, UNO.
4. ALL INTERIOR PARTITIONS TO BE 2X4, UNO.
5. ALL EXTERIOR WALLS TO BE 2X6, UNO.
6. ALL DOOR HEADERS AT 8'-0", UNO.

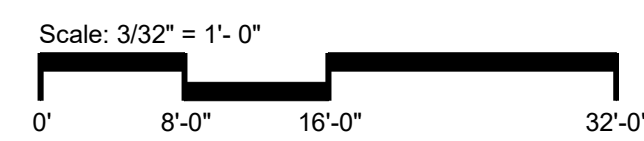
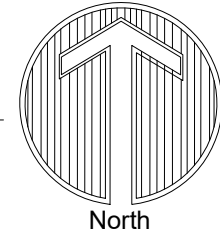
**PLAN NOTES**

1. EXTENTS OF PATIO, SEE LANDSCAPE DWGS.
2. EXTENTS OF ROOF OVERHANG ABOVE
3. BEAM ABOVE, SEE STRUCTURAL
4. BREAK METAL WRAPPED COLUMN, SEE STRUCTURAL DWGS.
5. BOARD FORMED CONCRETE WRAPPED COLUMN
6. THREE SIDED GAS FIREPLACE, BASIS OF DESIGN DAVINCI GAS FIREPLACE
7. TRI STEEL COLUMN W/ STONE BASE, SEE DETAIL
8. FLOOR DRAIN, SLOPE FLOOR WHERE INDICATED
9. MOP SINK, WITH DRAIN
10. COUNTERTOP AND BASE CABINETS, SEE INTERIOR DWGS
11. FOOD SERVICE EQUIPMENT, SEE FOODSERVICE DWGS
12. DRINKING FOUNTAIN, SEE PLUMBING DWGS
13. CORROSION RESISTANT RAIN-CHAIN DOWNSPOUT, SEE LANDSCAPE DWGS.
14. CHIMNEY, SEE SECTIONS AND DETAILS
15. STONE HEARTH
16. GAS FIREPLACE BASIS OF DESIGN : DAVINCI LINEAR GAS FIREPLACE W/ LAVA ROCK BASE
17. PLANTING AREA, SEE LANDSCAPE DWGS.
18. WATER FEATURE, SEE LANDSCAPE DWGS.
19. TRENCH DRAIN, SEE LANDSCAPE DWGS.
20. EXTERIOR STAIR, SEE LANDSCAPE DWGS.
21. WALL MTD STEEL ACCESS LADDER TO ROOF HATCH
22. CUSTOM MILLWORK/CASEWORK, SEE INTERIOR DWGS
23. STEEL & WOOD HEADER ABOVE, SEE DETAIL
24. STONE HEADER ABOVE, SEE DETAIL
25. STONE VENEER WALL, SEE LANDSCAPE DWGS.
26. CART WASH AREA
27. WASHER AND DRYER, BY OWNER
28. BUILDING WALLS ABOVE
29. AUTOMATED INTERIOR SUNSHADE. BASIS OF DESIGN: LUTRON PALLADIUM
30. BIFOLD HANGER DOOR ABOVE. BASIS OF DESIGN : SCHWEISS STRAP LIFT W/GLASS & METAL SUNSCREEN ALTERNATE: TWO SOLAR 95 TITAN SCREEN WITH INTERMEDIATE SUPPORT COLUMN
31. PATINA COPPER ACCENT, BASIS OF DESIGN : KME AMERICA TECU PATINA ALTERNATE : ZAHNER - STAR BLUE
32. CART WASH AREA DRAIN, SEE PLUMBING DWGS.
33. SCREEN WALL, SEE INTERIOR DWGS.
34. DINING ROOM SEATING, SEE INTERIOR DWGS.
35. BOLLARDS, SEE LANDSCAPE DWGS.
36. DUMPSTERS, SEE LANDSCAPE DWGS.
37. OUTDOOR HEATER, BASIS OF DESIGN : BROMIC 500 SERIES, NATURAL GAS, ANGLE MOUNT
38. MAIN ELEC. DIST. PANEL IN WEATHER PROOF ENCLOSURE; SEE ELEC. DWGS
39. INTERIOR BOULDER; SEE LANDSCAPE DWGS.
40. NOT USED
41. SLIDING GATE



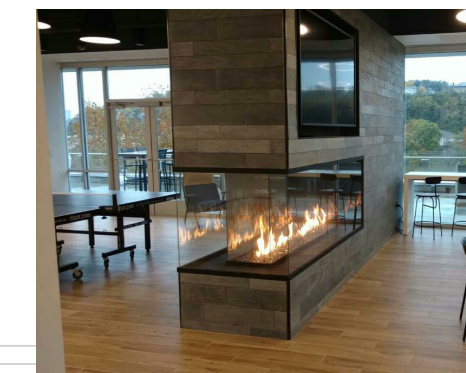
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1  
33 OF 42 LOWER FLOOR PLAN  
SCALE: 3/32" = 1'-0"

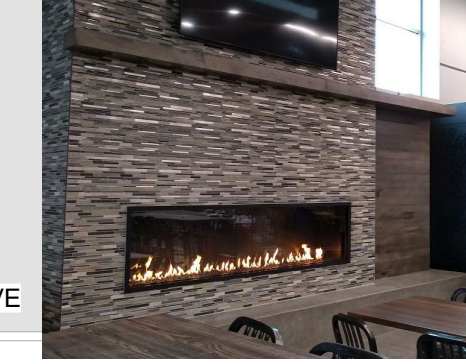


**PLAN NOTES**

1. ALL DIMENSIONS INDICATED ARE TO FACE OF FRAMING OR STRUCTURE, UNO.
2. REFER TO STRUCTURAL DRAWINGS FOR ALL FOUNDATION AND CONCRETE SLAB SPECIFICATIONS.
3. ALL WINDOW DIMENSIONS ARE TO ROUGH OPENING, UNO.
4. ALL INTERIOR PARTITIONS TO BE 2X4, UNO.
5. ALL EXTERIOR WALLS TO BE 2X6, UNO.
6. ALL DOOR HEADERS AT 8'-0", UNO.



16 THREE SIDED FIREPLACE



16 LINEAR FIREPLACE



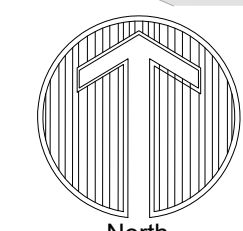
28 INTERIOR SUNSHADE

**PLAN NOTES**

1. EXTENTS OF PATIO, SEE LANDSCAPE DWGS.
2. EXTENTS OF ROOF OVERHANG ABOVE
3. BEAM ABOVE, SEE STRUCTURAL
4. BREAK METAL WRAPPED COLUMN, SEE STRUCTURAL DWGS.
5. BOARD FORMED CONCRETE WRAPPED COLUMN
6. THREE SIDED GAS FIREPLACE, BASIS OF DESIGN DAVINCI GAS FIREPLACE
7. TRI STEEL COLUMN W/ STONE BASE, SEE DETAIL
8. FLOOR DRAIN, SLOPE FLOOR WHERE INDICATED
9. MOP SINK, WITH DRAIN
10. COUNTERTOP AND BASE CABINETS, SEE INTERIOR DWGS
11. FOOD SERVICE EQUIPMENT, SEE FOODSERVICE DWGS
12. DRINKING FOUNTAIN, SEE PLUMBING DWGS
13. CORROSION RESISTANT RAIN-CHAIN DOWNSPOUT, SEE LANDSCAPE DWGS.
14. CHIMNEY, SEE SECTIONS AND DETAILS
15. STONE HEARTH
16. GAS FIREPLACE BASIS OF DESIGN : DAVINCI LINEAR GAS FIREPLACE W/ LAVA ROCK BASE
17. PLANTING AREA, SEE LANDSCAPE DWGS.
18. WATER FEATURE, SEE LANDSCAPE DWGS.
19. TRENCH DRAIN, SEE LANDSCAPE DWGS.
20. EXTERIOR STAIR, SEE LANDSCAPE DWGS.
21. WALL MTD STEEL ACCESS LADDER TO ROOF HATCH
22. CUSTOM MILLWORK/CASEWORK, SEE INTERIOR DWGS
23. STEEL & WOOD HEADER ABOVE, SEE DETAIL
24. STONE HEADER ABOVE, SEE DETAIL
25. STONE VENEER WALL, SEE LANDSCAPE DWGS.
26. CART WASH AREA
27. WASHER AND DRYER, BY OWNER
28. BUILDING WALLS ABOVE
29. AUTOMATED INTERIOR SUNSHADE. BASIS OF DESIGN: LUTRON PALLADIUM
30. BIFOLD HANGER DOOR ABOVE, BASIS OF DESIGN : SCHWEISS STRAP LIFT W/GLASS & METAL SUNSCREEN ALTERNATE: TWO SOLAR 95 TITAN SCREEN WITH INTERMEDIATE SUPPORT COLUMN
31. PATINA COPPER ACCENT, BASIS OF DESIGN : KME AMERICA TECU PATINA ALTERNATE : ZAHNER - STAR BLUE
32. CART WASH AREA DRAIN, SEE PLUMBING DWGS.
33. SCREEN WALL, SEE INTERIOR DWGS.
34. DINING ROOM SEATING, SEE INTERIOR DWGS.
35. BOLLARDS, SEE LANDSCAPE DWGS.
36. DUMPSTERS, SEE LANDSCAPE DWGS.
37. OUTDOOR HEATER, BASIS OF DESIGN : BROMIC 500 SERIES, NATURAL GAS, ANGLE MOUNT
38. MAIN ELEC. DIST. PANEL IN WEATHER PROOF ENCLOSURE, SEE ELEC. DWGS
39. INTERIOR BOULDER, SEE LANDSCAPE DWGS.
40. NOT USED
41. SLIDING GATE



**1 MAIN FLOOR PLAN**  
34 OF 42 SCALE: 3/32" = 1'-0"



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8

**LAYOUT & GRADING  
LEGEND**

- R.O.W. LINE
- LOT LINE
- PROPOSED 1' CONTOUR
- PROPOSED 5' CONTOUR
- LIMIT OF WORK
- SITE WALL
- SITE FENCE

**NOTES:**  
1. GRADING AND SITE INFRASTRUCTURE PER CIVIL PLANS.

**SITE PLAN NOTES**

**PARCEL NUMBER:** 219-11-938F, 219-11-664P, 219-11-664B, & 219-11-662C  
**PARCEL ZONING:** OS ESL (HD) (OPEN SPACE)  
**GROSS PARCEL AREA:** 1,504,290.82 SF (34.534 AC)  
**NAOS AREA:** 112,675.21 SQ FT (2.587 AC)  
**NET PARCEL AREA:** 1,391,615.61 (31.947 AC.)  
**PROPOSED BUILDING SIZE:** 21,083 SQ FT  
**PROPOSED BUILDING USE:** COMMERCIAL

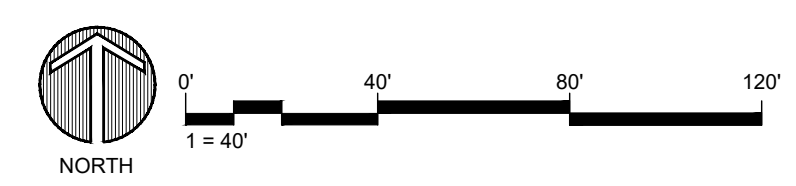
**SITE LIGHTING  
LEGEND**

- BOLLARD LIGHT (BB)  
(SEE SHEET 39 OF 42)
- PEDESTRIAN LIGHT (CC)  
(SEE SHEET 39 OF 42)
- LANDSCAPE UPLIGHT (DD)  
(SEE SHEET 39 OF 42)
- SURFACE DOWNLIGHT (PPE)  
(SEE SHEET 39 OF 42)
- EMERGENCY WALL PACK (WPE)  
(SEE SHEET 39 OF 42)



**LIGHTING FIXTURE SCHEDULE**

LUMINAIRE								LAMP					
TYPE	MANUFACTURER	MODEL	CATALOG NUMBER	DESCRIPTION	VOLTAGE	DIMMING	MOUNTING	QTY.	TYPE	WATTS	LUMENS	COLOR TEMP	CRI
BB	BEGA	77221	77221-120V-2700K	EXTERIOR DECORATIVE PEDESTRIAN BOLLARD WITH BRONZE FINISH	120	0-10V	ON FINISHED GRADE	72	LED	7.8	0 lm	2700K	90
CC	BEGA	77218	77218-120V-2700K	EXTERIOR DECORATIVE PEDESTRIAN BOLLARD WITH BRONZE FINISH	120	0-10V	ON FINISHED GRADE	20	LED	6.4	0 lm	2700K	90
DD	B-K LIGHTING	739	739-120V-2700K	EXTERIOR DECORATIVE LANDSCAPE UPLIGHT WITH BRONZE FINISH	120	0-10V	SPIKE-MOUNTED	76	LED	7.0	0 lm	2700K	90
PPE	TBD	TBD	TBD	EMERGENCY OUTDOOR CANOPY PENDANT	120	0-10V	PENDANT MOUNT TO STRUCTURE	13	LED	0.0	0 lm	2700K	80
WPE	TBD	TBD	TBD	EMERGENCY WALL PACK	120	0-10V	WALL MOUNT	3	LED	0.0	0 lm	2700K	80



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CHECKED BY: GBW  
PROJECT NO.: 2019001.20  
ISSUE DATE: 04/16/2021  
REVISIONS:

SHEET TITLE:  
**SITE LIGHTING  
ENLARGEMENT  
PLAN**

SHEET NUMBER:

**LAYOUT & GRADING LEGEND**

	R.O.W. LINE
	LOT LINE
	PROPOSED 1' CONTOUR
	PROPOSED 5' CONTOUR
	LIMIT OF WORK
	SITE WALL
	SITE FENCE

**NOTES:**  
1. GRADING AND SITE INFRASTRUCTURE PER CIVIL PLANS.

**SITE PLAN NOTES**

**PARCEL NUMBER:** 219-11-938F, 219-11-664P, 219-11-664B, & 219-11-662C  
**PARCEL ZONING:** OS ESL (HD) (OPEN SPACE)  
**GROSS PARCEL AREA:** 1,504,290.82 SF (34.534 AC)  
**NAOS AREA:** 112,675.21 SQ FT (2.587 AC)  
**NET PARCEL AREA:** 1,391,615.61 (31.947 AC.)  
**PROPOSED BUILDING SIZE:** 21,083 SQ FT  
**PROPOSED BUILDING USE:** COMMERCIAL

**SITE LIGHTING LEGEND**

	BOLLARD LIGHT (BB) (SEE SHEET 39 OF 42)
	PEDESTRIAN LIGHT (CC) (SEE SHEET 39 OF 42)
	LANDSCAPE UPLIGHT (DD) (SEE SHEET 39 OF 42)
	SURFACE DOWNLIGHT (PPE) (SEE SHEET 39 OF 42)
	EMERGENCY WALL PACK (WPE) (SEE SHEET 39 OF 42)

**KEYMAP**



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PROJECT NO.: 20008  
ISSUE DATE: 04/16/2021  
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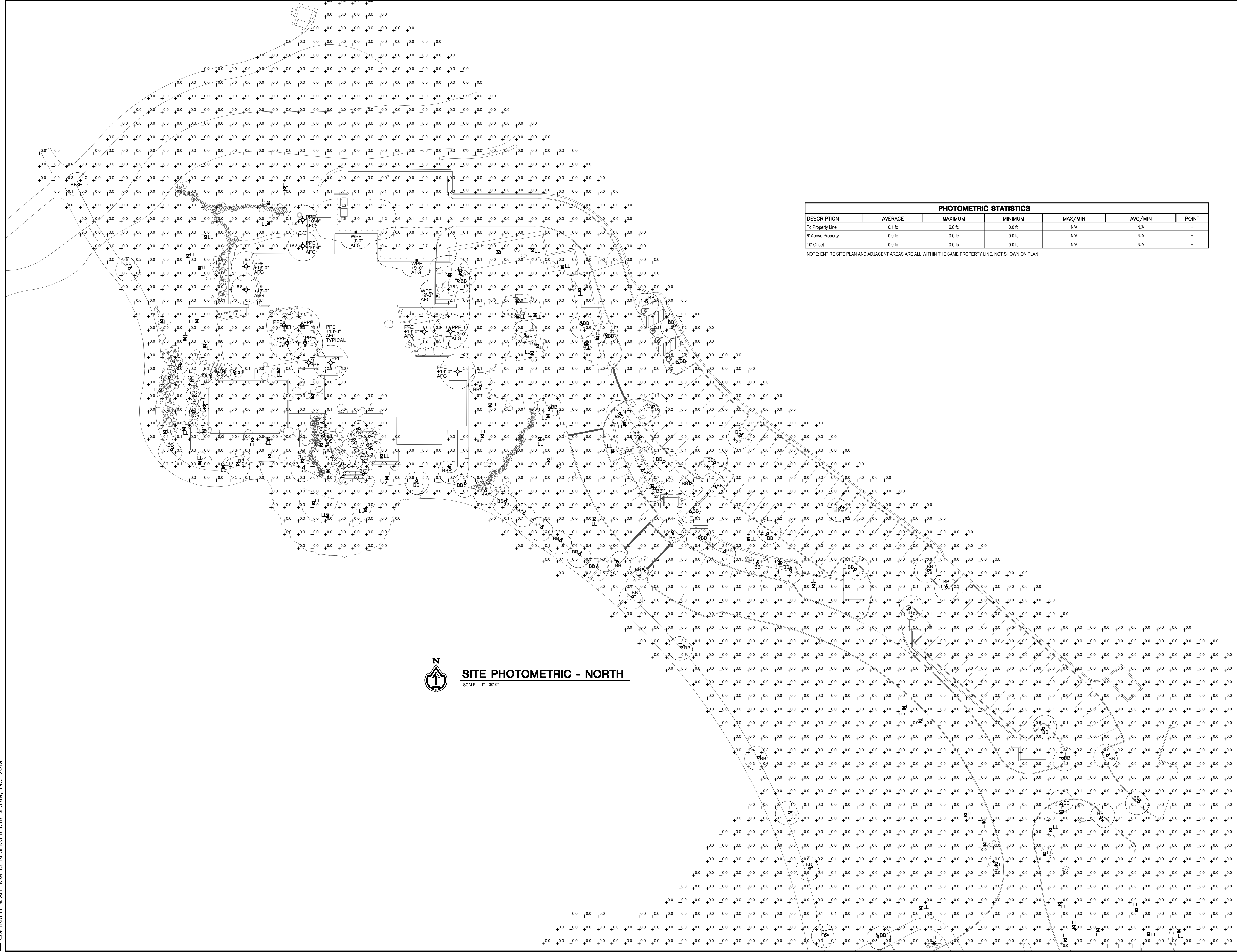
SHEET TITLE:  
SITE  
PHOTOMETRIC -  
NORTH

SHEET NUMBER:

38.1 OF 42

PHOTOMETRIC STATISTICS						
DESCRIPTION	AVERAGE	MAXIMUM	MINIMUM	MAX/MIN	AVG/MIN	POINT
To Property Line	0.1 fc	6.0 fc	0.0 fc	N/A	N/A	+
6' Above Property	0.0 fc	0.0 fc	0.0 fc	N/A	N/A	+
10' Offset	0.0 fc	0.0 fc	0.0 fc	N/A	N/A	+

NOTE: ENTIRE SITE PLAN AND ADJACENT AREAS ARE ALL WITHIN THE SAME PROPERTY LINE, NOT SHOWN ON PLAN.



**SITE PHOTOMETRIC - NORTH**  
SCALE: 1"=30'4"

Drawing: S:\Projects\2020\20008\2\_Design\Lighting\Photometrics\Exterior\20008 Site Photometric - DRB.dwg  
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 Last Plotted 3/11/2021 1:16:20 PM  
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**SITE PHOTOMETRIC - SOUTH**  
 SCALE: 1" = 30'-0"

PHOTOMETRIC STATISTICS						
DESCRIPTION	AVERAGE	MAXIMUM	MINIMUM	MAX/MIN	AVG/MIN	POINT
To Property Line	0.1 fc	6.0 fc	0.0 fc	N/A	N/A	+
6' Above Property	0.0 fc	0.0 fc	0.0 fc	N/A	N/A	+
10' Offset	0.0 fc	0.0 fc	0.0 fc	N/A	N/A	+

NOTE: ENTIRE SITE PLAN AND ADJACENT AREAS ARE ALL WITHIN THE SAME PROPERTY LINE, NOT SHOWN ON PLAN.



ARCHITECTURE  
 PLANNING  
 LANDSCAPE  
 ARCHITECTURE  
 DTJ DESIGN, Inc.  
 3101 Iris Avenue, Suite 130  
 Boulder, Colorado 80301  
 T 303.443.7533  
 www.dtjdesign.com

RENEGADE CLUBHOUSE  
 DESERT MOUNTAIN

DEVELOPMENT REVIEW BOARD SUBMITTAL  
 37700 N Desert Mountain Pkwy, Scottsdale, AZ 85262

NOT FOR CONSTRUCTION

DRAWN BY: MKD  
 CHECKED BY: RCC  
 PROJECT NO.: 20008  
 ISSUE DATE: 04/16/2021  
 REVISIONS:

SHEET TITLE:  
 SITE PHOTOMETRIC - SOUTH

SHEET NUMBER:  
 38.2 OF 42

**Invue**

Project	WPE
Comments	Date
Prepared by	

**DESCRIPTION**  
The Entri LED luminaire features a classic and stylish design with the added benefits of solid state lighting technology, offering outstanding uniformity and energy savings. Using Cooper Lighting Solutions' proprietary LED LightSquare technology and AcuLED Optics™ system, the Entri LED luminaire offers designers vast versatility in system design, function and performance. Use Entri LED for wall mount architectural lighting applications and egress lighting requirements. UL924 listed for use in wet locations.

**SPECIFICATION FEATURES**  
**Construction**  
Housing: Heavy wall, one-piece, die-cast aluminum construction for precise tolerances control and reusability in manufacturing. Integral extruded aluminum heat sink provides superior thermal heat transfer in 40°C ambient environments. **FACEPLATE / DOOR:** One-piece, die-cast aluminum construction. Captive, side hinged bezel-style swing open via release of one flush mount die-cast aluminum latch on housing side panel. **GASKET:** One-piece molded silicone gasket mates perfectly between the door and housing for repeatable seal. **LENS:** Uplight lens is impact-resistant, 5/32" thick tempered frosted glass sealed to housing with continuous bead silicone gasket. Downlight lens is an LED LightSquare with integral optics and IP66 rating. **HARDWARE:** Stainless steel mounting screws and latch hardware allow access to electrical components for installation and servicing.

**Optics**  
Classified as patterned, high efficiency AcuLED Optics™ distribution. Optics are precisely designed to shape the light output, maximizing efficiency and application specificity. AcuLED Optics technology creates consistent distributions with the

ability to meet custom application requirements. CRF and CCT offering includes 2700K, 3000K, 3500K, 4000K, 5000K, and 5700K with minimum 7000K and 2700K and 3000K with minimum 8000K at within 5-step MacAdam ellipse.

**Electrical**  
LED drivers mount to die-cast aluminum back housing for optimal heat sinking, operation efficiency, and prolonged life. Standard drivers feature electronic universal voltage 120-277V, 50/60Hz, 347V 60Hz or 480V 60Hz operation. 480V is compatible for use with 480V Wye systems only. Greater than 0.5 power factor, less than 20% harmonic distortion, and is suitable for operation in 40°C to 40°C ambient environments and optional SDC construction available. All fixtures are shipped standard with 100%100A common and differential mode surge protection. LightSquare feature an IP66 enclosure rating and maintain 90° beam angle lumens maintenance at 80,000 hours per IESNA TM-21. Emergency egress options for 20°C ambient occupancy sensor, and dimming options available.

**Warranty**  
Five-year warranty.



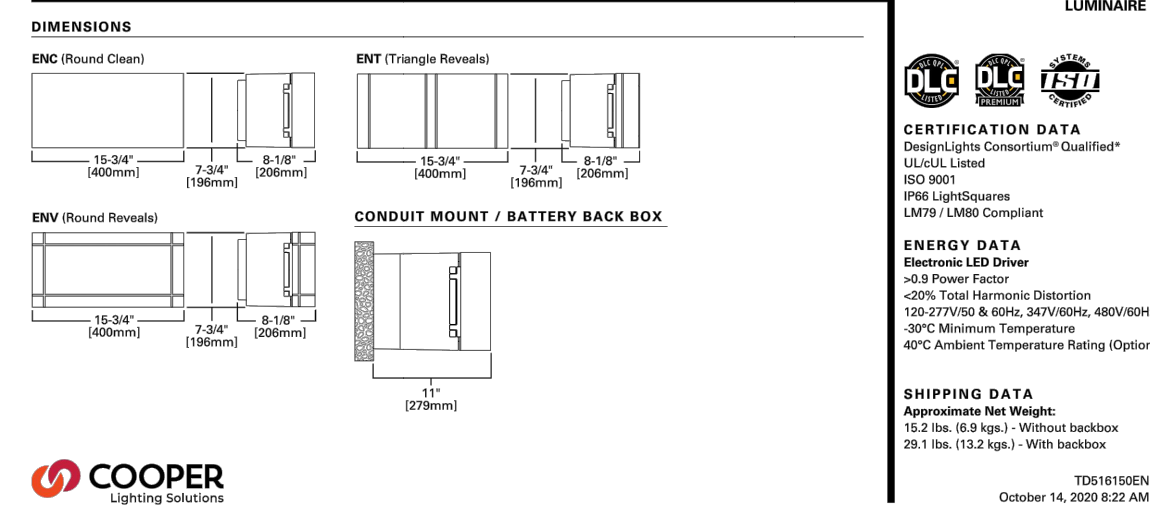
**ENCENTRY/ENV ENTRI LED**  
LightSquare Solid State LED  
ARCHITECTURAL WALL LUMINAIRE

**CERTIFICATION DATA**  
DesignLights Consortium® Qualified™ (DLC) V1-001  
90% LightSquare  
UL924 Listed  
UL924 (Wet Location)

**ENERGY DATA**  
Electronic LED Driver  
0.5 Power Factor  
20% Total Harmonic Distortion  
120-277VAC & 60Hz, 50/60Hz, 480V/60Hz  
30°C Minimum Temperature  
40°C Ambient Temperature Rating (Optional)

**SHIPPING DATA**  
Approximate Net Weight:  
12 lbs. 48 lbs.  
28 1 lbs. (13.2 lbs.) - With taskbar

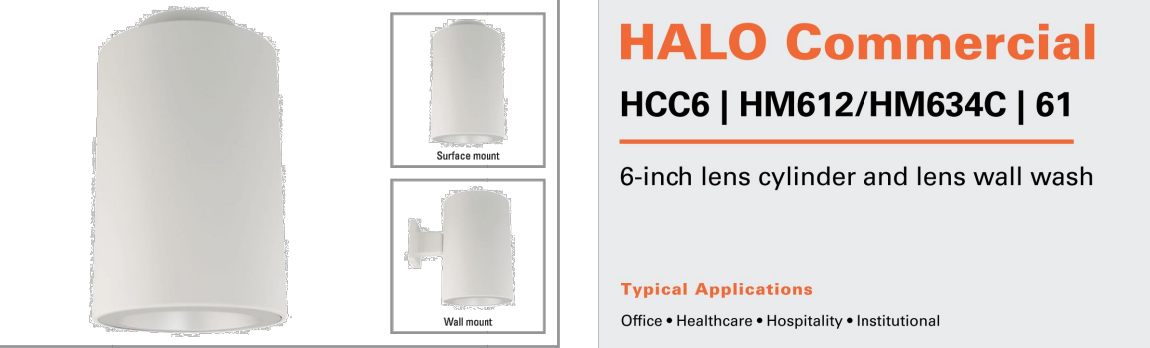
TDS11824EN  
October 14, 2019 03:54 AM



**EMERGENCY WALL PACK**  
N.T.S. CUTSHEET



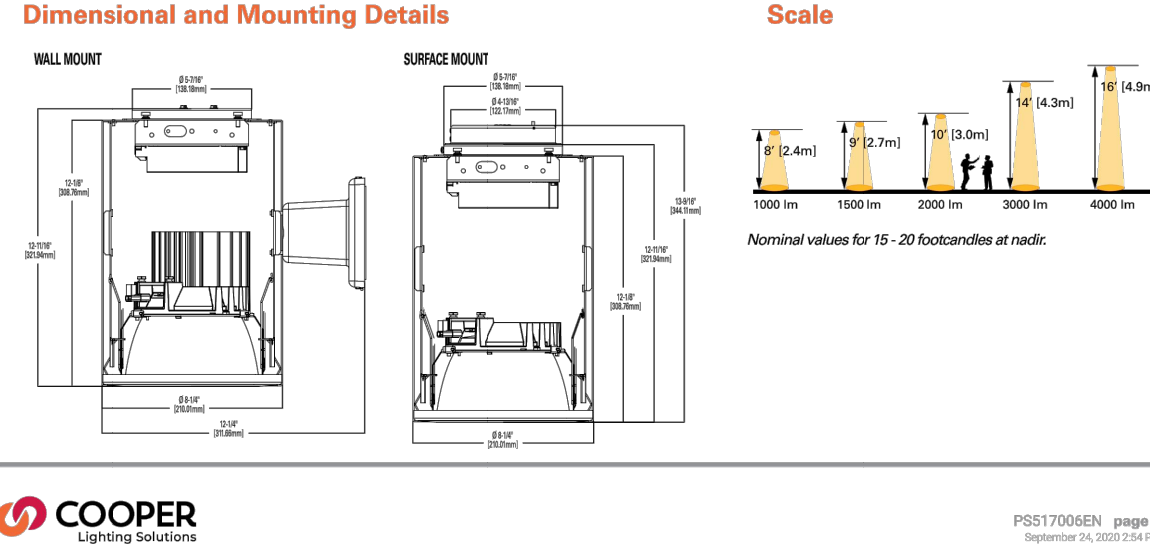
Project	Clubhouse	Type	PPE
Prepared by	None	Date	



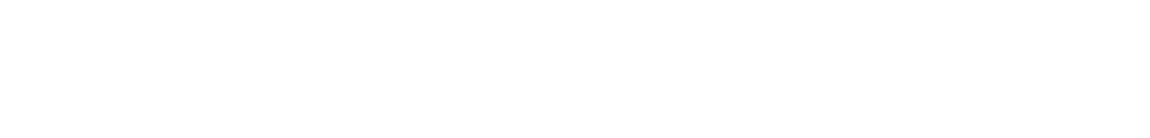
**Product Certification**

ETL  
T24  
FCC  
UL  
UL924

- Top Product Features**
- 1000, 1500, 2000, 3000, 4000 Lumens
  - 2700K, 3000K, 3500K, 4000K CCT, 90 or 90 CRI
  - Narrow, Medium, Wide beam distribution in precision formed reflectors
  - Wall wash with exclusive rotatable linear spread lens
  - Specular, Semi Specular, White, Black & White Baffle reflector finishes



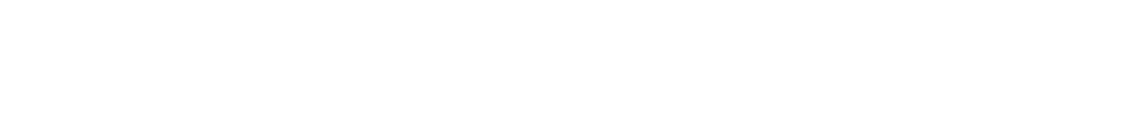
**DECORATIVE DOWNLIGHT**  
N.T.S. CUTSHEET



**LANDSCAPE UPLIGHT**  
N.T.S. CUTSHEET



**GARDEN BOLLARD**  
N.T.S. CUTSHEET



**BOLLARD**  
N.T.S. CUTSHEET



**CATALOG NUMBER LOGIC**

Example: B - DS - LED - e64 - SP - A7 - BZP - 12 - 11 - A - 360SL

**MATERIAL**  
(Blank) - Aluminum B - Brass S - Stainless Steel

**SERIES**  
DS - Delta Star

**SOURCE**  
LED - with Integral Dimming Driver (25W min. load when dimmed)\*

**LED TYPE**  
e64 - 7W LED/2700K e66 - 7W LED/4000K  
e65 - 7W LED/3000K e74 - 7W LED/Amber

**OPTICS**  
NSP - Narrow Spot (13°) MFL - Medium Flood (23°)  
SP - Spot (16°) WFL - Wide Flood (31°)

**ADJUST-E-LUME™ OUTPUT INTENSITY\*\***  
A3 (Standard), A8, A7, A6, A5, A4, A3, A2, A1

**FINISH (See page 2 for full-color swatches)**  
Standard Finishes (BZP, BZW, BLR, BLW, BCM, BGE, BPP, CAP, CMG, CRI, CRM, HUG, MDS, NBP, OCP, RMC, SDS, SMC, TAC, WCP, WIS)

Also available in RAL Finishes  
Brass Finishes (MAC, POL, MIT)  
Stainless Steel Finishes (MAC, POL)

**LENS TYPE**  
12 - Soft Focus 13 - Rectilinear

**SHIELDING**  
11 - Honeycomb Baffle

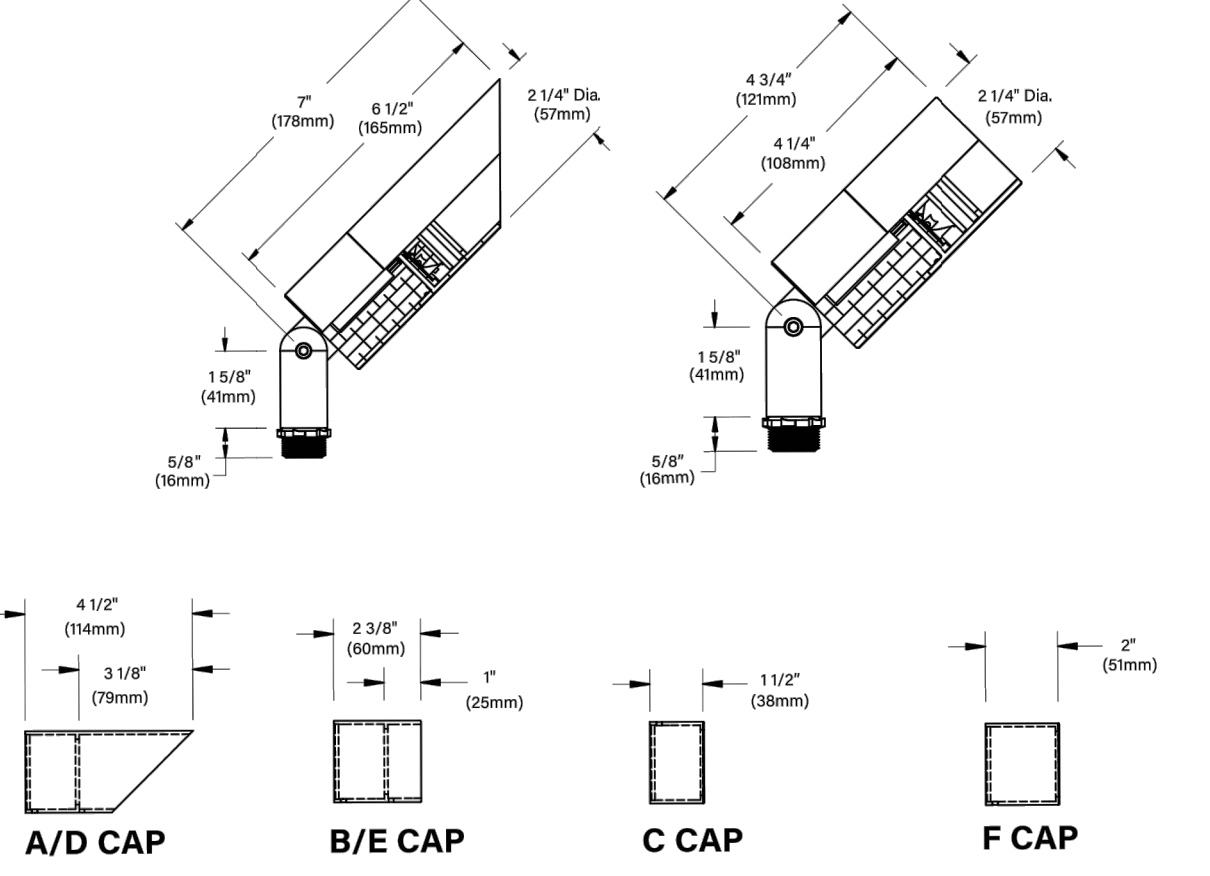
**CAP STYLE**  
A - 45°  
B - 90°  
C - Flush Lens  
D - 45° Less WeepHole (Interior use only)  
E - 90° Less WeepHole (Interior use only)  
F - 90° with Flush Lens

**OPTIONS**  
30SL - Knuckle Mounting System\*\*\*

\*Designed for use with LED transformer. Requires magnetic low voltage dimmer.

\*\*Please see Adjust-e-Lume photography to determine desired intensity.

\*\*\*The 30SL is already included in the price of LPM, LPM dual, and Power Canopy.



**LED garden and pathway bollard**

**Post construction:** One piece extruded aluminum. All aluminum in the construction is marine grade and copper free.

**Lamp Enclosure:** One piece die cast aluminum housing attached to post by two (2) internal stainless steel screws. Polycarbonate lens with optical texture attached to housing with captive stainless steel screw threaded into stainless steel insert. Fully gasketed using a one piece molded silicone gasket.

**Electrical:** 6.4W LED luminaire, 8.5 total system watts, <30°C start temperature. Integral 12V AC driver provided must be operated using remote magnetic transformer. Standard LED color temperature is 3000K with >80 CRI.

**Note:** LEDs supplied with luminaire. Due to the dynamic nature of LED technology, LED luminaire data on this sheet is subject to change at the discretion of BEGA-US. For the most current technical data, please refer to www.bega-us.com.

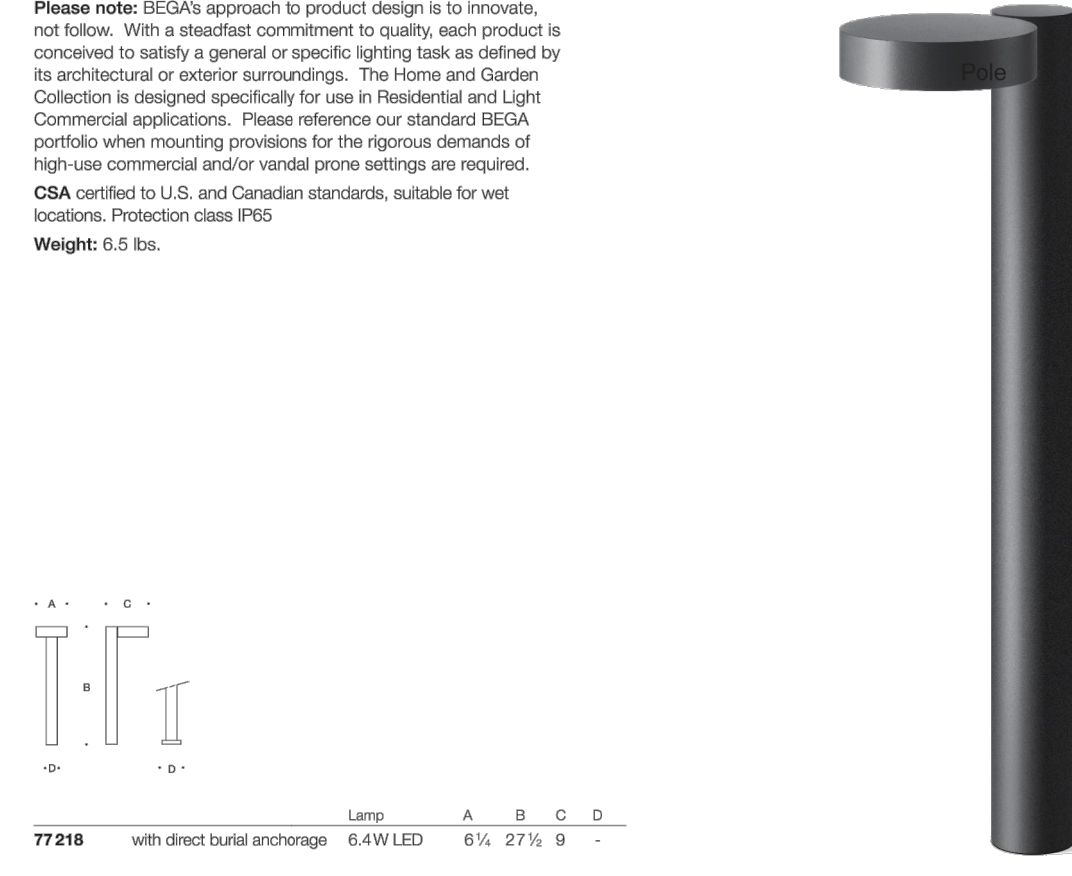
**Anchor base:** Direct burial anchor post provided made of galvanized steel. Bollards are secured to post using two (2) stainless steel set screws.

**Finish:** Available in four standard BEGA colors: Black (BLK); White (WHT); Bronze (BRZ); Silver (SLV). To specify, add appropriate suffix to catalog number. Custom colors supplied on special order.

**Please note:** BEGA's approach to product design is to innovate, not follow. With a steadfast commitment to quality, each product is conceived to satisfy a general or specific lighting task as defined by its architectural or exterior surroundings. The Home and Garden Collection is designed specifically for use in Residential and Light Commercial applications. Please reference our standard BEGA portfolio when making provisions for the rigorous demands of high-use commercial and/or vandal prone settings are required.

**CSA:** certified in U.S. and Canadian standards, suitable for wet locations. Protection class IP65

**Weight:** 6.5 lbs.

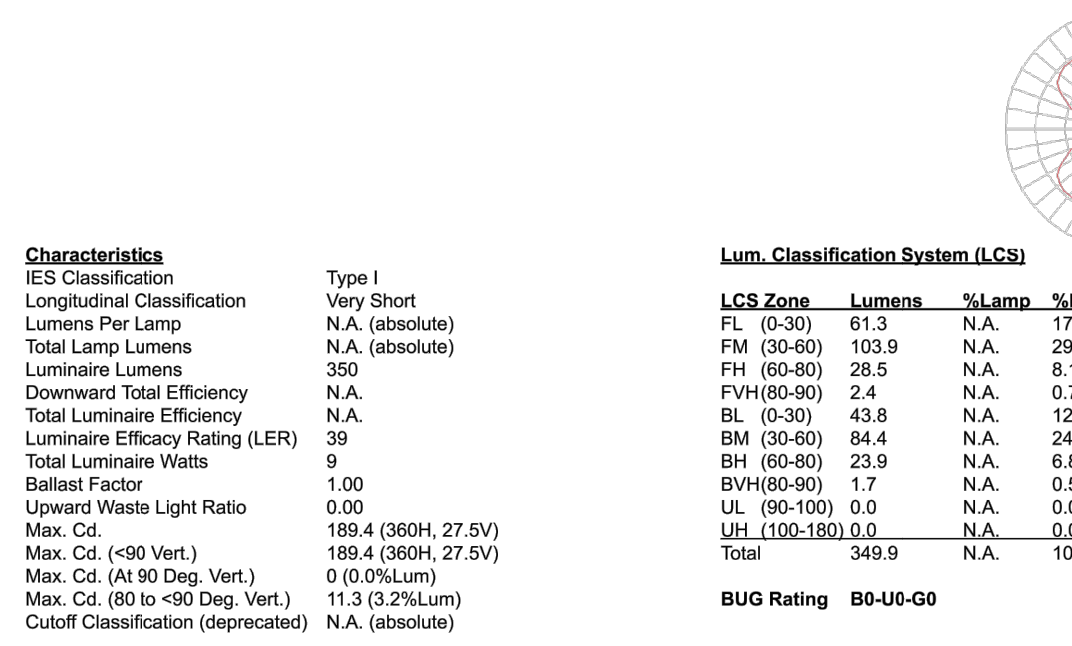


BEGA-US 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 FAX (805) 966-9474 www.bega-us.com  
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**BEGA**

Photometric Filename: 77218.lcs

TEST: BE5185  
TEST LAB: BEGA  
DATE: 12/4/2013  
LUMINAIRE: 77 221  
LAMP: 6.4W LED



**Bollard - shielded, directed light**

**Application**  
Bollard with shielded, direct light for illuminating entrances, paths, and many areas of public and private spaces. These luminaires provide glare-free illumination with a high degree of visual comfort for uniform lighting of ground surfaces.

**Materials**  
Luminaire housing and base constructed of die-cast and extruded marine grade, copper free (0.03% copper content) A90.0 aluminum alloy. Impact resistant polycarbonate diffuser. High temperature silicone gasket. Mechanically captive stainless steel fasteners.

**NRTL Listed to North American Standards, suitable for wet locations**  
Protection class IP65

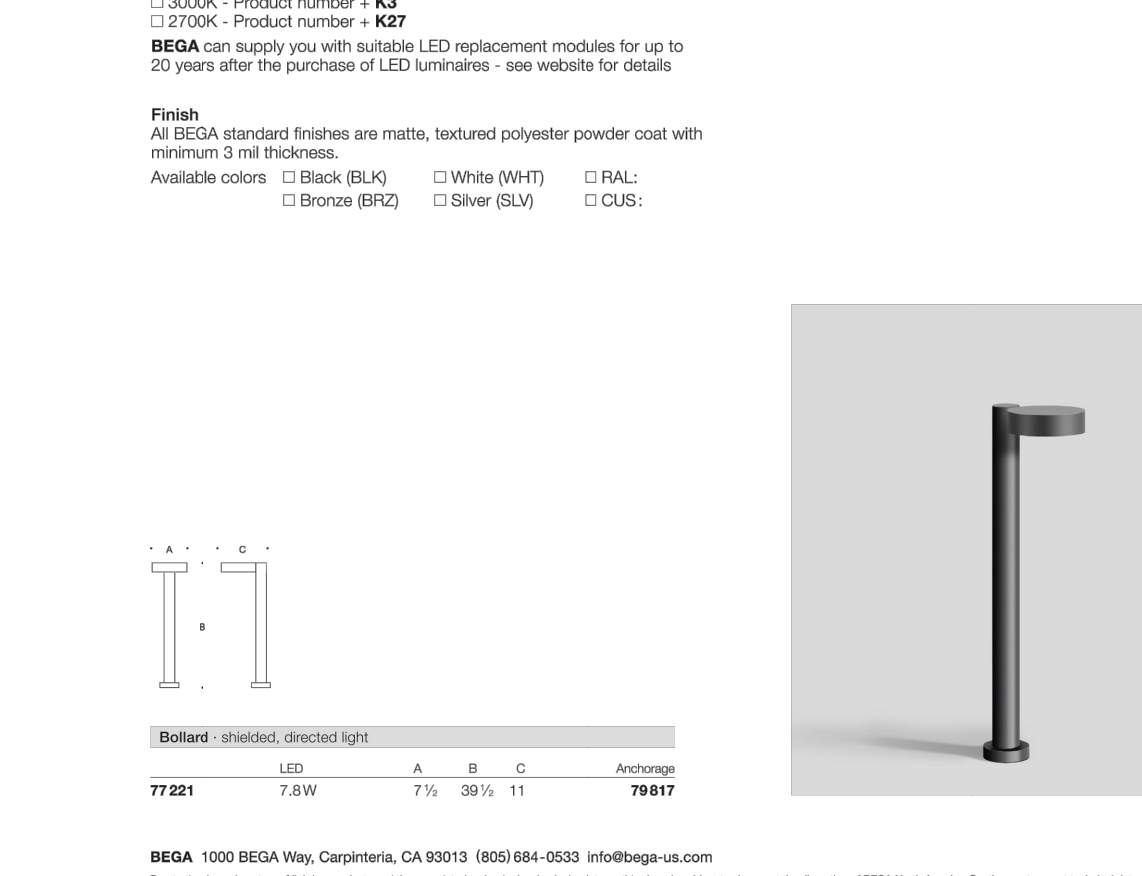
**Weight:** 10.1 lbs

**Electrical**  
Operating voltage: 120-277VAC  
Minimum start temperature: 30°C  
LED module wattage: 7.4W  
System wattage: 15.1W  
Controllability: Dimming not available  
Color rendering index: Ra > 80  
LED service life (L70): 65,500 hours (3000K)  
60,000 hours

**LED color temperature**  
□ 4000K - Product number + K4  
□ 3000K - Product number + K38  
□ 3000K - Product number + K2  
□ 3000K - Product number + K27

**BEGA** can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

**Finish:**  
All BEGA standard finishes are matte, textured polyester powder coat with minimum 3 mil thickness.  
Available colors: □ Black (BLK) □ White (WHT) □RAL: □ Bronze (BRZ) □ Silver (SLV) □ CUS:

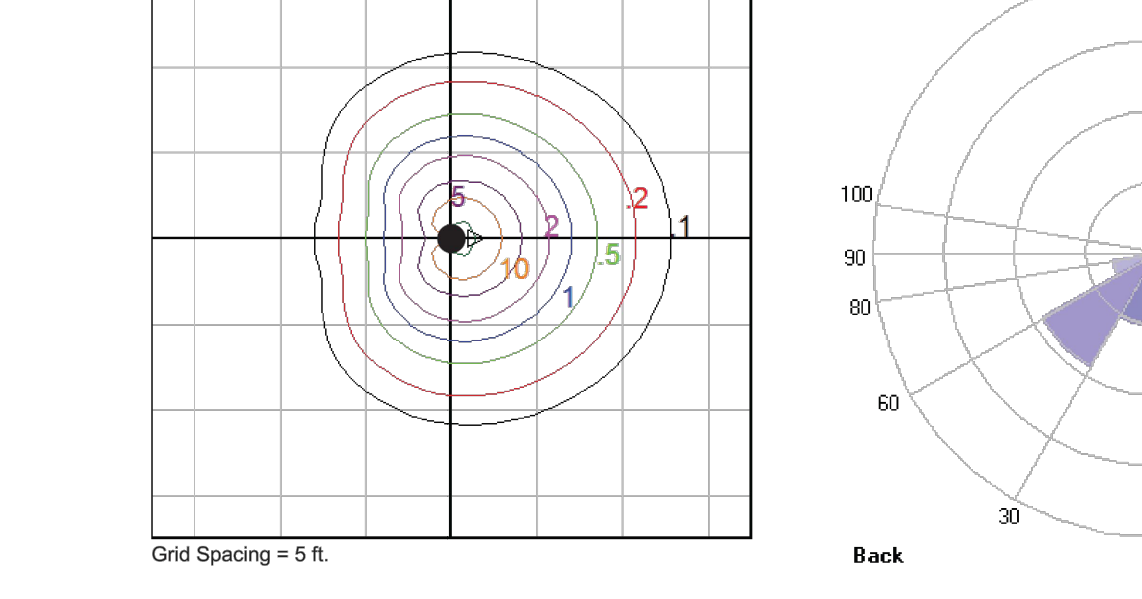
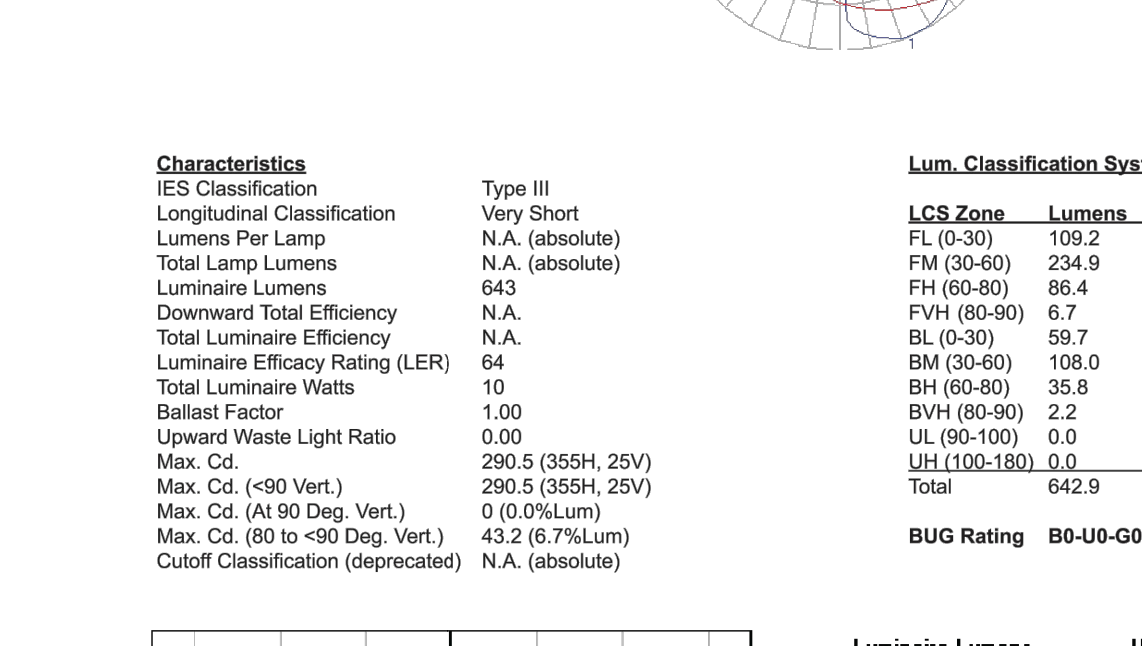


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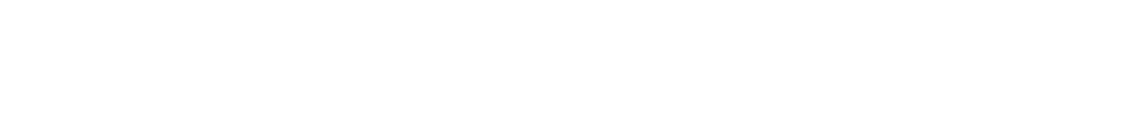
**BEGA**

Photometric Filename: 77221.lcs

TEST: BE 77221  
TEST LAB: BEGA  
DATE: 1/11/2017  
LUMINAIRE: 77 221  
LAMP: 7.6W LED



**BOLLARD**  
N.T.S. CUTSHEET



# NATIVE PLANT INVENTORY

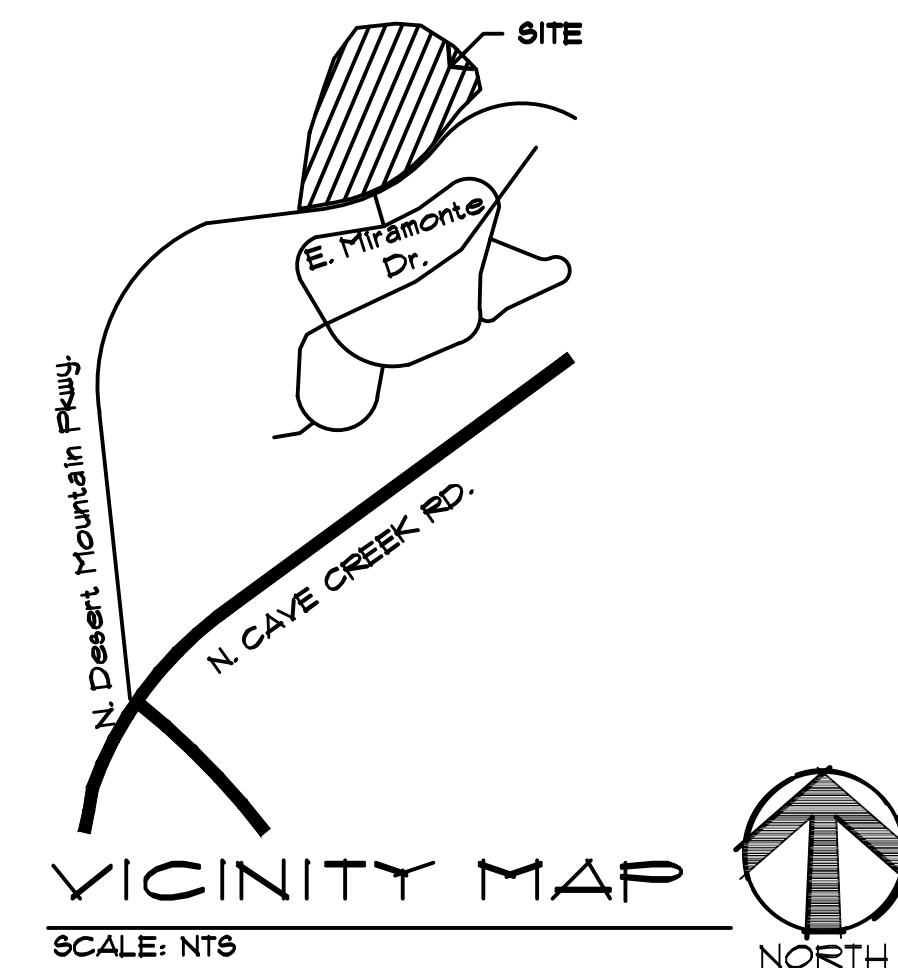
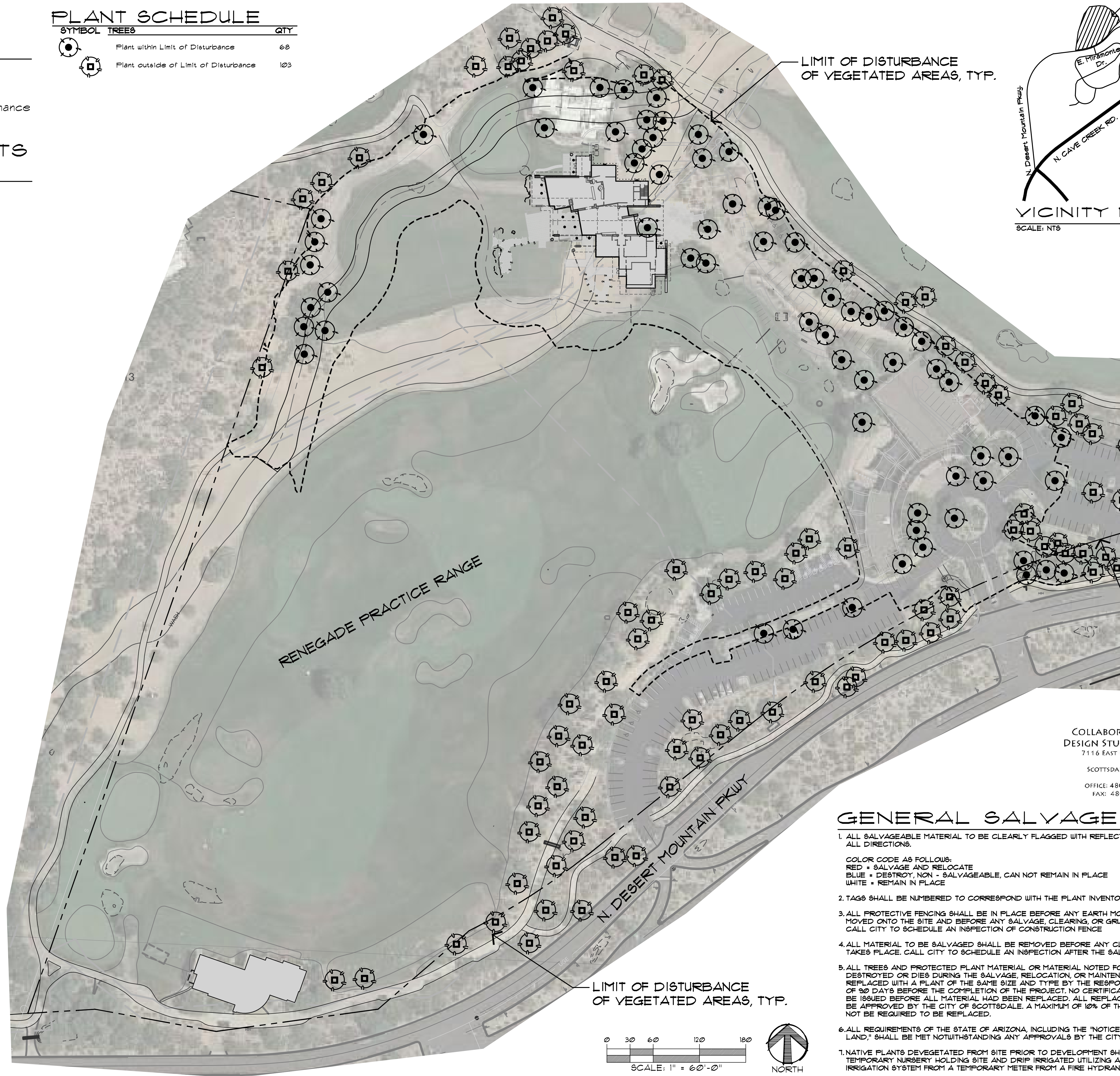
There are approximately 169 plants, existing on this project, that would require a native plant inventory as outlined in the amended zoning ordinance section 15.00.

# EXISTING PLANTS ON SITE

- Turpentine
- Cholla
- Bursage
- Soap Tree Yucca
- Saguaro
- Blue Palo Verde
- Foothill Palo Verde
- Ironwood
- Mesquite
- Cat Claw Acacia

# PLANT SCHEDULE

SYMBOL	TREES	QTY
	Plant within Limit of Disturbance	68
	Plant outside of Limit of Disturbance	103



**dtj**  
DESIGN

ARCHITECTURE  
PLANNING  
LANDSCAPE  
ARCHITECTURE

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3101 Iris Avenue, Suite 130  
Boulder, Colorado 80301  
T 303.443.7533  
www.dtjdesign.com

RENEGADE CLUBHOUSE  
DESERT MOUNTAIN

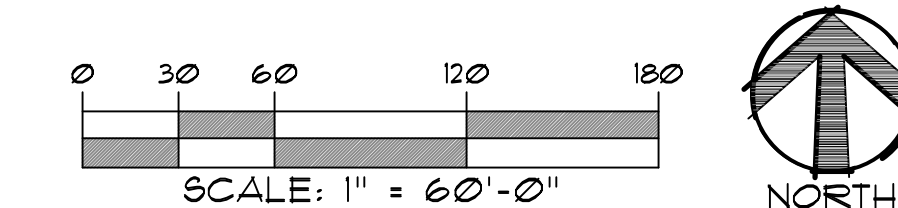
DEVELOPMENT REVIEW BOARD SUBMITTAL

37700 N Desert Mountain Pkwy, Scottsdale, AZ 85262

COLLABORATIVE V  
DESIGN STUDIO INC.  
7116 EAST 1ST AVENUE,  
SUITE 103  
SCOTTSDALE, ARIZONA  
85251  
OFFICE: 480-347-0590  
FAX: 480-656-6012

## GENERAL SALVAGE NOTES

- ALL SALVAGEABLE MATERIAL TO BE CLEARLY FLAGGED WITH REFLECTIVE TAPE VISIBLE FROM ALL DIRECTIONS.  
  
COLOR CODE AS FOLLOWS:  
RED = SALVAGE AND RELOCATE  
BLUE = DESTROY, NON - SALVAGEABLE, CAN NOT REMAIN IN PLACE  
WHITE = REMAIN IN PLACE
- TAGS SHALL BE NUMBERED TO CORRESPOND WITH THE PLANT INVENTORY AND SITE PLAN.
- ALL PROTECTIVE FENCING SHALL BE IN PLACE BEFORE ANY EARTH MOVING EQUIPMENT IS MOVED ONTO THE SITE AND BEFORE ANY SALVAGE, CLEARING, OR GRUBBING TAKES PLACE. CALL CITY TO SCHEDULE AN INSPECTION OF CONSTRUCTION FENCE
- ALL MATERIAL TO BE SALVAGED SHALL BE REMOVED BEFORE ANY CLEARING OR GRADING TAKES PLACE. CALL CITY TO SCHEDULE AN INSPECTION AFTER THE SALVAGE IS COMPLETED.
- ALL TREES AND PROTECTED PLANT MATERIAL OR MATERIAL NOTED FOR SALVAGE THAT IS DESTROYED OR DIES DURING THE SALVAGE, RELOCATION, OR MAINTENANCE PERIOD WILL BE REPLACED WITH A PLANT OF THE SAME SIZE AND TYPE BY THE RESPONSIBLE PARTY A MINIMUM OF 90 DAYS BEFORE THE COMPLETION OF THE PROJECT. NO CERTIFICATES OF OCCUPANCY WILL BE ISSUED BEFORE ALL MATERIAL HAD BEEN REPLACED. ALL REPLACEMENT MATERIAL SHALL BE APPROVED BY THE CITY OF SCOTTSDALE. A MAXIMUM OF 10% OF THE PLANT MATERIAL WILL NOT BE REQUIRED TO BE REPLACED.
- ALL REQUIREMENTS OF THE STATE OF ARIZONA, INCLUDING THE "NOTICE OF INTENT TO CLEAR LAND," SHALL BE MET NOTWITHSTANDING ANY APPROVALS BY THE CITY OF SCOTTSDALE.
- NATIVE PLANTS DEVEGETATED FROM SITE PRIOR TO DEVELOPMENT SHALL BE STORED IN A TEMPORARY NURSERY HOLDING SITE AND DRIP IRRIGATED UTILIZING AN AUTOMATIC DRIP IRRIGATION SYSTEM FROM A TEMPORARY METER FROM A FIRE HYDRANT.



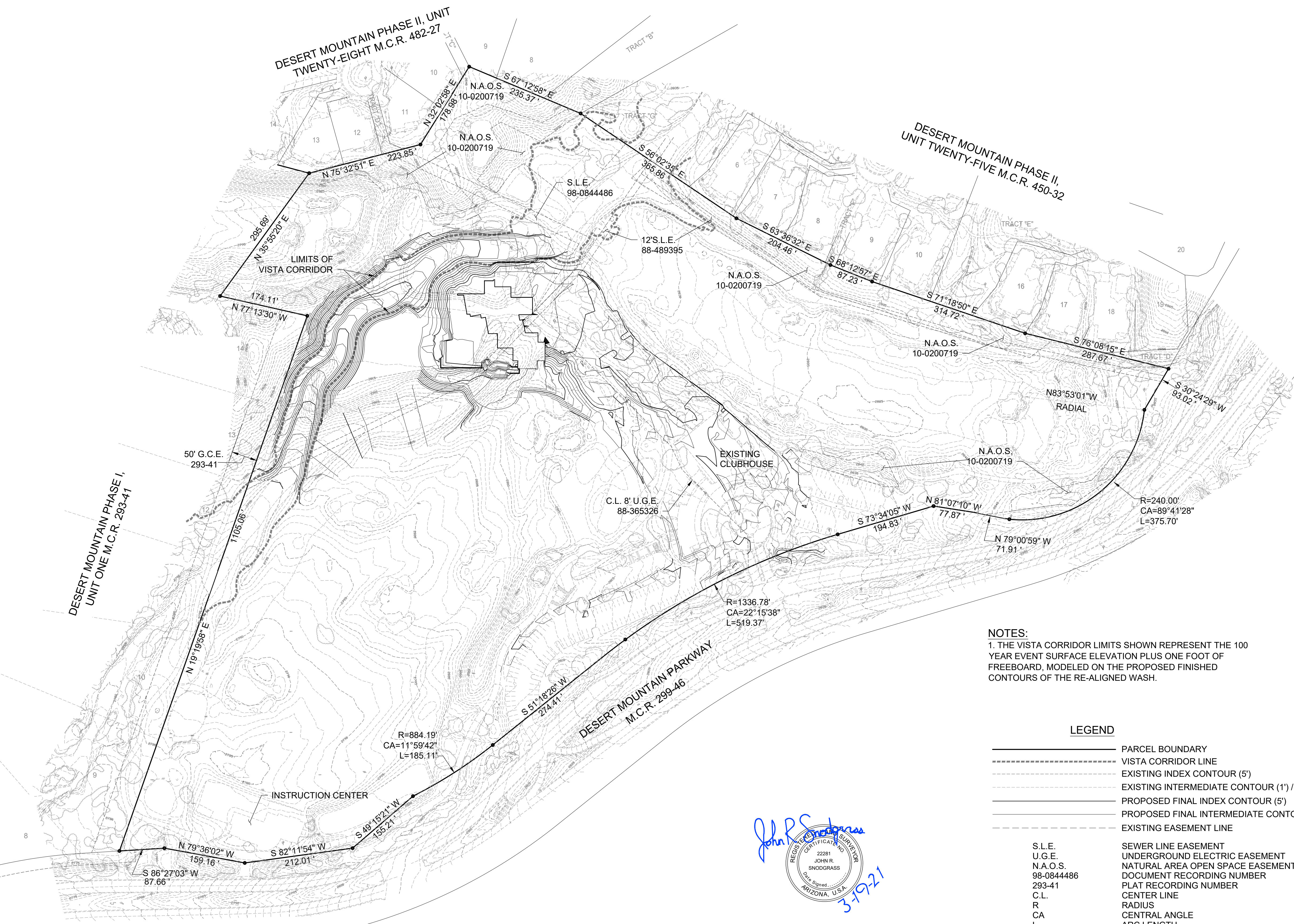
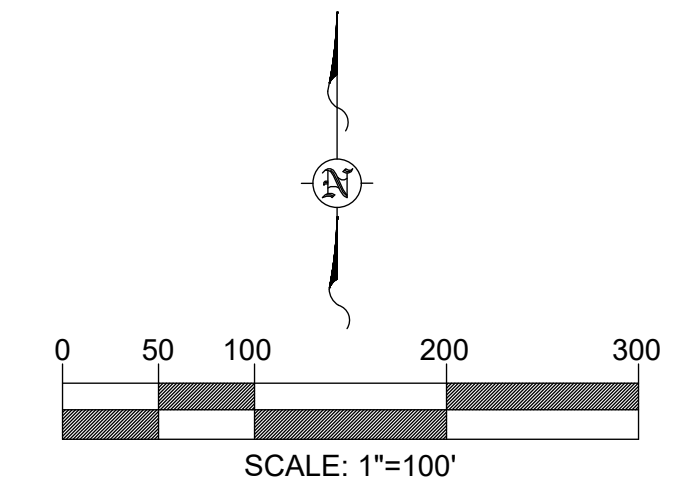
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 Last Saved: March 24, 2021 9:21:46 AM by Collaborative  
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DRAWN BY: JV/GCV  
CHECKED BY: GBW  
PROJECT NO.: 2019001.20  
ISSUE DATE: 03/24/2021  
REVISIONS:

SHEET TITLE:  
Conceptual Native Plant Inventory

SHEET NUMBER:  
40 OF 42



**NOTES:**  
 1. THE VISTA CORRIDOR LIMITS SHOWN REPRESENT THE 100 YEAR EVENT SURFACE ELEVATION PLUS ONE FOOT OF FREEBOARD, MODELED ON THE PROPOSED FINISHED CONTOURS OF THE RE-ALIGNED WASH.

LEGEND	
	PARCEL BOUNDARY
	VISTA CORRIDOR LINE
	EXISTING INDEX CONTOUR (5')
	EXISTING INTERMEDIATE CONTOUR (1') / EXISTING FEATURE
	PROPOSED FINAL INDEX CONTOUR (5')
	PROPOSED FINAL INTERMEDIATE CONTOUR (1')
	EXISTING EASEMENT LINE
S.L.E.	SEWER LINE EASEMENT
U.G.E.	UNDERGROUND ELECTRIC EASEMENT
N.A.O.S.	NATURAL AREA OPEN SPACE EASEMENT
98-0844486	DOCUMENT RECORDING NUMBER
293-41	PLAT RECORDING NUMBER
C.L.	CENTER LINE
R	RADIUS
CA	CENTRAL ANGLE
L	ARC LENGTH

**OWNER**  
 DESERT MOUNTAIN CLUB, INC.  
 10550 E. DESERT HILLS DRIVE  
 SCOTTSDALE, AZ. 85262

**ARCHITECT**  
 DTJ DESIGN, INC.  
 3101 IRIS AVE., STE. 130  
 BOULDER, COLORADO 80301

**CIVIL ENGINEER**  
 GANNETT FLEMING, INC.  
 3800 N. CENTRAL AVE., STE. 1900  
 PHOENIX, AZ. 85012-1957

**RENEGADE CLUBHOUSE  
 AT DESERT MOUNTAIN  
 1018-PA-2020**

VISTA CORRIDOR PLAN-RENEGADE CLUBHOUSE AT DESERT MOUNTAIN			
PREPARED BY GANNETT FLEMING INC. 3838 N. CENTRAL AVE. STE. 1900 PHOENIX, ARIZONA, 85012-1957 PH. 602-553-8817, FAX 602-553-8816			
SCALE: AS SHOWN		41 OF 42	
JOB NO	DATE	SURVEY BY	DRWN BY
065993.500	3-2021	JRS	JRS



1018-PA-2020



