

# RENEGADE CLUBHOUSE

## DESERT MOUNTAIN

DEVELOPMENT REVIEW BOARD (15-DR-2021)

04/16/2021

10/07/2021 (SECOND RE-SUBMITTAL)

NOT FOR  
CONSTRUCTION

15-DR-2021

DRAWN BY: JV/GVV

CHECKED BY: GBW

PROJECT NO.: 2019001.20

ISSUE DATE: 04/25/2021

REVISIONS:

1 07/02/2021

2 10/07/2021

SHEET TITLE:

COVER SHEET

SHEET NUMBER:

1 OF 46

### PROJECT DIRECTORY

<b>OWNER</b>	DESERT MOUNTAIN CLUB, INC. 10550 East Desert Hills Drive Scottsdale, Arizona, 85262 480.595.4000 Contact: Todd A. Bruen Email: tabruen@DesertMt.com
<b>SURVEYOR</b>	GANNETT FLEMING, INC. 3838 North Central Avenue Phoenix, Arizona, 85012-1957 60.553.8817 Contact: John R. Snodgrass Email: jsnodgrass@GFNET.com
<b>ARCHITECT</b>	DTJ DESIGN, INC. 3101 Iris Avenue, Suite 130 Boulder, Colorado, 80301 303.443.7533 Contact: David Poppleton Email: dpoppleton@dtjdesign.com
<b>LANDSCAPE ARCHITECT</b>	DTJ DESIGN, INC. 3101 Iris Avenue, Suite 130 Boulder, Colorado, 80301 303.443.7533 Contact: Greg White Email: gwhite@dtjdesign.com
<b>CIVIL ENGINEER</b>	GANNETT FLEMING, INC. 3838 North Central Avenue Phoenix, Arizona, 85012-1957 60.553.8817 Contact: Byron Dixon Email: bdixon@GFNET.com

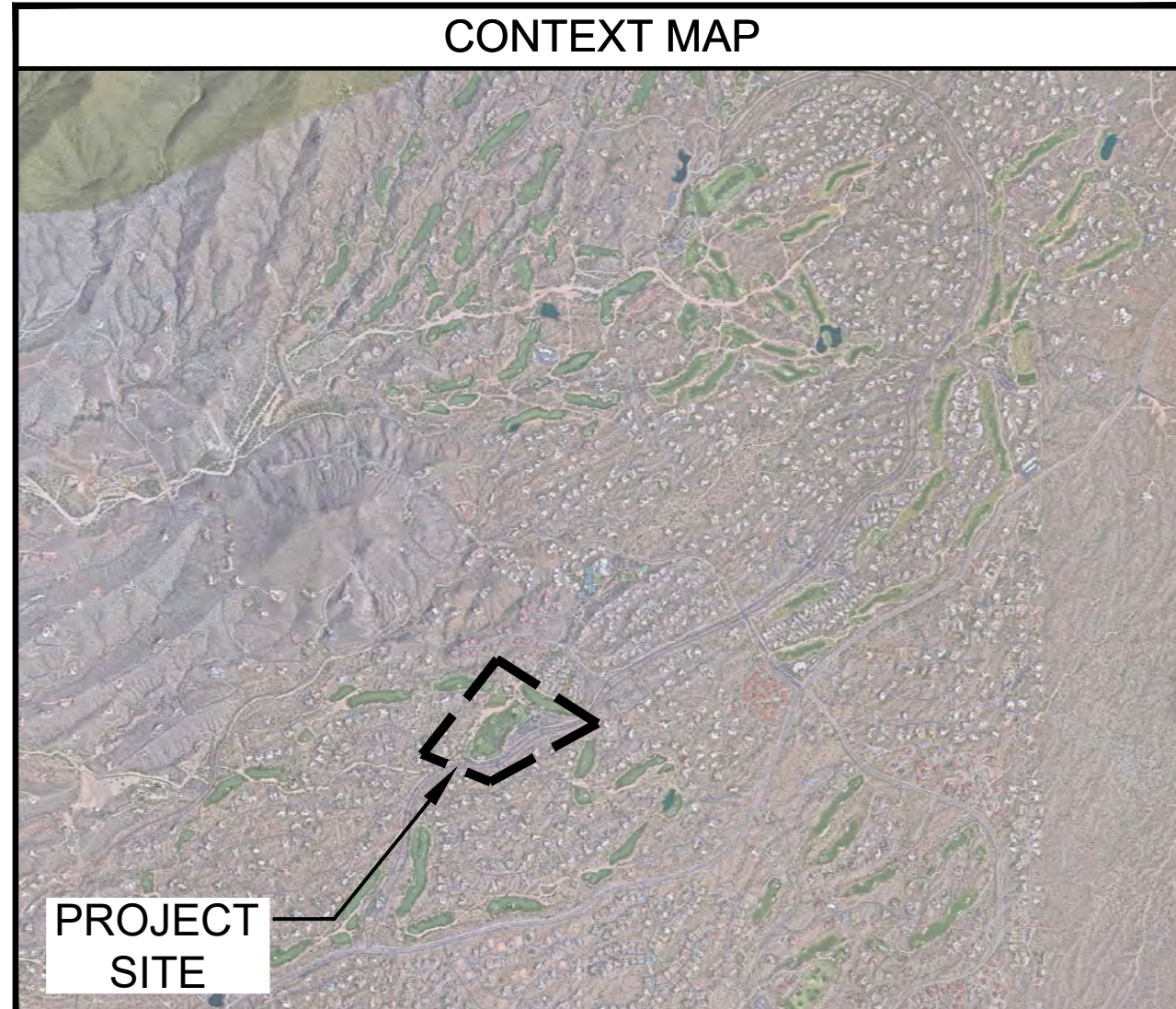
### CONCEPTUAL PROJECT RENDERING



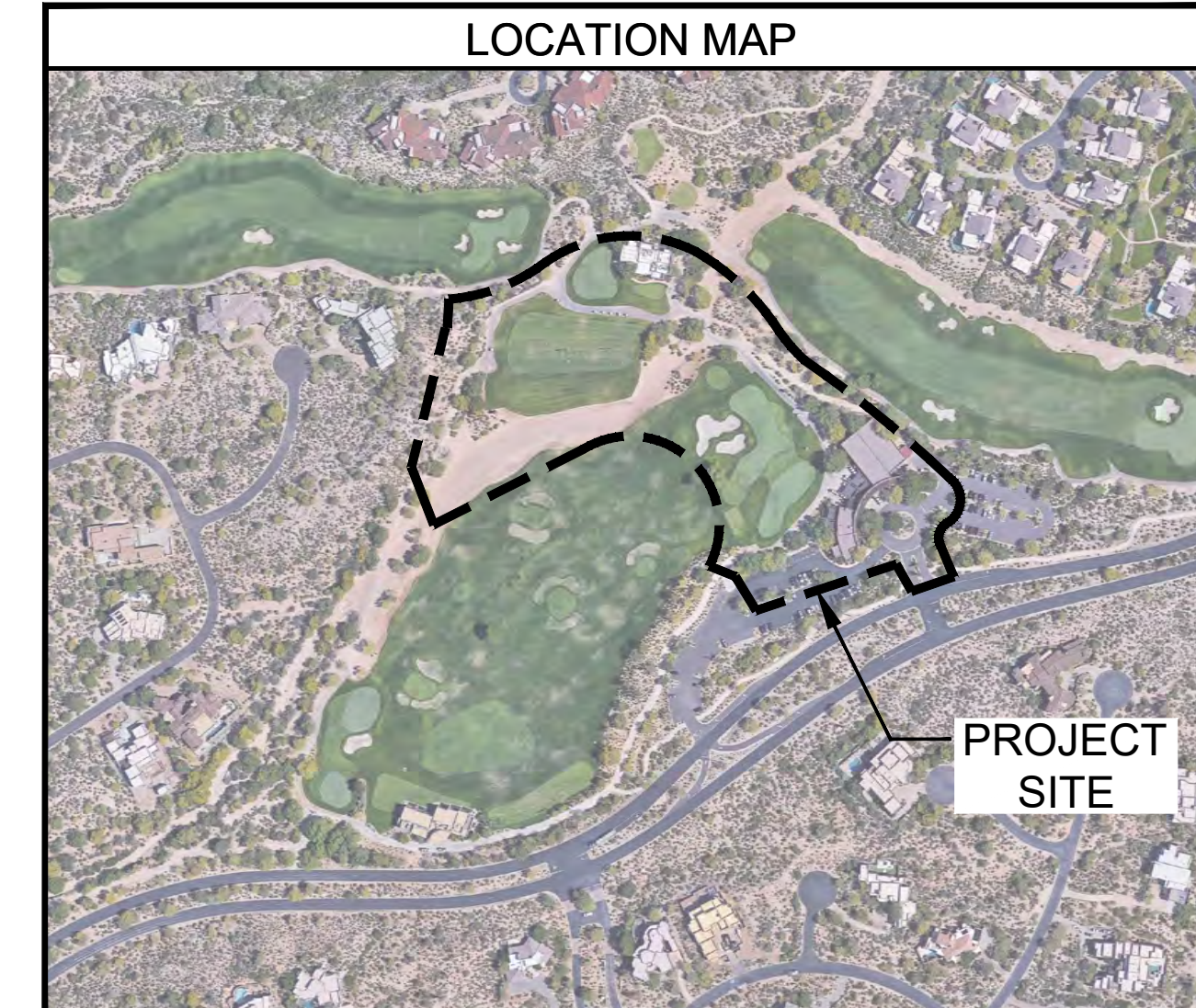
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### CONTEXT MAP



### 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. SEE CIVIL PLANS FOR GRADING AND UTILITY INFORMATION

### 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

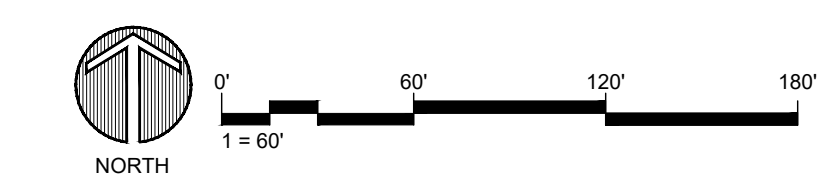
DEVELOPMENT REVIEW BOARD SUBMITTAL  
 38580 N Desert Mountain Parkway, Scottsdale, AZ 85262

NOT FOR CONSTRUCTION

15-DR-2021

DRAWN BY:	JV/GVJ
CHECKED BY:	GBW
PROJECT NO.:	2019001.20
ISSUE DATE:	04/25/2021
REVISIONS:	
	07/02/2021

SHEET TITLE:  
 GRAPHIC SITE PLAN  
 SHEET NUMBER:  
 2 OF 46



Drawing: UA\2019001.20\Desert Mountain\05\_CAD\01\_Renegade\Sheets\DRB Sheet Set\1.03\_Overall\Graphic Plan.dwg  
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PORTE COCHERE / ENTRY



CLUBHOUSE BAR / LOUNGE VIEW TO REAR PATIO



DINING ROOM VIEW TO REAR PATIO



REAR PATIO

**NOTE:**  
 THESE GRAPHICS ARE  
 ILLUSTRATIVE IN NATURE AND  
 ARE SUBJECT TO CHANGE

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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 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)

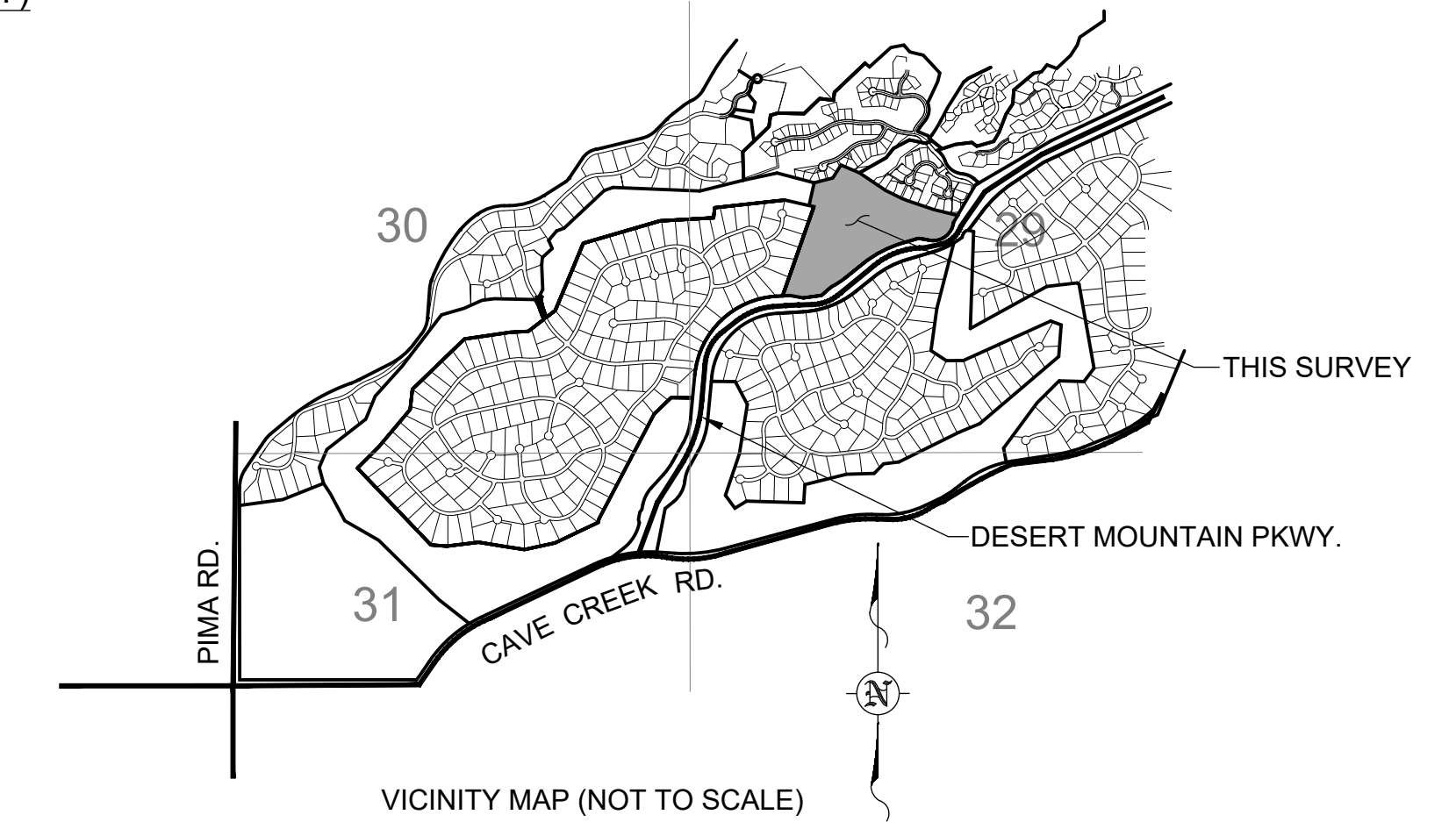
25. Any facts, rights, interests or claims which would be disclosed by a correct ALTA/NSPS survey.

(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 JUNE 17, 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



### 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  
15-DR-2021

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 46	
JOB NO	DATE	SURVEY BY	DRWN BY
065993.500	6-2021	JRS	JRS

1018-PA-2020 15-DR-2021







**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

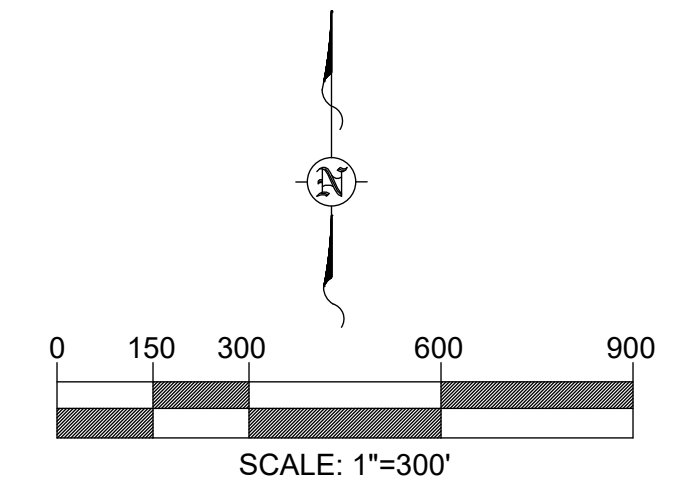
**LEGEND**

- 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**

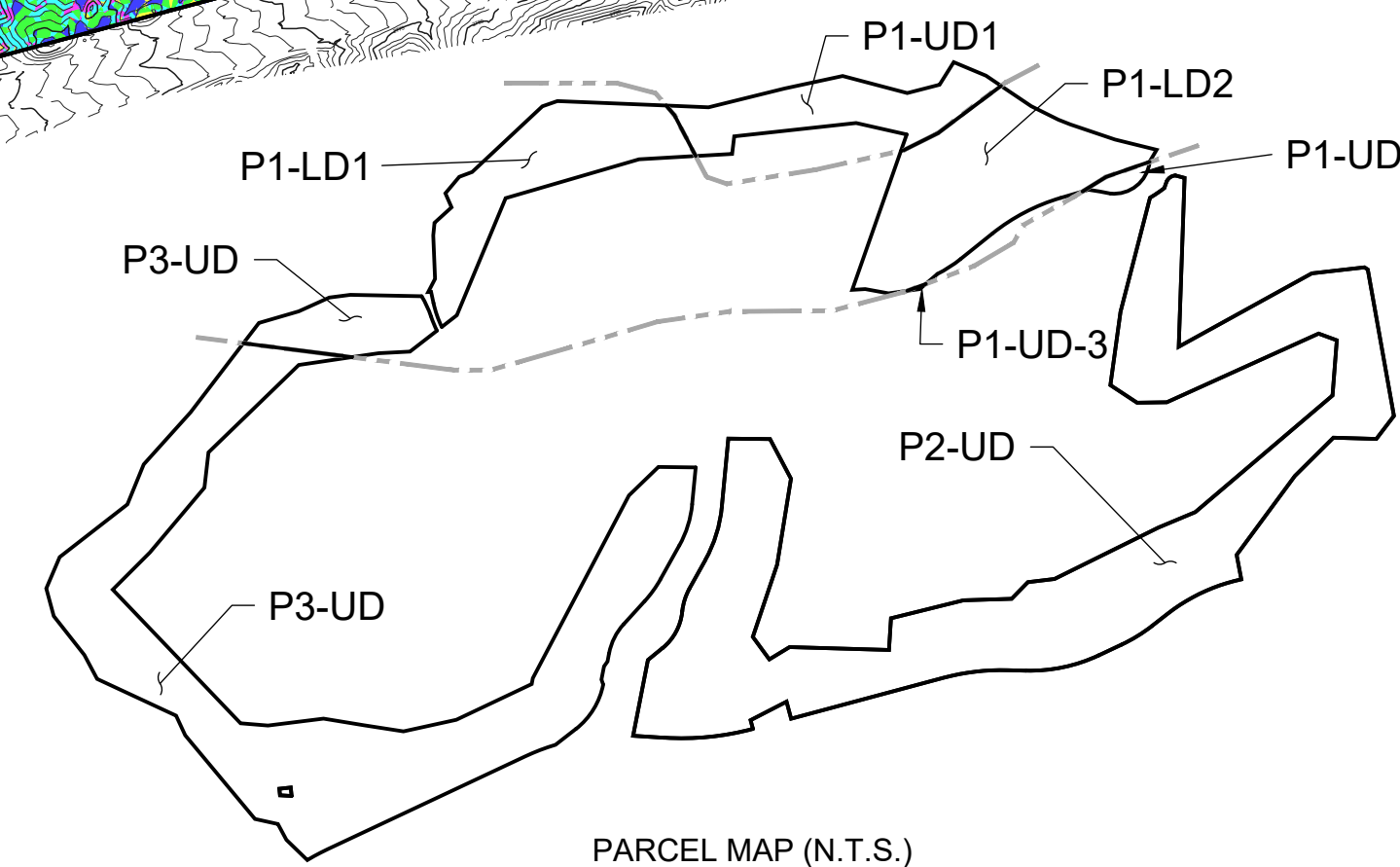
- 0%-2%
- 2%-5%
- 5%-10%
- 10%-15%
- 15%-25%
- 25%+

**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)



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 10550 E. DESERT HILLS DRIVE  
 SCOTTSDALE, AZ. 85262

**ARCHITECT**  
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 3101 IRIS AVE., STE. 130  
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**CIVIL ENGINEER**  
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 3800 N. CENTRAL AVE., STE. 1900  
 PHOENIX, AZ. 85012-1957

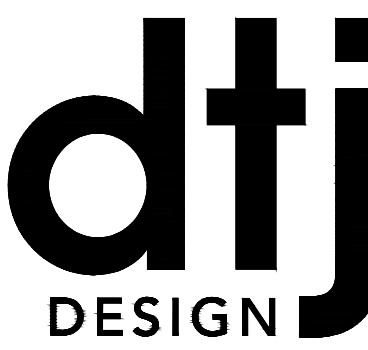
**RENEGADE CLUBHOUSE  
 AT DESERT MOUNTAIN  
 1018-PA-2020**

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 46		
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



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**RENEGADE CLUBHOUSE**  
DESERT MOUNTAIN

DEVELOPMENT REVIEW BOARD SUBMITTAL  
38580 N Desert Mountain Parkway, Scottsdale, AZ 85262

NOT FOR  
CONSTRUCTION

15-DR-2021

DRAWN BY:	JV/GVJ
CHECKED BY:	GBW
PROJECT NO.:	2019001.20
ISSUE DATE:	04/25/2021
REVISIONS:	
	07/02/2021

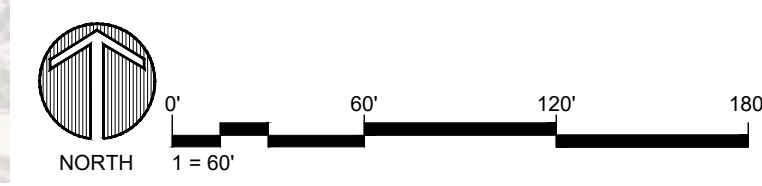
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**EXISTING  
CONDITIONS**

SHEET NUMBER:

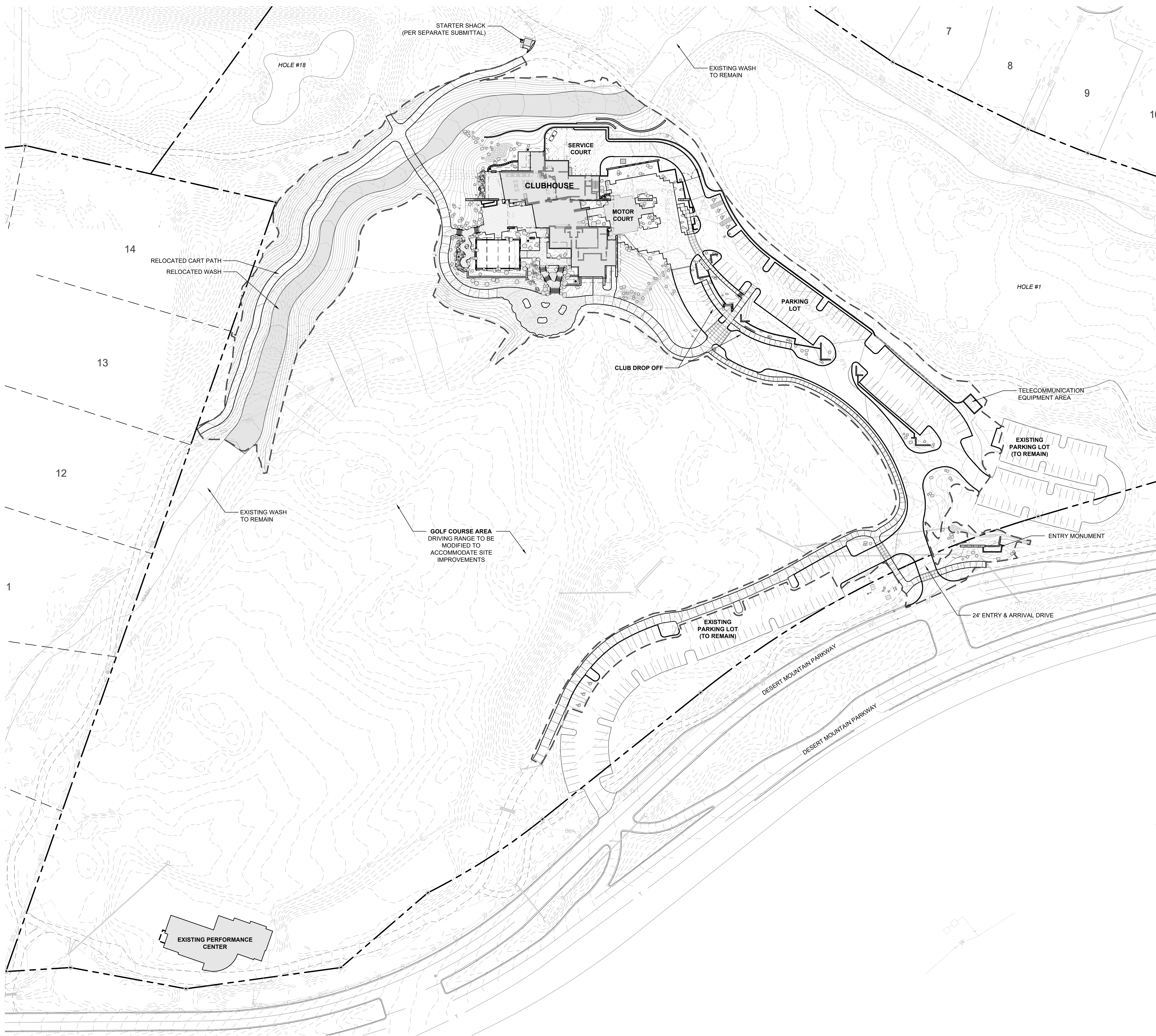
**7 OF 46**



Drawing: UA\2019001.20\Desert Mountain\05\_CAD\01\_Renegade\Sheets\DRB Sheet Set\1.02 Existing Conditions + Demo Plan.dwg  
 Last Saved: July 2, 2021 12:52:10 PM by Gonderdonk  
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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:**

- SEE CIVIL PLANS FOR GRADING AND UTILITY INFORMATION

**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

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DEVELOPMENT REVIEW BOARD SUBMITTAL

38580 N Desert Mountain Parkway, Scottsdale, AZ 85262

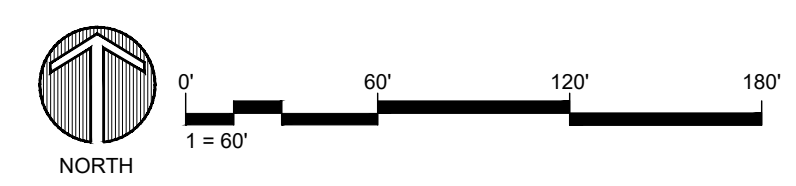
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PROJECT NO.: 2019001.20  
ISSUE DATE: 04/25/2021  
REVISIONS:  
07/02/2021

SHEET TITLE:  
**OVERALL IMPROVEMENT PLAN**

SHEET NUMBER:  
8 OF 46



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**MASTER THEMATIC ARCHITECTURAL CHARACTER**

THE ARCHITECTURAL CHARACTER OF THE BUILDING IS BASED ON THE ESTABLISHED REGIONAL DESERT THEME AND IS DESIGNED TO INTEGRATE WITH THE EXISTING ADJACENT FACILITIES AS WELL AS THE NEARBY RESIDENTIAL DEVELOPMENT. WHILE MOST OF THE EXISTING STRUCTURES WILL BE REMOVED THE NEW BUILDING WILL COMPLEMENT THE STYLE OF THE REMAINING TRAINING CENTER WHILE 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. THE STONE VENEER WALLS WILL CREATE A STRONG CONNECTION TO THE EXISTING LAND AND THE LOW, SWEEPING ROOF FORMS WILL MINIMIZE THE HEIGHT AND VISUAL IMPACT OF THE NEW STRUCTURE. WHILE THE NEW BUILDING USES THE ESTABLISHED PALETTE OF NATURAL MATERIALS, COLORS AND FORMS SEEN ON OTHER PROMINENT STRUCTURES AT DESERT MOUNTAIN, THE DESIGN AND CHARACTER ARE UNIQUE TO AVOID A SENSE OF REPETITION. 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 WITH INTERMITTENT FLOWS DURING RAIN EVENTS.

THE PROPOSED BUILDING IS A SINGLE-STORY FACILITY WITH A WALKOUT BASEMENT CONDITION EXPOSED ONLY AT THE SOUTH END OF THE BUILDING. THE CART BARN AND OTHER SERVICE FUNCTIONS FORM THE BASEMENT LEVEL WHICH WILL BE BURIED INTO THE HILLSIDE, GIVING AN OVERALL REDUCTION IN THE AREA OF THE BUILDING. THIS ALSO ALLOWS FOR REDUCED VISUAL IMPACT ON THE SITE AND TAKES ADVANTAGE OF THE COOLING PROPERTIES OF A SUBSTANTIALLY BURIED FLOOR.

THE PROPOSED CLUBHOUSE IS LOCATED IN THE OS ESL (HD) (HILLSIDE DEVELOPMENT) ZONE. THE DEEP ROOF OVERHANGS AND RECESSED WINDOWS AND DOORS PROVIDE SHADE FOR THE INDOOR AND OUTDOOR SPACES. IN ADDITION, DECORATIVE OPERABLE SCREENS HELP MODULATE SUN AND WIND FOR GUESTS AND ADJACENT INDOOR/OUTDOOR SPACES. MECHANICAL EQUIPMENT AND UTILITIES ARE FULLY SCREENED BY PARAPET AND SITE WALLS WHICH ARE INTEGRAL WITH THE DESIGN. THE PARAPET WALLS ARE AT LEAST AS TALL AS THE TALLEST PIECE OF EQUIPMENT AND THE SITE WALLS ARE AT LEAST 12 INCHES TALLER THAN THE EQUIPMENT THEY SCREEN.

ALSO SEE SHEETS 3, 30-34, & 46 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 SHEETS 32 & 33)
3. CONTROL THE VISUAL IMPACT OF THE BUILDING'S HEIGHT AND SIZE (ALSO SEE SHEETS 3, 32, & 33)
4. HIGHLIGHT IMPORTANT BUILDING VOLUMES AND FEATURES, SUCH AS THE BUILDING ENTRY (ALSO SEE SHEETS 3, 32 & 33)
5. UTILIZE MATERIALS WITH COLORS AND COARSE TEXTURES ASSOCIATED WITH THIS REGION SHOULD BE UTILIZED (ALSO SEE SHEETS 3 & 46)
6. THE LANDSCAPE DESIGN SHALL RESPOND TO THE DESERT ENVIRONMENT BY UTILIZING A VARIETY OF MATURE LANDSCAPE MATERIALS INDIGENOUS TO THE REGION (ALSO SEE SHEETS 21, 22, & 46)
7. THE LANDSCAPE SHOULD COMPLIMENT THE BUILT ENVIRONMENT WHILE RELATING TO THE USES (ALSO SEE SHEETS 21, 22, & 44)
8. LIGHTING SHALL BE DESIGNED TO MINIMIZE GLARE AND INVASIVE OVERFLOW, TO CONSERVE ENERGY, AND TO REFLECT THE CHARACTER OF THE AREA (ALSO SEE SHEETS 38 - 43)

**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 45 OF 46.





CONTEXT AERIAL NOTES

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



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RENEGADE CLUBHOUSE  
DESERT MOUNTAIN

DEVELOPMENT REVIEW BOARD SUBMITTAL  
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NOT FOR  
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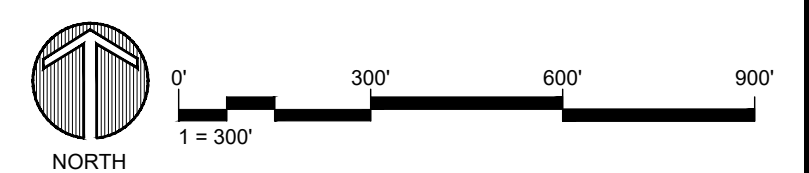
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CHECKED BY:	GBW
PROJECT NO.:	2019001.20
ISSUE DATE:	04/25/2021
REVISIONS:	
	07/02/2021

SHEET TITLE:  
CONTEXT AERIAL  
SITE PLAN

SHEET NUMBER:

10 OF 46



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**LAYOUT & GRADING LEGEND**

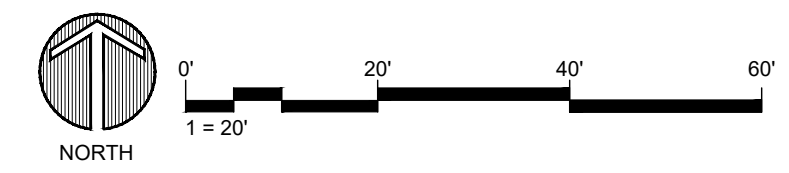
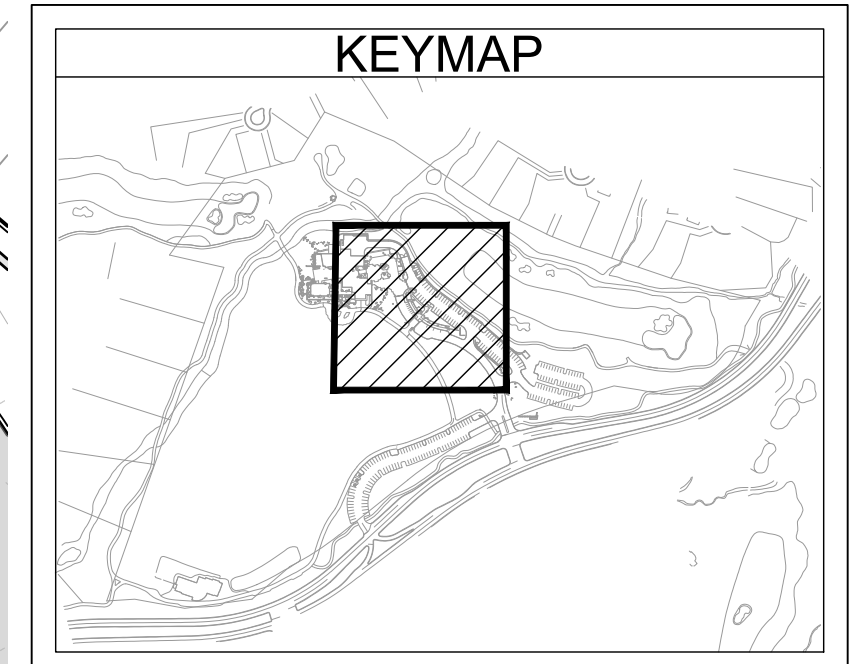
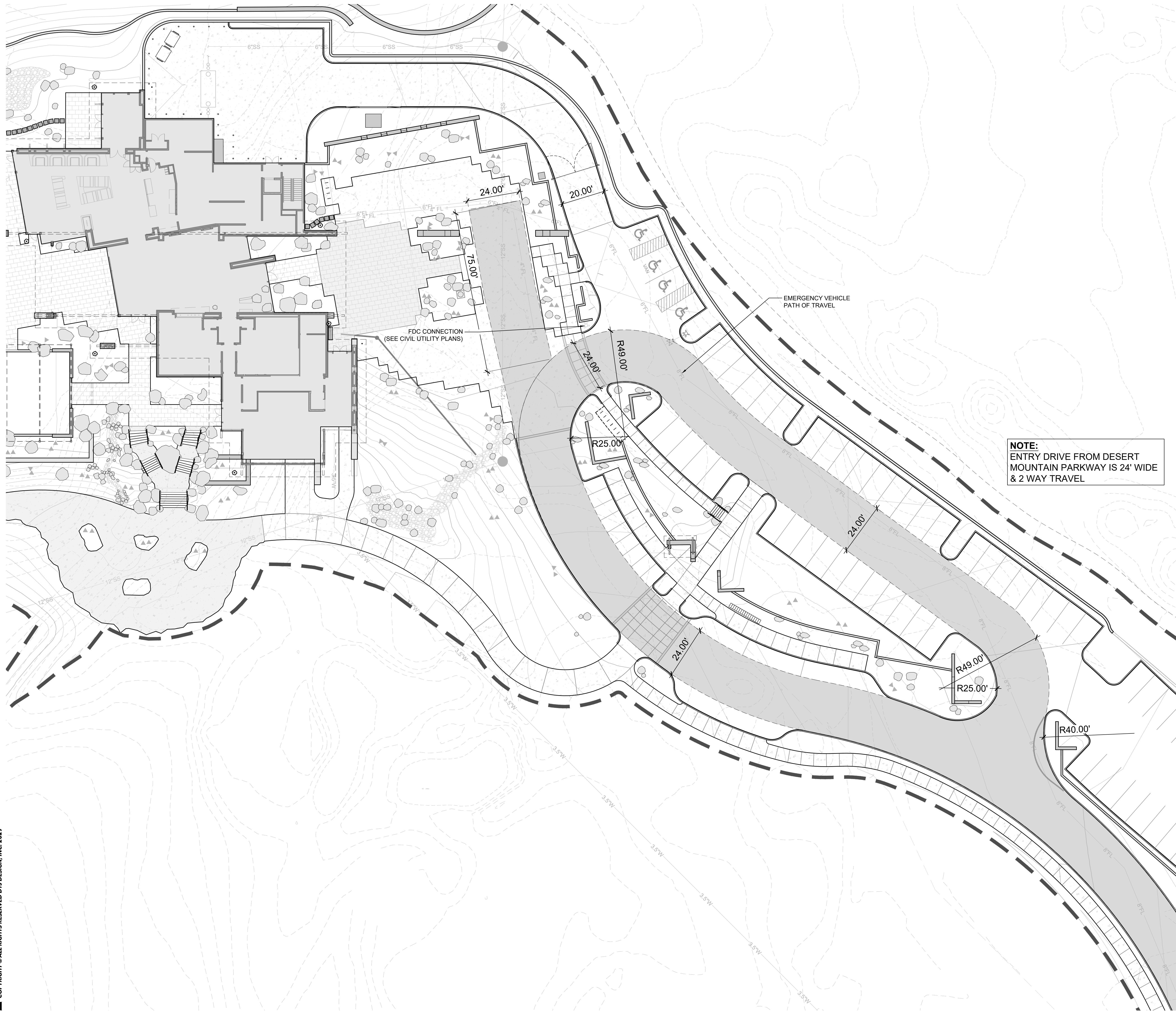
- R.O.W. LINE
- LOT LINE
- PROPOSED 1' CONTOUR
- PROPOSED 5' CONTOUR
- LIMIT OF WORK
- SITE WALL
- SITE FENCE

**NOTES:**  
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**SITE PLAN NOTES**

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

**NOTE:**  
ENTRY DRIVE FROM DESERT MOUNTAIN PARKWAY IS 24' WIDE & 2 WAY TRAVEL



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**RENEGADE CLUBHOUSE**  
DESERT MOUNTAIN

DEVELOPMENT REVIEW BOARD SUBMITTAL  
38580 N Desert Mountain Parkway, Scottsdale, AZ 85262

NOT FOR CONSTRUCTION

15-DR-2021

DRAWN BY:	JV/GGV
CHECKED BY:	GBW
PROJECT NO.:	2019001.20
ISSUE DATE:	04/25/2021
REVISIONS:	07/02/2021

SHEET TITLE:  
**EMERGENCY ACCESS CIRCULATION DIAGRAM**

SHEET NUMBER:



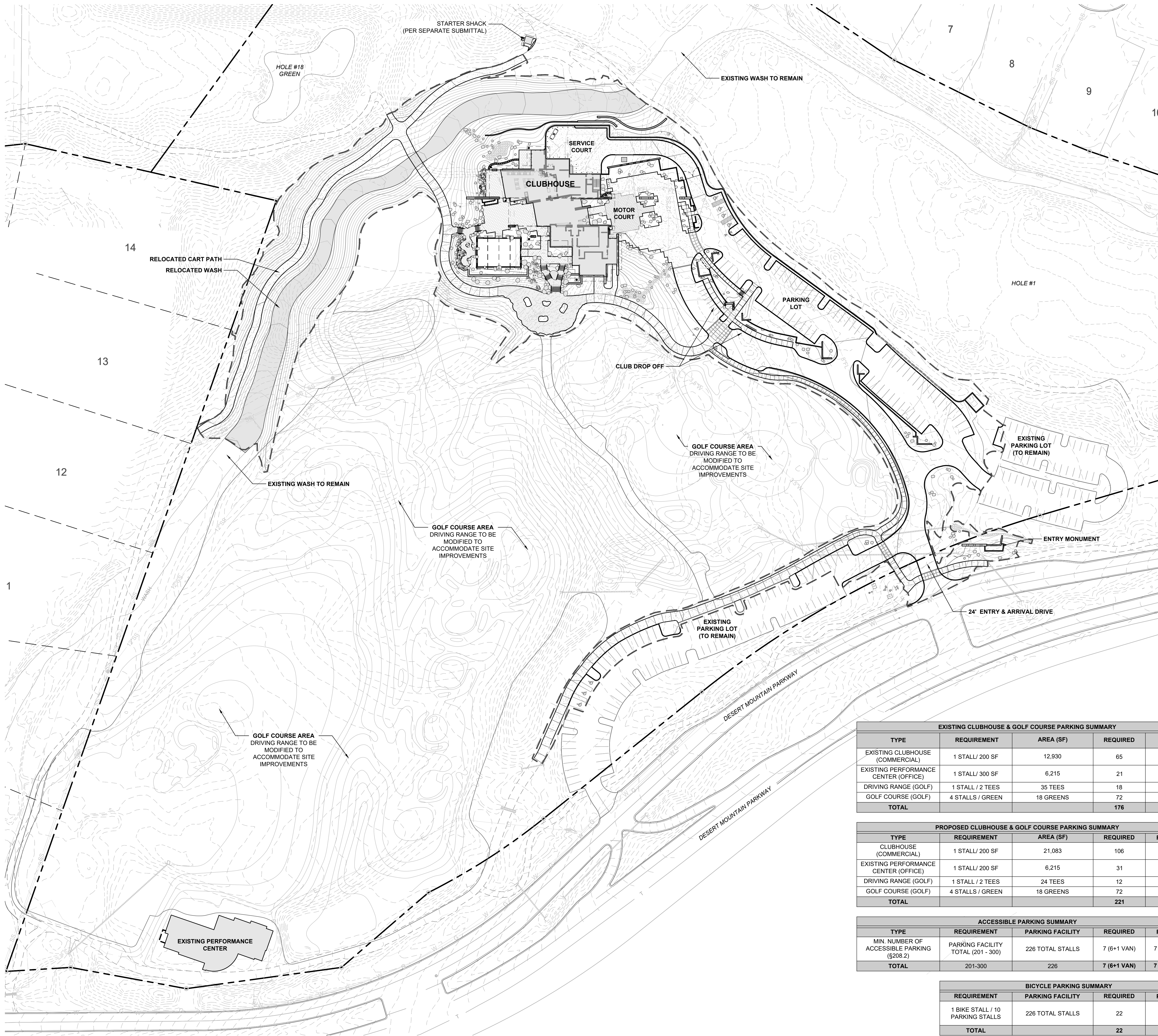
LAYOUT & GRADING LEGEND

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

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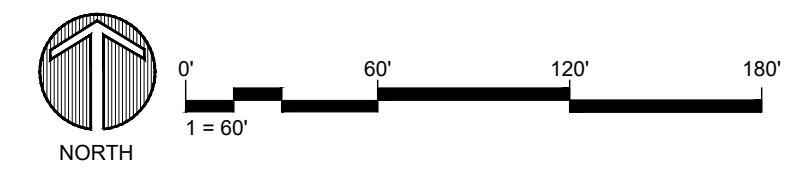


EXISTING CLUBHOUSE & GOLF COURSE PARKING SUMMARY				
TYPE	REQUIREMENT	AREA (SF)	REQUIRED	EXISTING
EXISTING CLUBHOUSE (COMMERCIAL)	1 STALL / 200 SF	12,930	65	-
EXISTING PERFORMANCE CENTER (OFFICE)	1 STALL / 300 SF	6,215	21	-
DRIVING RANGE (GOLF)	1 STALL / 2 TEES	35 TEES	18	-
GOLF COURSE (GOLF)	4 STALLS / 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 / 200 SF	6,215	31	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>221</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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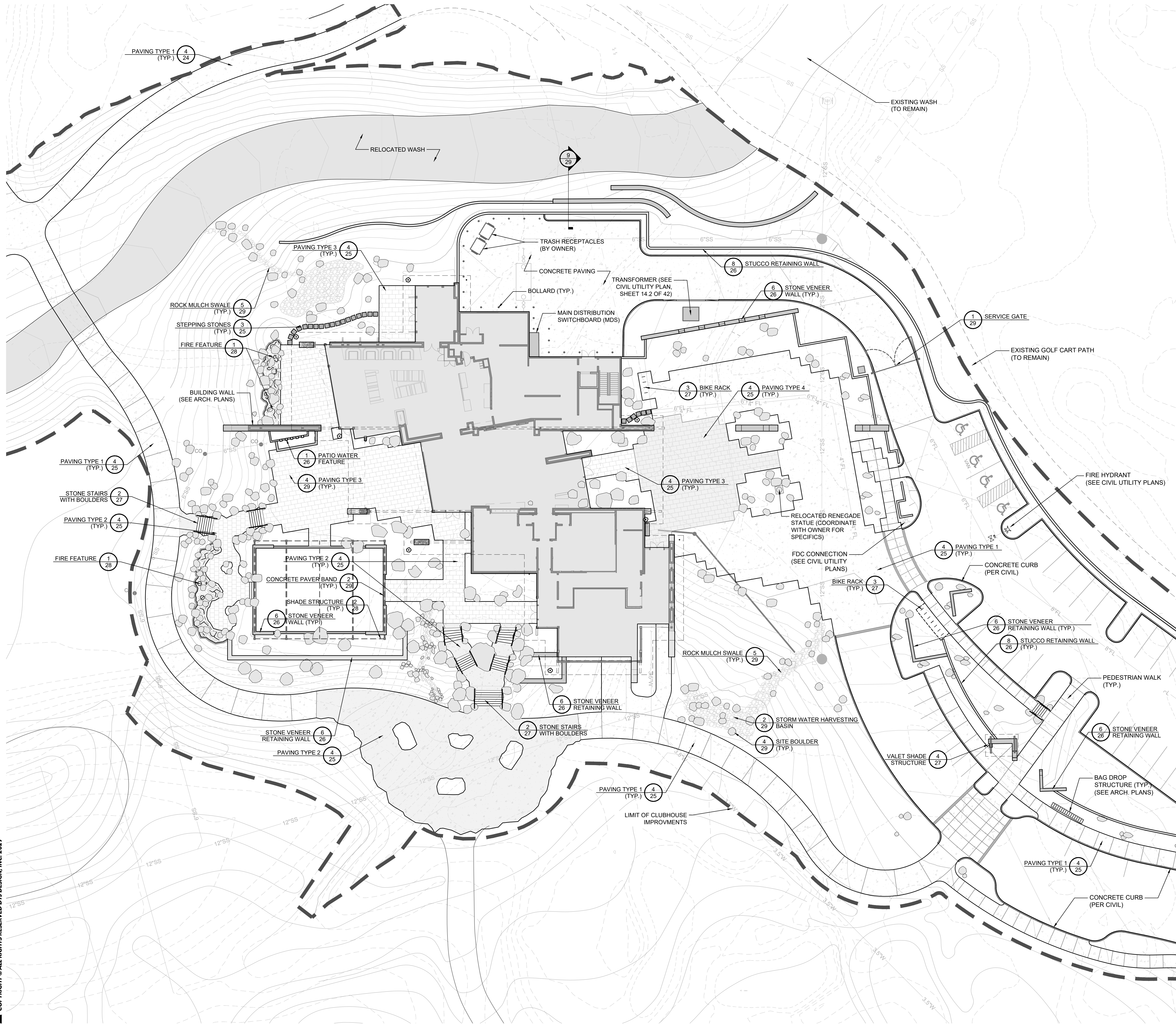
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	R.O.W. LINE
	LOT LINE
	PROPOSED 1' CONTOUR
	PROPOSED 5' CONTOUR
	LIMIT OF WORK
	SITE WALL
	SITE FENCE

**NOTES:**  
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**SITE PLAN NOTES**

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**RENEGADE CLUBHOUSE**  
DESERT MOUNTAIN

DEVELOPMENT REVIEW BOARD SUBMITTAL  
38580 N Desert Mountain Parkway, Scottsdale, AZ 85262

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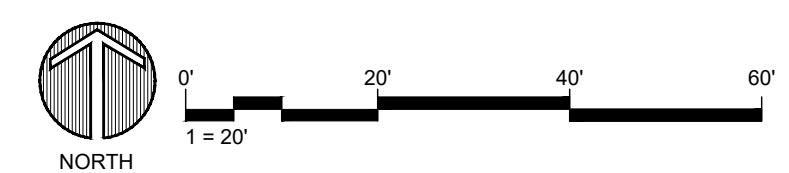
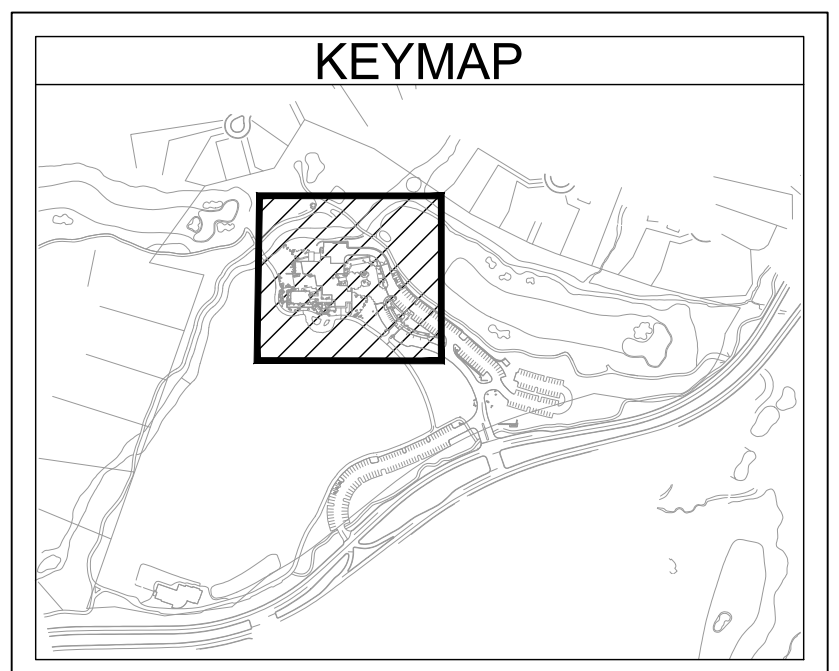
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SHEET TITLE:

SITE PLAN

SHEET NUMBER:





- LEGEND**
- RIGHT OF WAY/PROPERTY BOUNDARY
  - LIMIT OF CONSTRUCTION
  - - - NATURAL OPEN SPACE AREA (NAOS)
  - - - EASEMENT
  - CONTOUR - MAJOR
  - CONTOUR - MINOR
  - PROPOSED STORM DRAIN
  - DIRECTION OF FLOW
  - EXIST. CONTOUR - MAJOR
  - EXIST. CONTOUR - MINOR
  - EXIST. STORM DRAIN
  - 100-YR INUNDATION LIMITS

**CONSTRUCTION NOTES**

- 1 CONSTRUCT ROLL CURB AND GUTTER AS PER MAG DETAIL 220-1, TYPE D.
- 2 TIE-IN TO EXIST RIBBON CURB.
- 3 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.
- 4 INSTALL CONCRETE PAVEMENT
- 5 INSTALL DRIVEWAY ASPHALT
- 6 INSTALL PARKING ASPHALT
- 7 INSTALL CONCRETE WALK (SEE ARCH PLANS FOR DETAILS)
- 8 INSTALL 12" CONCRETE CART PATH (SEE ARCH PLANS FOR DETAILS)
- 9 INSTALL PERMANENT BOLLARD AS PER MAG DETAIL 150, TYPE "1".
- 10 INSTALL SIGN POST PER COS DETAIL 2131.
- 11 INSTALL 30" x 30" STOP SIGN, R1-1.
- 30 INSTALL 18" HDPE STORM PIPE, TYPE N12 AS PER MAG SECTION 738.
- 31 INSTALL 6" HDPE STORM PIPE, TYPE S AS PER MAG SECTION 738.
- 32 INSTALL 18"x18"x18" N12 HDPE WYE.
- 33 INSTALL STORMWATER CLEANOUT.
- 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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NOT FOR  
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15-DR-2021

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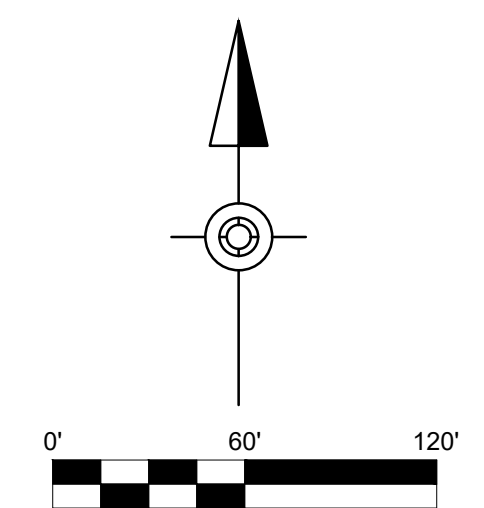
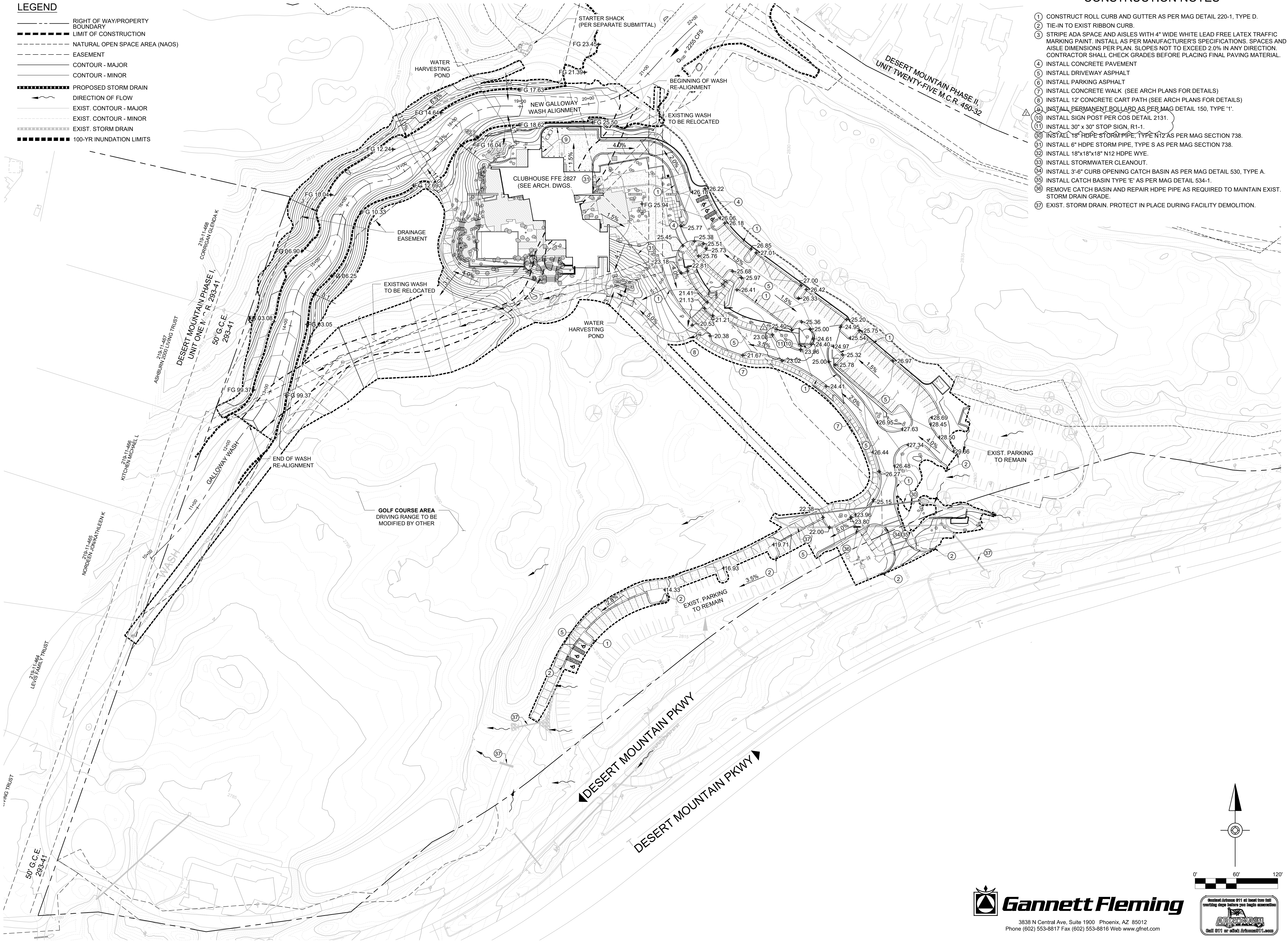
SHEET TITLE:

CIVIL GRADING  
PLAN

SHEET NUMBER:

14.1 OF 46

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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
- 100-YR STORM INUNDATION LIMITS
- SEWER REMOVAL
- SEWER EASEMENT TO BE ABANDONED
- EXIST. CONTOUR - MAJOR
- EXIST. CONTOUR - MINOR
- W --- EXIST. SANITARY SEWER LINE
- FL --- EXIST. WATER LINE
- G --- EXIST. FIRE LINE
- FO --- EXIST. GAS
- E --- EXIST. FIBER
- EXIST. ELECTRIC
- EXIST. STORM DRAIN

**CONSTRUCTION NOTES**

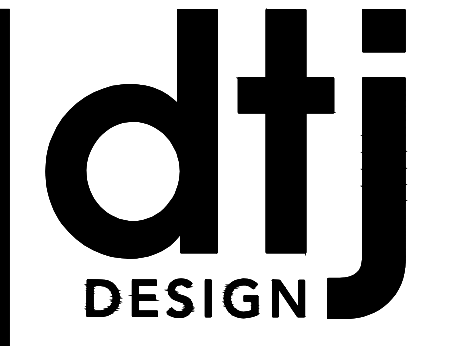
10. INSTALL 3.5" WATER SERVICE LINE, SCH 80 PVC C/W ALL REQUIRED FITTINGS AND RESTRAINS, WITH A MINIMUM OF 3' COVER AND SEPARATION FROM OTHER UTILITIES AS PER COS DETAIL 2372.
11. INSTALL 6" PRIVATE FIRE LINE DIP, CLASS 350 C/W ALL REQUIRED FITTINGS, RESTRAINS, WITH A MINIMUM 4' COVER AND SEPARATION FROM OTHER UTILITIES AS PER COS DETAIL 2372.
12. INSTALL 6" PRIVATE 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 TAPPING SLEEVE AND 8" VALVE AS PER MAG DETAIL 340.
14. INSTALL FIRE HYDRANT AS PER MAG DETAIL 360-1.
15. INSTALL FIRE LINE CONNECTION AS PER COS DETAIL 2362-2.
16. INSTALL FIRE HYDRANT PAVEMENT MARKER AS PER COS DETAIL 2363.
17. INSTALL 2" WATER METER, COORDINATE INSTALLATION WITH THE CITY PRIOR TO CONSTRUCTION.
18. INSTALL 3.5" SERVICE CONNECTION FROM 8" LINE TO METER PER COS DETAIL 2330. USE TYPE 'K' CONTINUOUS COPPER.
19. INSTALL 3" REDUCE PRESSURE PRINCIPLE BACKFLOW PREVENTER AS PER COS DETAIL 2353.
20. INSTALL WATER QUALITY SAMPLING STATION AS PER COS DETAIL 2349.
21. INSTALL 8" GATE VALVE AS PER MAG DETAIL 390-1, TYPE 'A'.
22. INSTALL 8" GATE VALVE AS PER MAG DETAIL 390-1, TYPE 'C'.
23. INSTALL 4" PRIVATE 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.
24. INSTALL PRIVATE REMOTE FIRE DEPARTMENT CONNECTION (FDC) AS PER COS DETAIL 2367.
25. INSTALL 8"x3" PRESSURE REDUCING VALVE (PRV) AS PER COS DETAIL 2342-1.
26. INSTALL 48" CONCRETE SANITARY SEWER MANHOLE AS PER MAG DETAIL 420-1, TYPE 'A' TOP. 24" MANHOLE COVER PER COS DETAIL 2421.
27. INSTALL 6" PVC SDR 35 SEWER PIPE.
28. INSTALL 12" PVC SDR 35 SEWER PIPE.
29. INSTALL 6" PVC SEWER CLEANOUT. INSTALLATION AS PER MAG DETAIL 441.
30. REMOVE EXISTING 8-INCH LATERAL CONNECTION, TEE, WATER METERS, BFPs AND VALVES. REPAIR EXISTING 16" LINE, 3' SECTION OF 16" LINE TO BE REMOVED WITH NO LESS THAN 6' REMAINING TO THE NEAREST JOINT. REPLACE WITH 16" DIP.

**SHEET NOTES**

COORDINATE ALL SHALLOW UTILITIES AND CONDUIT ROUTING WITH ELECTRICAL, IRRIGATION AND LOCAL UTILITY COMPANIES SERVICING THIS PROJECT PRIOR TO CONSTRUCTION.

**TEMPORARY SEWER BYPASS NOTES:**  
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE EXISTING SEWER MAIN IN SERVICE DURING CONSTRUCTION AND SHALL SUBMIT A TEMPORARY BYPASS PLAN FOR APPROVAL BEFORE CONSTRUCTION. THE TEMPORARY BYPASS PLAN SHALL INCLUDE:

1. A DETAILED PLAN AND DESCRIPTION OF A PROPOSED PUMPING SYSTEM, INDICATE NUMBER, SIZE, MATERIAL, LOCATION, AND METHOD OF INSTALLATION OF SUCTION AND DISCHARGE PIPING, SIZE OF PIPELINE OR CONVEYANCE SYSTEM TO BE BYPASSED, STAGING AREA FOR PUMPS, SITE ACCESS POINT, AND EXPECTED FLOW.
2. SIZE AND LOCATION OF MANHOLE OR ACCESS POINTS FOR SUCTION AND DISCHARGE HOSE OR PIPING.
3. SECTIONS SHOWING SUCTION AND DISCHARGE PIPE DEPTH, EMBEDMENT, SELECT FILL, AND SPECIAL BACKFILL, IF BURIED.
4. TEMPORARY PIPE SUPPORTS AND ANCHORING REQUIRED.
5. THRUST AND RESTRAINT BLOCK SIZES AND LOCATIONS.
6. SEWER PLUGGING METHOD AND TYPE OF PLUGS.
7. BYPASS PUMP SIZES, CAPACITY, NUMBER OF EACH SIZE TO BE ON-SITE, AND POWER REQUIREMENTS.
8. BACKUP PUMP, POWER, AND PIPING EQUIPMENT.
9. CALCULATIONS OF STATIC LIFT, FRICTION LOSSES, AND FLOW VELOCITY. PUMP CURVES SHOWING PUMP OPERATING RANGE.
10. DESIGN PLANS AND COMPUTATION FOR ACCESS TO BYPASS PUMPING LOCATIONS INDICATED ON DRAWINGS.
11. CALCULATIONS FOR SELECTION OF BYPASS PUMPING PIPE SIZE.
12. METHOD OF NOISE CONTROL FOR EACH PUMP AND/OR GENERATOR.
13. METHOD OF PROTECTING DISCHARGE MANHOLES OR STRUCTURES FROM EROSION AND DAMAGE.
14. SCHEDULE FOR INSTALLATION AND MAINTENANCE OF BYPASS PUMPING LINES.
15. PROCEDURES TO MONITOR UPSTREAM MAINS FOR BACKUP IMPACTS.
16. PROCEDURES FOR SETUP AND BREAKDOWN OF PUMPING OPERATIONS.
17. AN EMERGENCY PLAN DETAILING PROCEDURES TO BE FOLLOWED IN EVENT OF PUMP FAILURES, SEWER OVERFLOWS, SERVICE BACKUPS, AND SEWAGE SPILLAGE. A COPY OF THE EMERGENCY PLAN ON-SITE FOR THE DURATION OF THE PROJECT.



ARCHITECTURE  
 PLANNING  
 LANDSCAPE ARCHITECTURE

DTJ DESIGN, Inc.  
 3101 Iris Avenue, Suite 130  
 Boulder, Colorado 80301  
 T 303.443.7533  
 www.dtdesign.com

**DESERT MOUNTAIN**  
 RENEGADE CLUBHOUSE

DEVELOPMENT REVIEW BOARD SUBMITTAL  
 38580 N DESERT MOUNTAIN PARKWAY, SCOTTSDALE, AZ 85262

15-DR-2021\_V2  
 DRAWN BY: R. REVILLARD  
 CHECKED BY: B. DIXON  
 PROJECT NO.: 2019001.20  
 ISSUE DATE: 08/16/2021  
 REVISIONS:

07/02/2021  
 10/07/2021

SHEET TITLE:  
 WATER AND SEWER PLAN

SHEET NUMBER:

14.2 OF 46

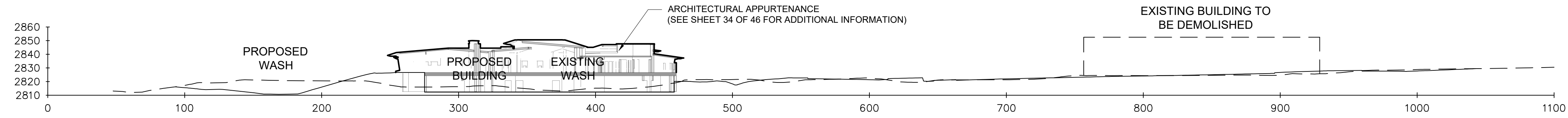
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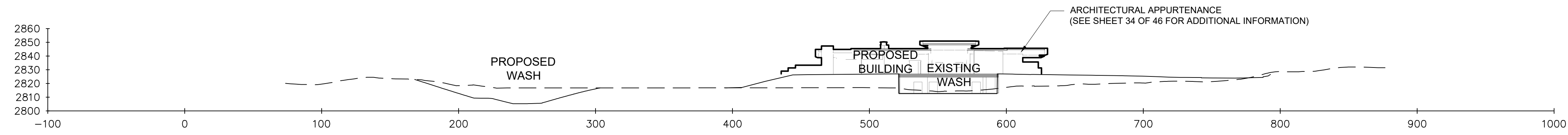
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- PROPOSED FINISHED GRADE
- - - - - EXISTING GRADE

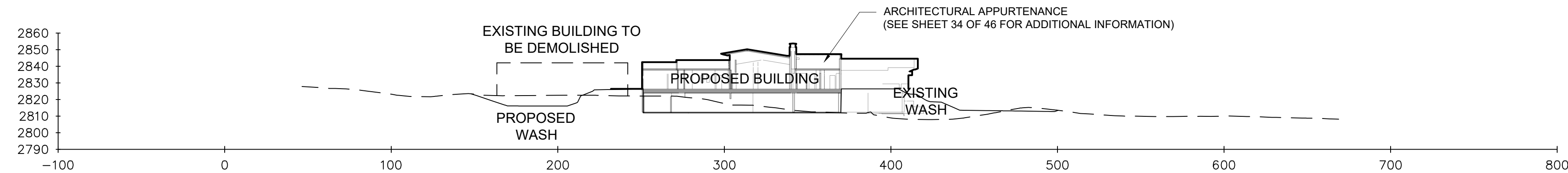
**NORTHWEST/ SOUTH EAST - SECTION 1**



**WEST/ EAST - SECTION 2**



**NORTH/ SOUTH - SECTION 3**



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**DESERT MOUNTAIN**  
RENEGADE CLUBHOUSE

DEVELOPMENT REVIEW BOARD SUBMITTAL  
 38580 N DESERT MOUNTAIN PARKWAY, SCOTTSDALE, AZ 85262

NOT FOR CONSTRUCTION

15-DR-2021

DRAWN BY:	R. REVILLARD
CHECKED BY:	B. DIXON
PROJECT NO.:	2019001.20
ISSUE DATE:	08/16/2021
REVISIONS:	

SHEET TITLE:

WASH CROSS SECTIONS

SHEET NUMBER:

15 OF 46

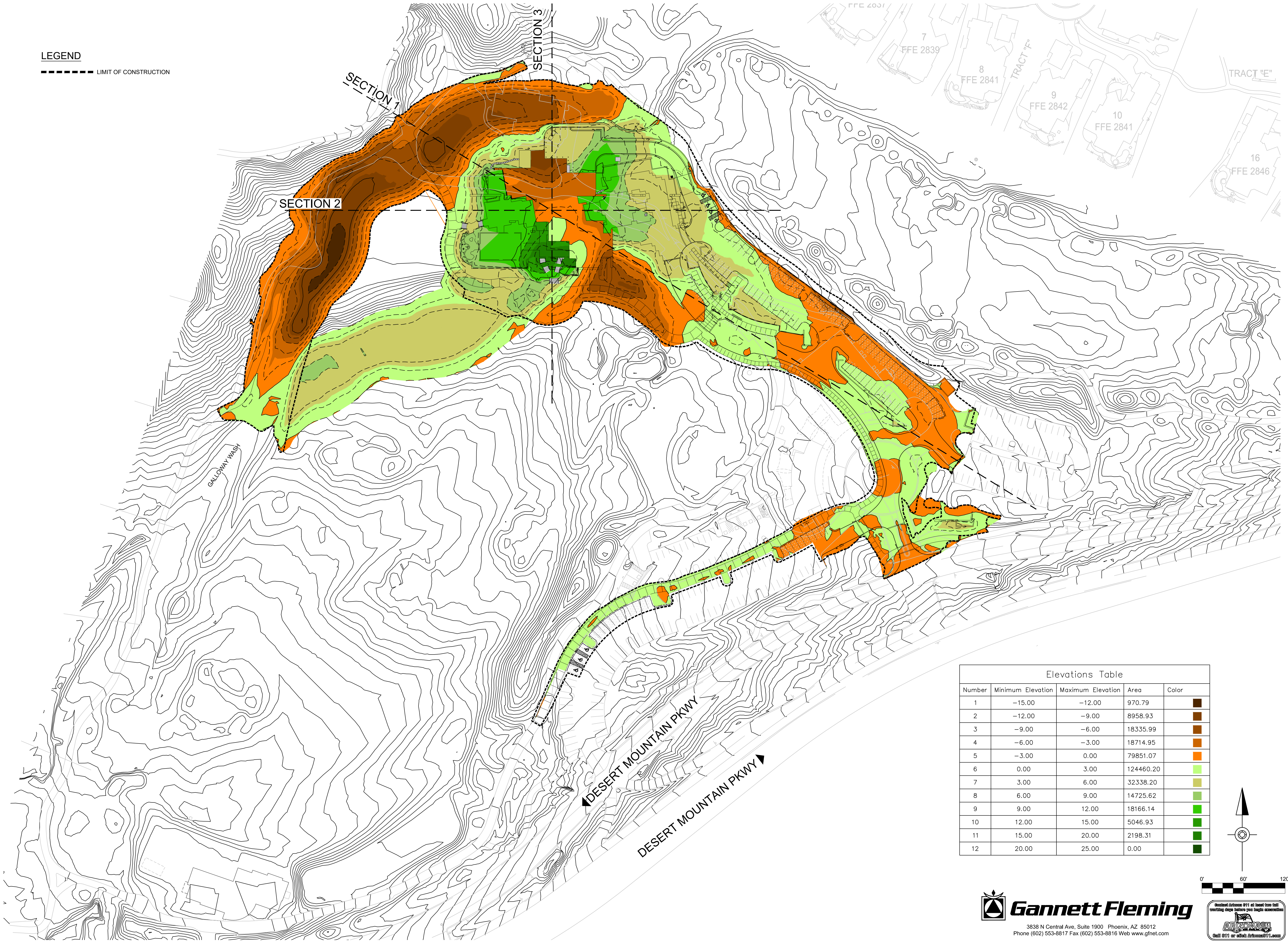


3838 N Central Ave, Suite 1900 Phoenix, AZ 85012  
Phone (602) 553-8817 Fax (602) 553-8816 Web www.gfnet.com

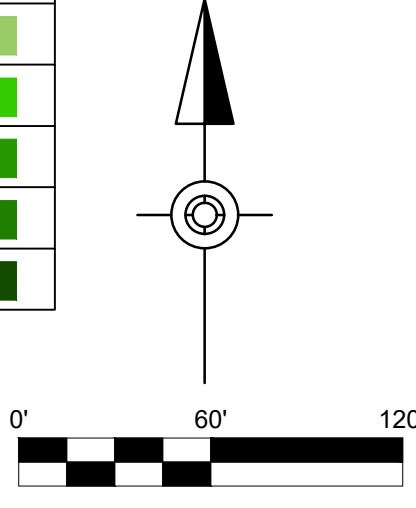




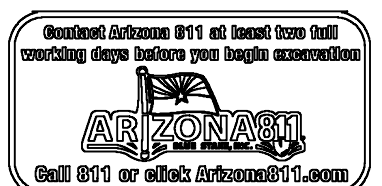
**LEGEND**  
----- LIMIT OF CONSTRUCTION



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



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



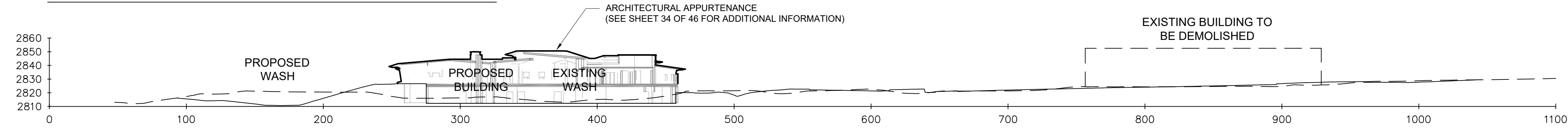
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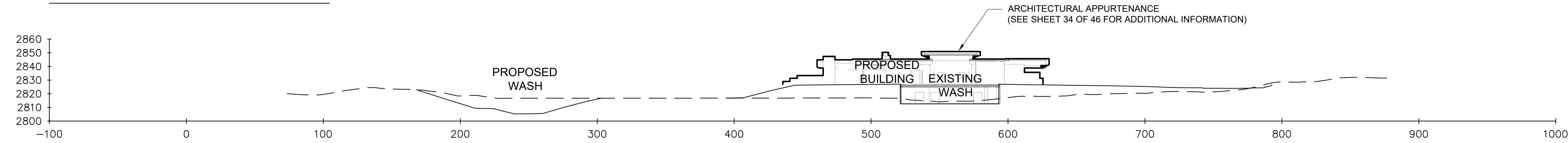
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- - - EXISTING GRADE

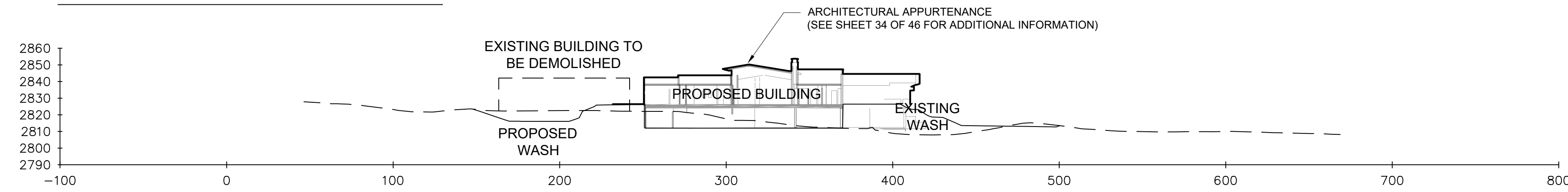
**NORTHWEST/ SOUTH EAST - SECTION 1**



**WEST/ EAST - SECTION 2**



**NORTH/ SOUTH - SECTION 3**



**RENEGADE CLUBHOUSE**  
 DESERT MOUNTAIN  
 DEVELOPMENT REVIEW BOARD SUBMITTAL  
 38580 N Desert Mountain Pkwy, Scottsdale, AZ 85262

NOT FOR  
CONSTRUCTION

15-DR-2021

DRAWN BY:	RR
CHECKED BY:	BD
PROJECT NO.:	15-DR-2021
ISSUE DATE:	04/16/2021
REVISIONS:	
△	07/19/2021

SHEET TITLE:

CROSS SECTIONS  
PLAN

SHEET NUMBER:

17 OF 46

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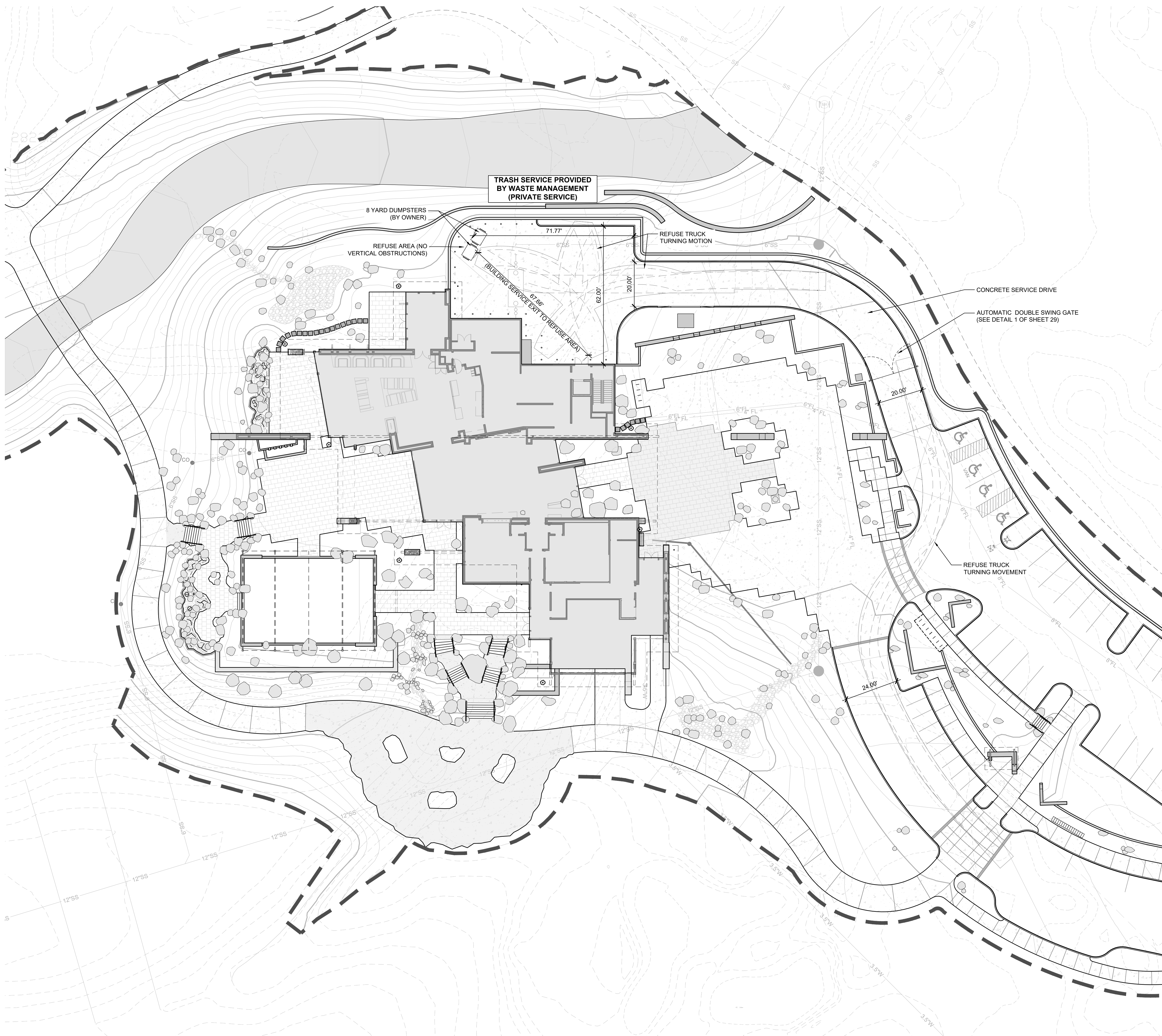
**LAYOUT & GRADING LEGEND**

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

**NOTES:**  
1. SEE CIVIL PLANS FOR GRADING AND UTILITY INFORMATION

**REFUSE NOTES**

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



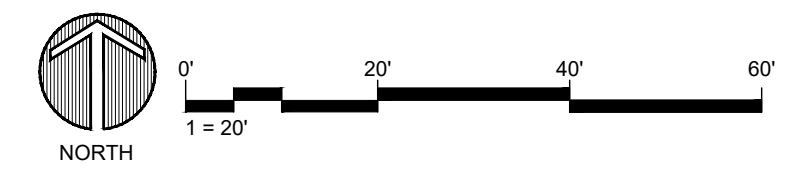
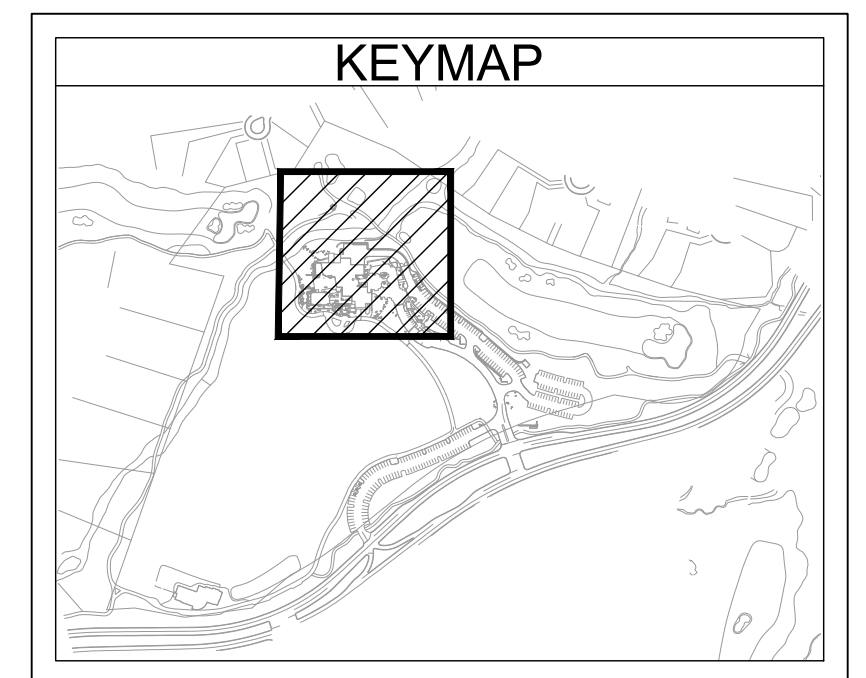
**RENEGADE CLUBHOUSE**  
DESERT MOUNTAIN

DEVELOPMENT REVIEW BOARD SUBMITTAL  
38580 N Desert Mountain Parkway, Scottsdale, AZ 85262

NOT FOR CONSTRUCTION

15-DR-2021

DRAWN BY:	JV/GVV
CHECKED BY:	GBW
PROJECT NO.:	2019001.20
ISSUE DATE:	04/25/2021
REVISIONS:	07/02/2021



REFUSE PLAN

SHEET NUMBER:

18 OF 46

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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. SEE CIVIL PLANS FOR GRADING AND UTILITY INFORMATION

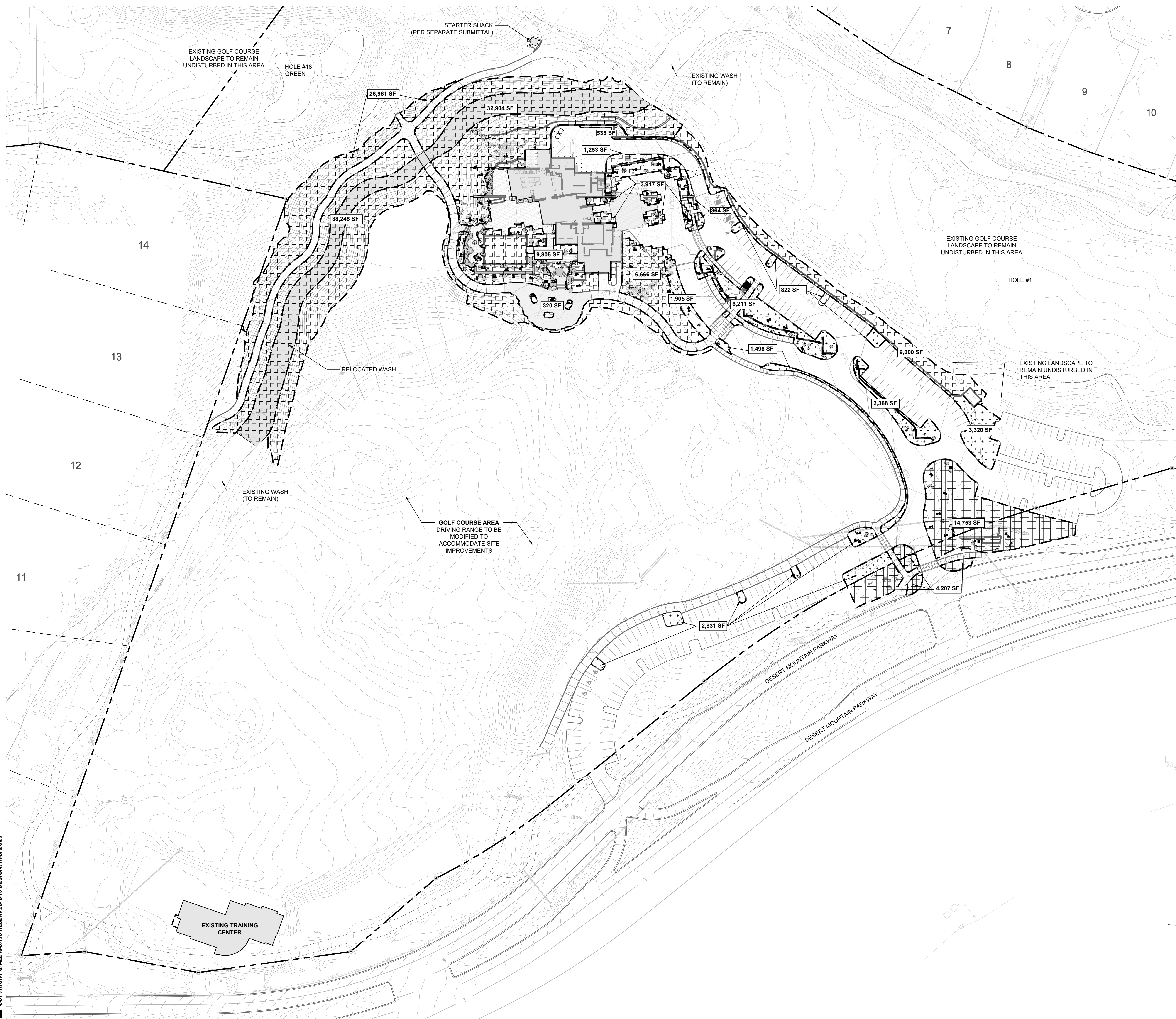
SITE PLAN NOTES

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

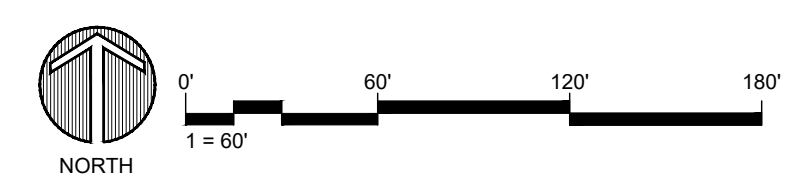
OPEN SPACE LEGEND

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

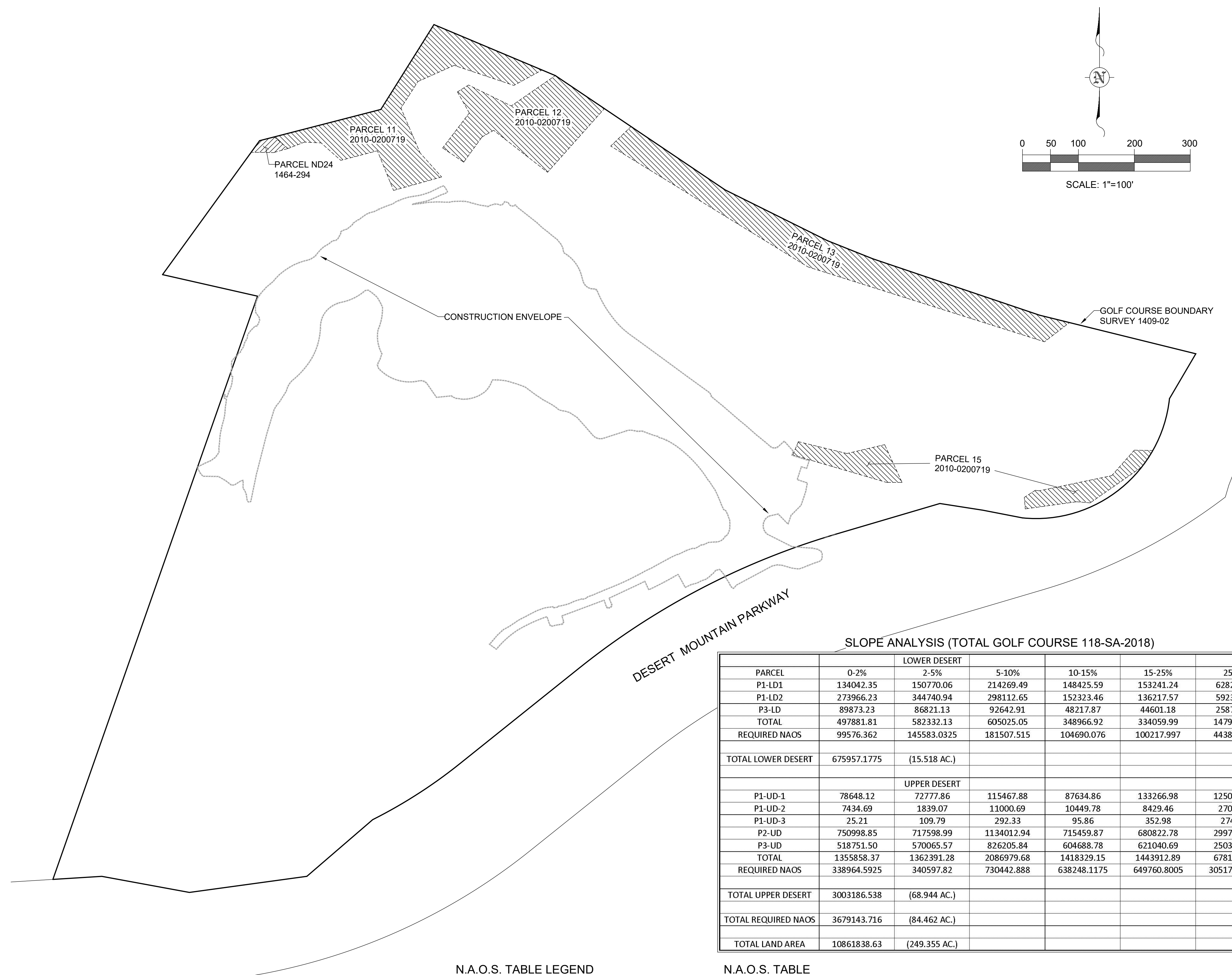
**OPEN SPACE SUMMARY**  
PROJECT ZONING: OS ESL (HD)  
PROJECT LOT NET AREA: 1,391,615.61 SQ FT  
PROPOSED BUILDING HEIGHT: 24'-2"  
**REQUIRED OPEN SPACE**  
MAXIMUM BUILDING HEIGHT: 24'-2" (MAXIMUM ALLOWED = 36')  
FIRST 12' OF HEIGHT = 10% x NET LOT AREA  
= 0.10 x 1,391,616 = 139,162 SQ FT  
NEXT 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 = 703,874 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 = 19,854 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 15-DR-2021**

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'		20 of 46	
JOB NO	DATE	DESIGN BY	DRWN BY
065993.500	3/2021	N/A	JRS



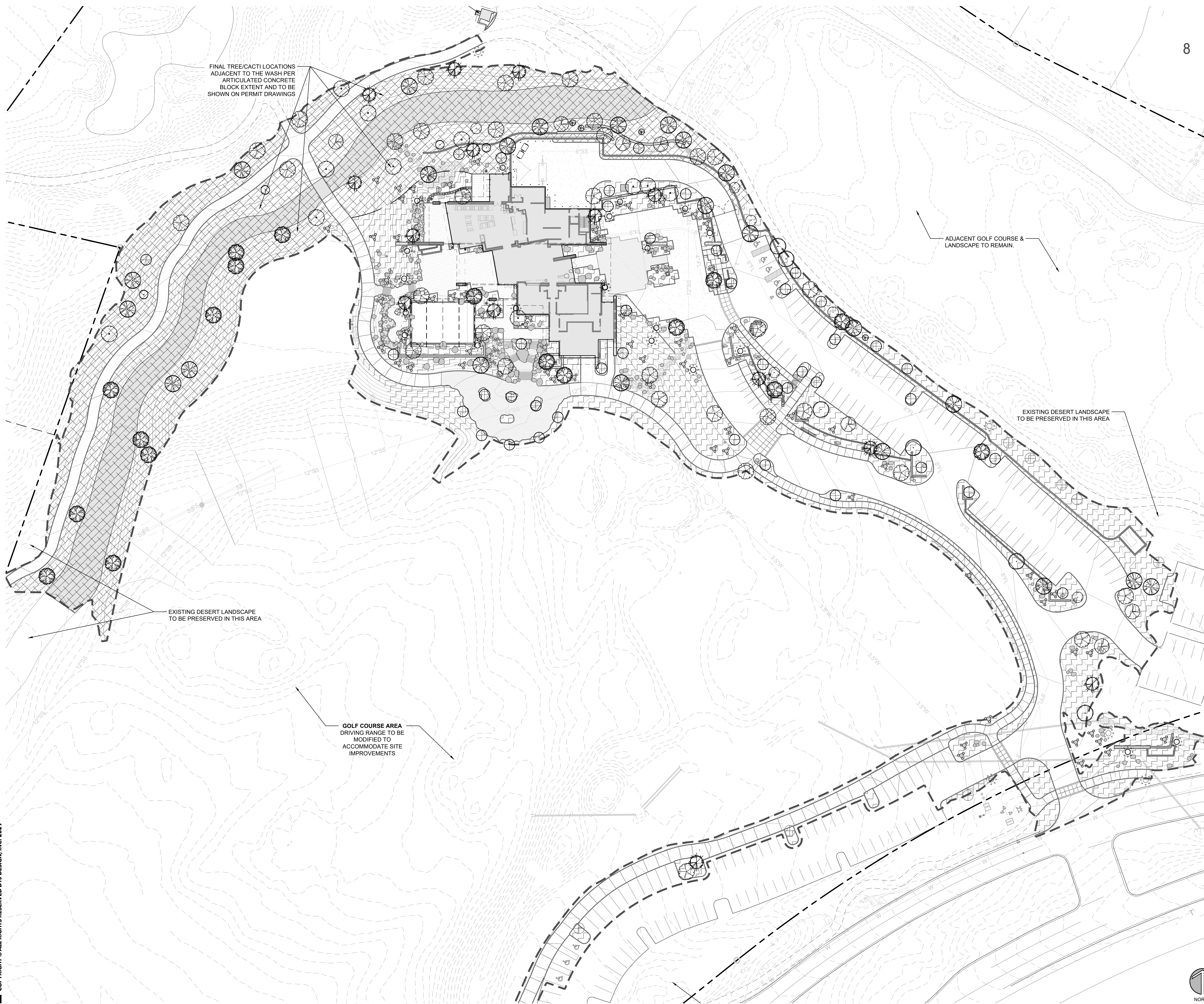
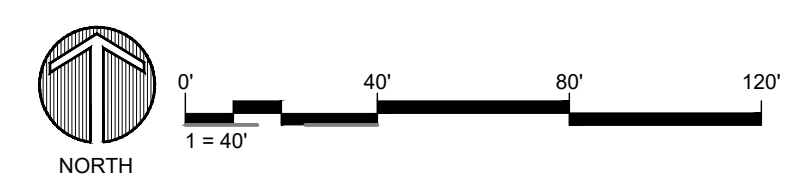
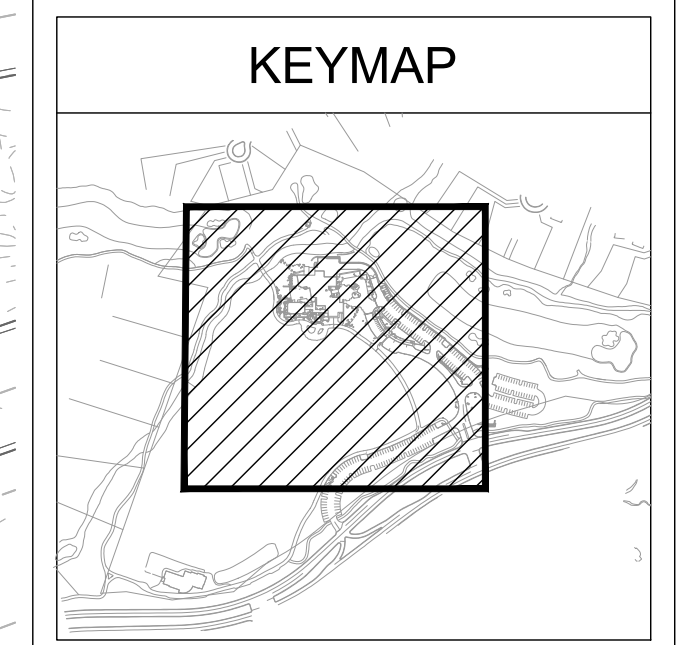
118-PA-2020



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PROJECT NO.:	2019001.20
ISSUE DATE:	04/25/2021
REVISIONS:	
▲	07/02/2021
▲	10/07/2021

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]	DESERT ACCENT
[Pattern]	DESERT TRANSITION

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.



FINAL TREE/CACTI LOCATIONS  
ADJACENT TO THE WASH PER  
ARTICULATED CONCRETE  
BLOCK EXTENT AND TO BE  
SHOWN ON PERMIT DRAWINGS

ADJACENT GOLF COURSE &  
LANDSCAPE TO REMAIN.

EXISTING DESERT LANDSCAPE  
TO BE PRESERVED IN THIS AREA

EXISTING DESERT LANDSCAPE  
TO BE PRESERVED IN THIS AREA

GOLF COURSE AREA  
DRIVING RANGE TO BE  
MODIFIED TO  
ACCOMMODATE SITE  
IMPROVEMENTS

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15-DR-2021

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ISSUE DATE:	04/25/2021
REVISIONS:	
	07/02/2021

SHEET TITLE:  
RE-VEGETATION  
PLAN

SHEET NUMBER:

22 OF 46

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.

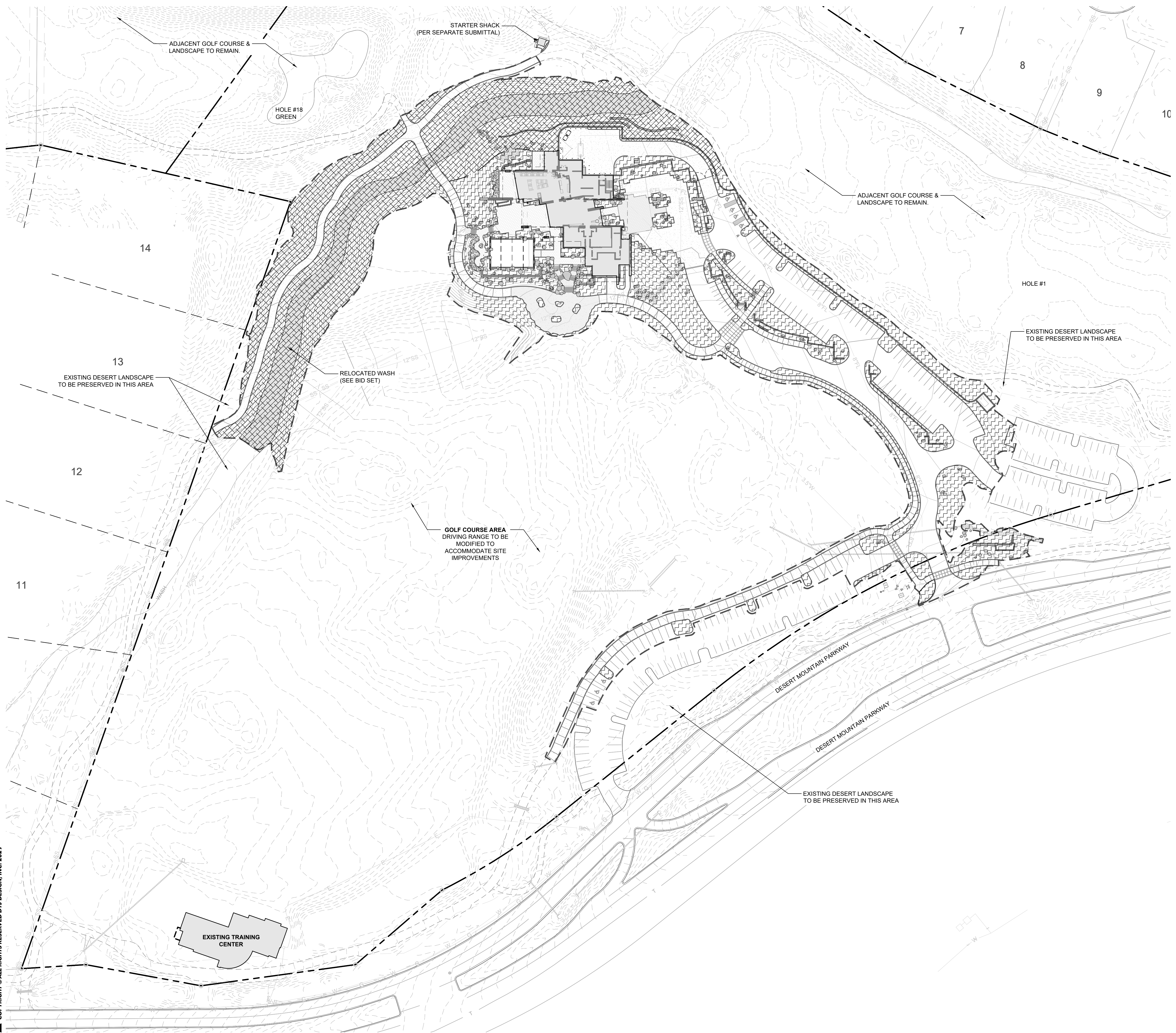
DUE TO THE VARIED AND CHANGING VEGETATION WITHIN DESERT MOUNTAIN EACH REVEGETATION AREA WILL BE LOOKED AT SPECIFICALLY IN THE FIELD. DENSITY, SPECIES AND ARRANGEMENT OF REVEGETATED PLANTS SHALL BE DETERMINED BASED ON EXISTING SITE CONDITIONS AND EXISTING ADJACENT NATIVE DESERT VEGETATION.

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.



Drawing: UA\2019001.20\Desert Mountain\05\_CAD\01 - Renegade\Sheets\DRB Sheet Set\205.5 Re-Vegetation Plan.dwg  
 Last Saved: October 1, 2021 9:37:49 AM by Gvanderiet  
 Last Plotted: 10/7/2021 1:14:38 PM  
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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.

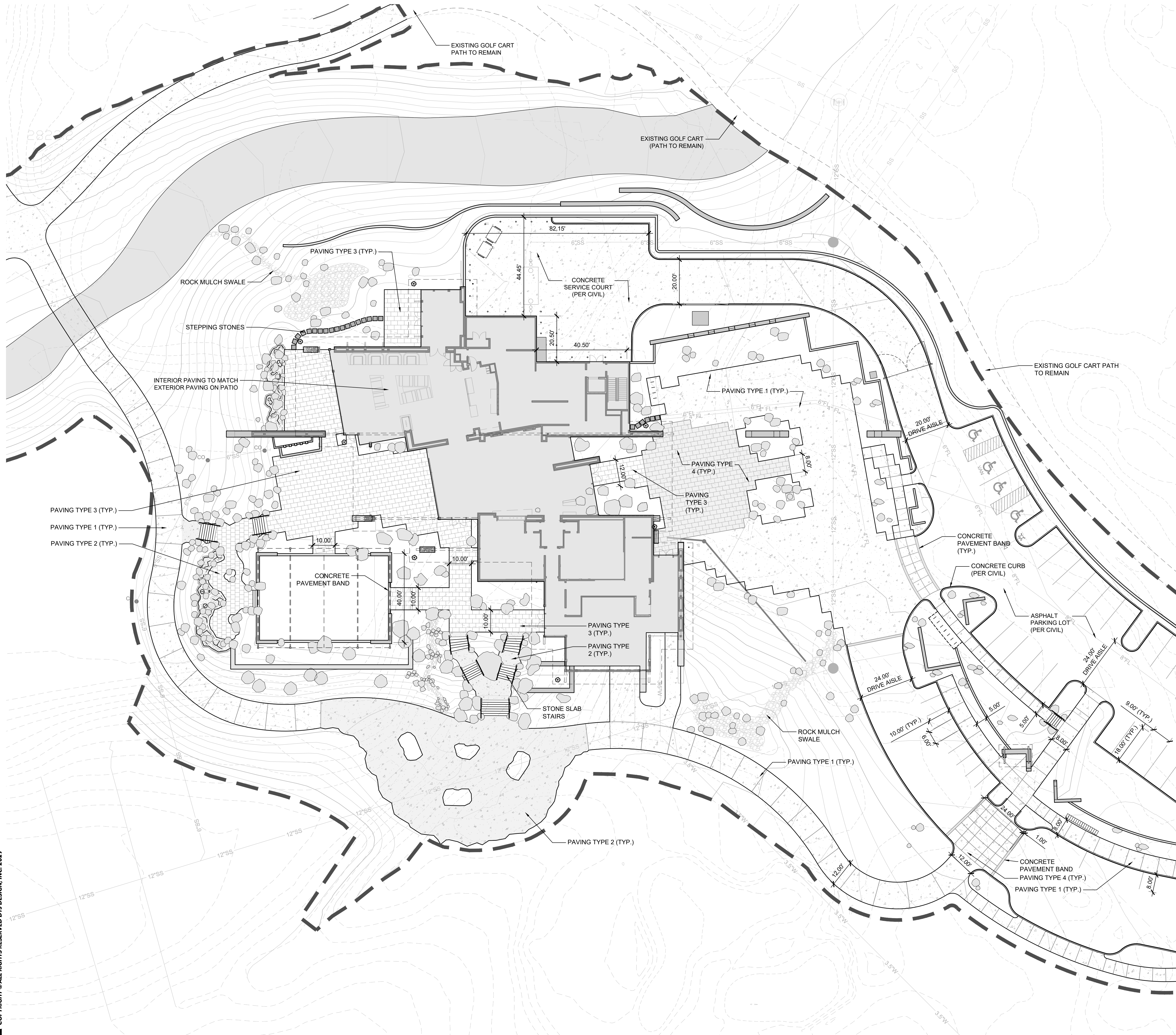
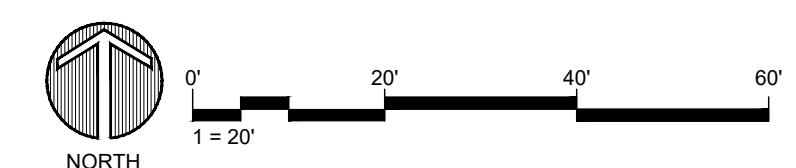
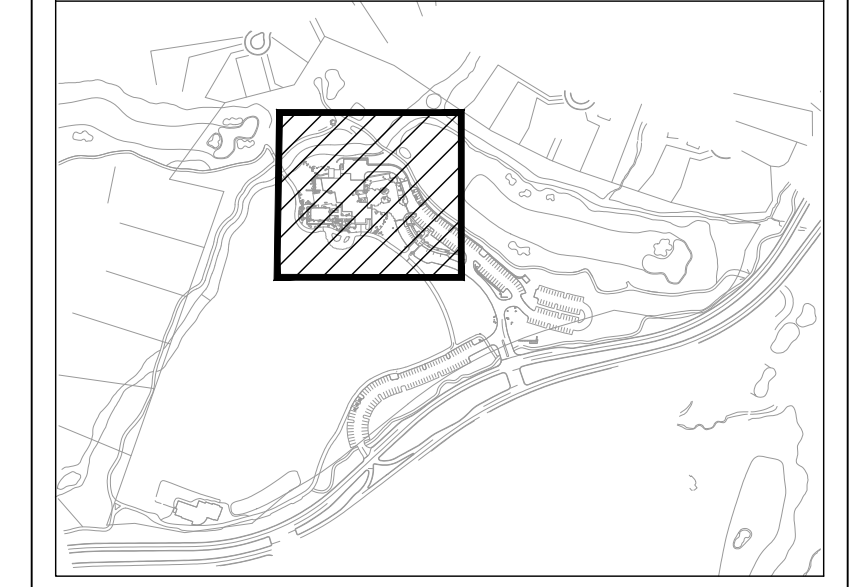
PAVING LEGEND

	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 4/25 FOR ADDITIONAL INFORMATION

KEYMAP



Drawing: UA\2019001.20\Desert Mountain\05\_CAD\01\_Renegade\Sheets\DRB Sheet Set\206\_Hardscape Plan.dwg  
 Last Saved: July 2, 2021 1:34:47 PM by Jvaccaro  
 Last Plotted: 10/12/2021 8:11:07 AM  
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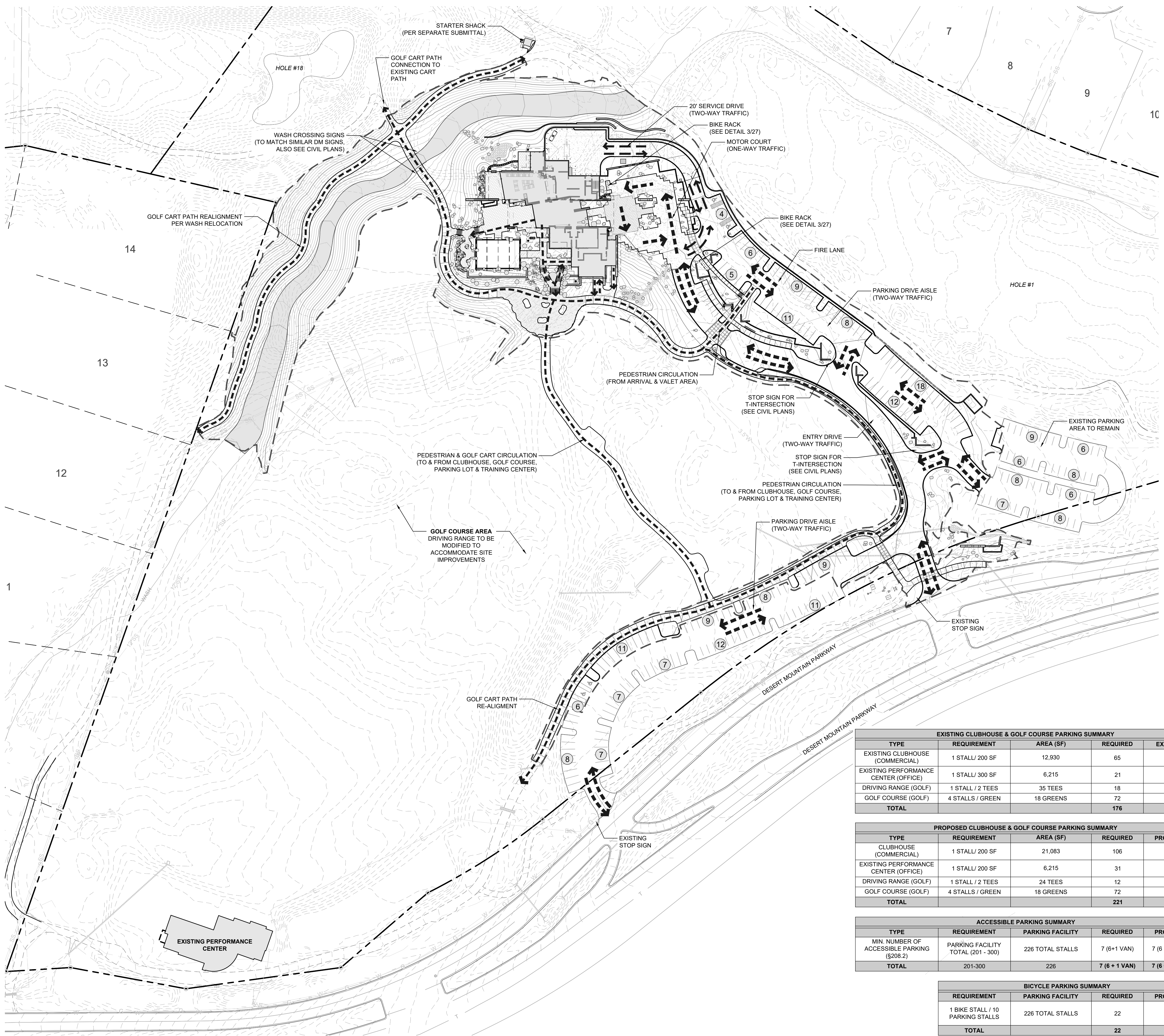


**PARKING & CIRCULATION LEGEND**

- 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**

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.



**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**

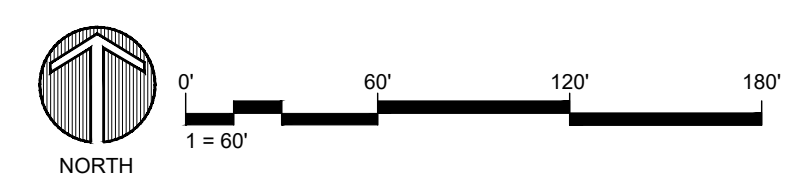
TYPE	REQUIREMENT	AREA (SF)	REQUIRED	PROVIDED
CLUBHOUSE (COMMERCIAL)	1 STALL / 200 SF	21,083	106	110
EXISTING PERFORMANCE CENTER (OFFICE)	1 STALL / 200 SF	6,215	31	25
DRIVING RANGE (GOLF)	1 STALL / 2 TEES	24 TEES	12	16
GOLF COURSE (GOLF)	4 STALLS / GREEN	18 GREENS	72	75
<b>TOTAL</b>			<b>221</b>	<b>226</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**

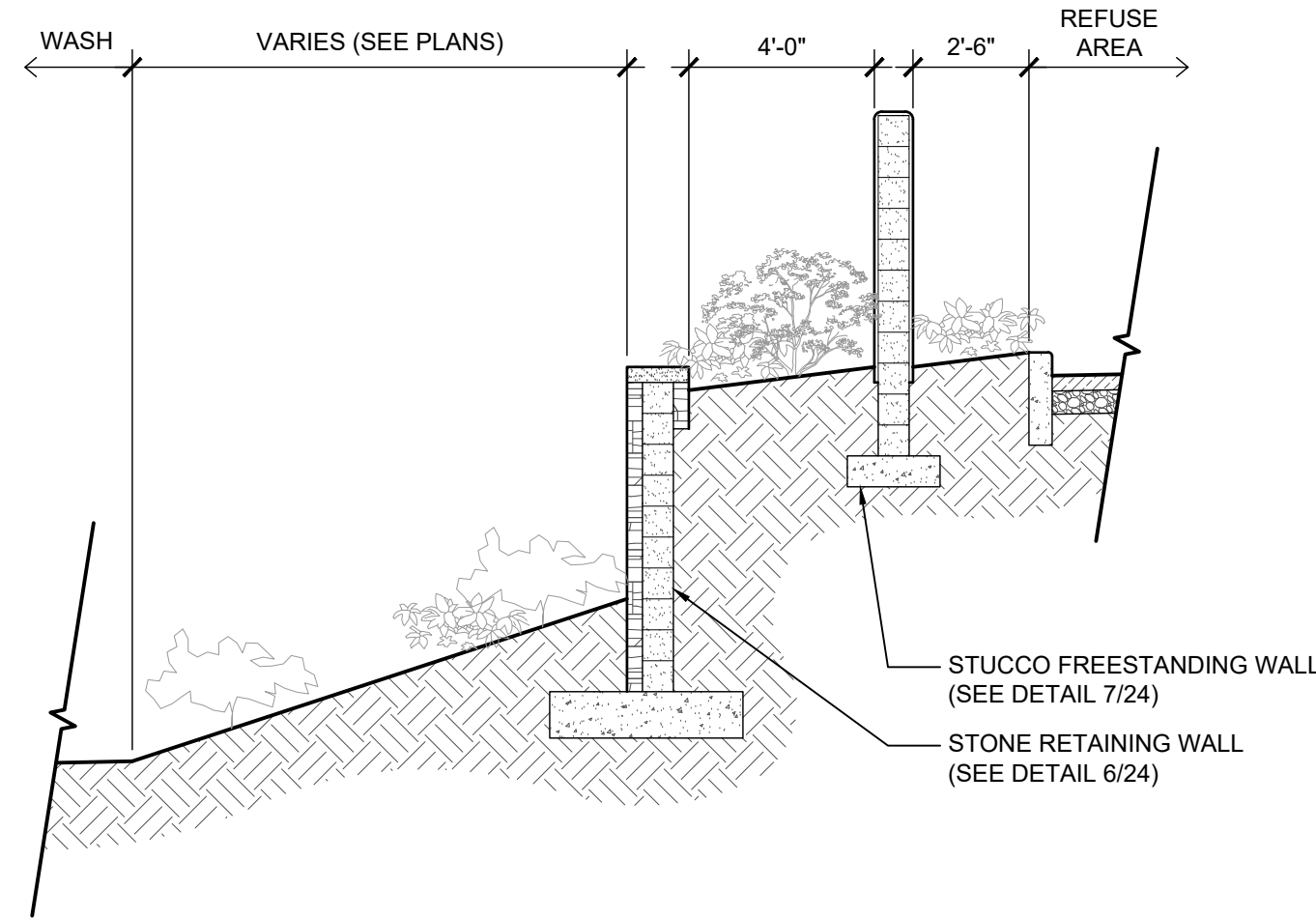
REQUIREMENT	PARKING FACILITY	REQUIRED	PROVIDED
1 BIKE STALL / 10 PARKING STALLS	226 TOTAL STALLS	22	22
<b>TOTAL</b>		<b>22</b>	<b>22</b>



Drawing: UA\2019001\_20\Desert Mountain\05\_CAD\01\_Renegade\Sheets\DRB Sheet Set\207\_Circulation, Parking & Trails Plan.dwg  
 Last Saved: October 7, 2021 11:03:58 AM by Jvaccaro  
 Last Plotted: 10/7/2021 11:16:01 PM  
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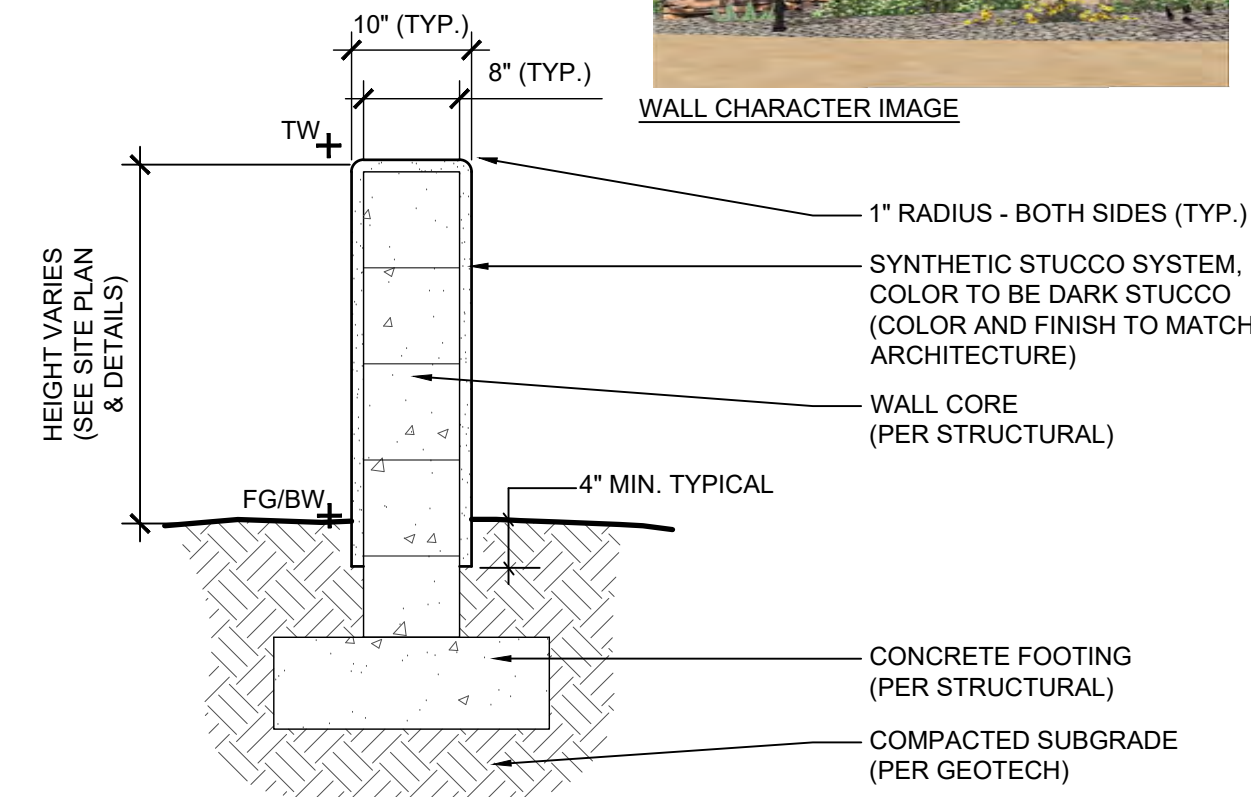


**NOTES:**  
1. SEE SITE AND CIVIL GRADING PLAN FOR SPECIFIC CONDITIONS  
2. WALL FOOTING DESIGN CRITERIA TO BE PER STRUCTURAL ENGINEER (TBD).



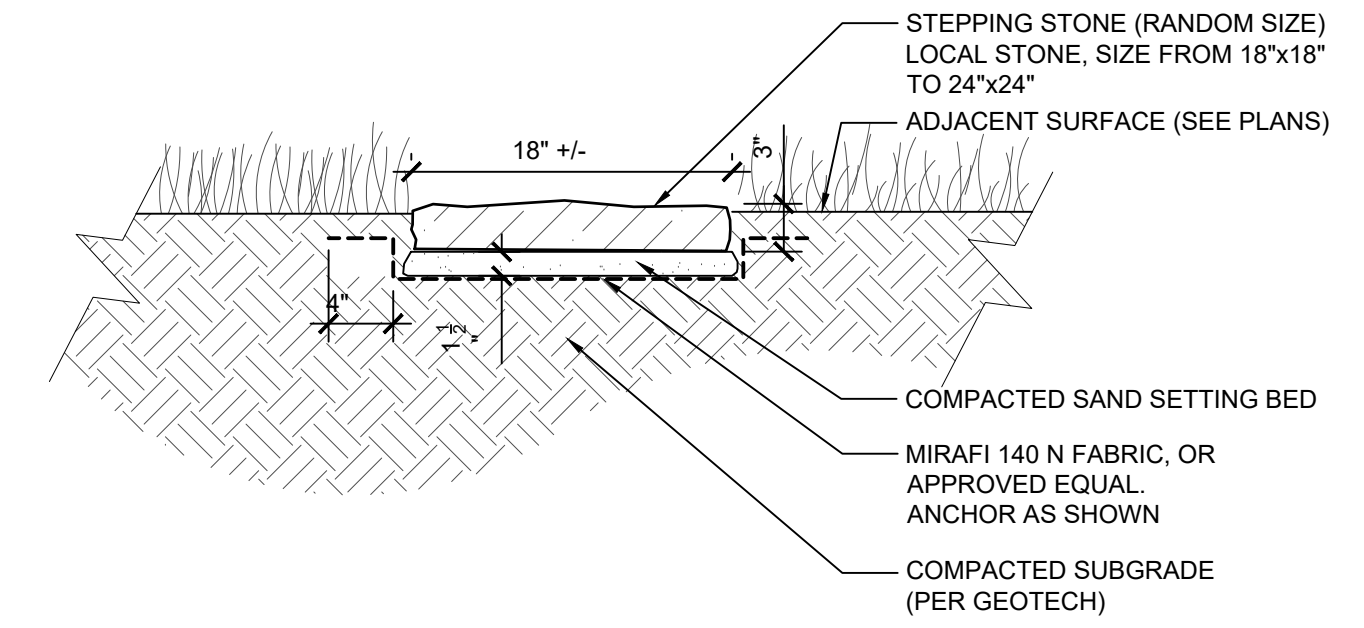
**9**  
25 1/4"=1'-0" SECTION

**NOTES:**  
1. SEE WALL ELEVATION DETAILS FOR HEIGHT OF WALLS  
2. PROVIDE ON SITE MOCKUP OF SHOWING STEP TRANSITION AND FINISH PRIOR TO CONSTRUCTION



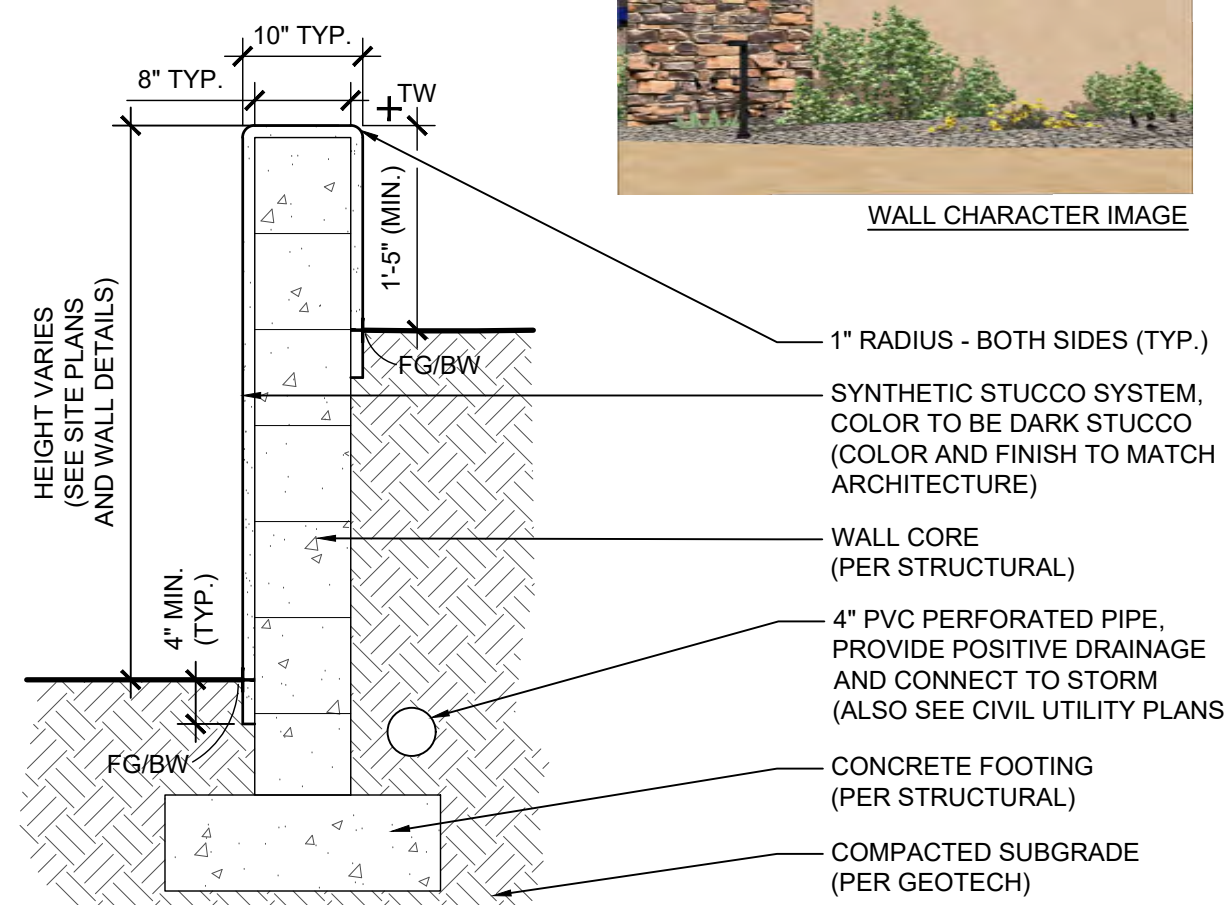
**7**  
25 3/4"=1'-0" SECTION

**NOTE:**  
1. SEE SITE PLANS FOR STEPPING STONE LAYOUT & QUANTITY

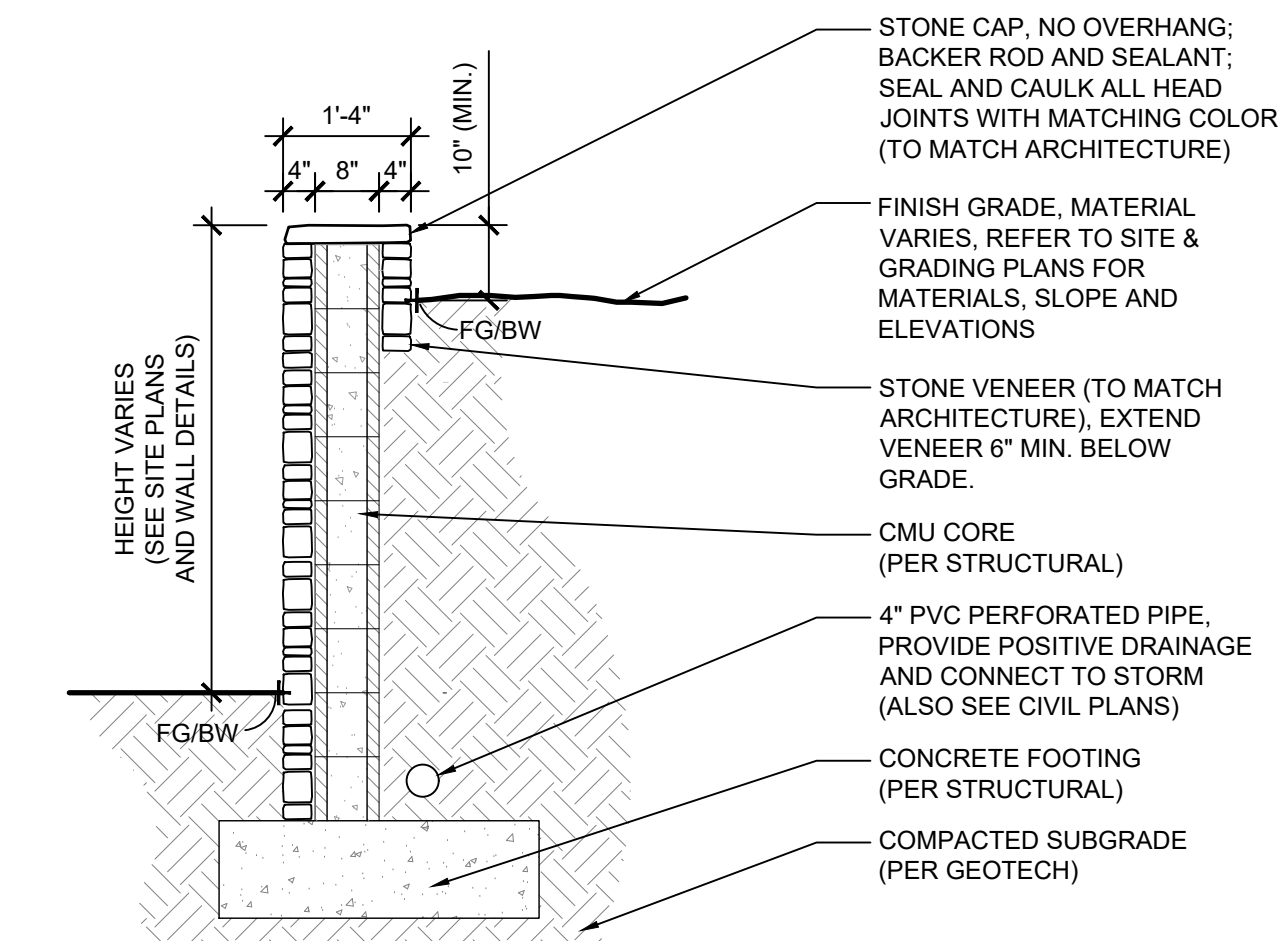


**3**  
25 1"=1'-0" SECTION

**NOTES:**  
1. SEE WALL ELEVATIONS FOR TOP OF WALLS  
2. PROVIDE ON-SITE MOCKUP OF SHOWING STEP TRANSITION AND FINISH PRIOR TO CONSTRUCTION

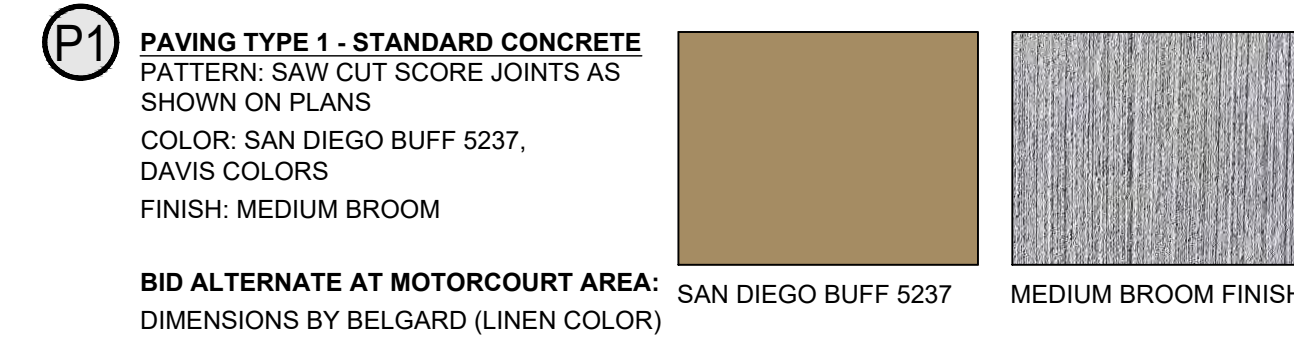


**8**  
25 3/4"=1'-0" SECTION

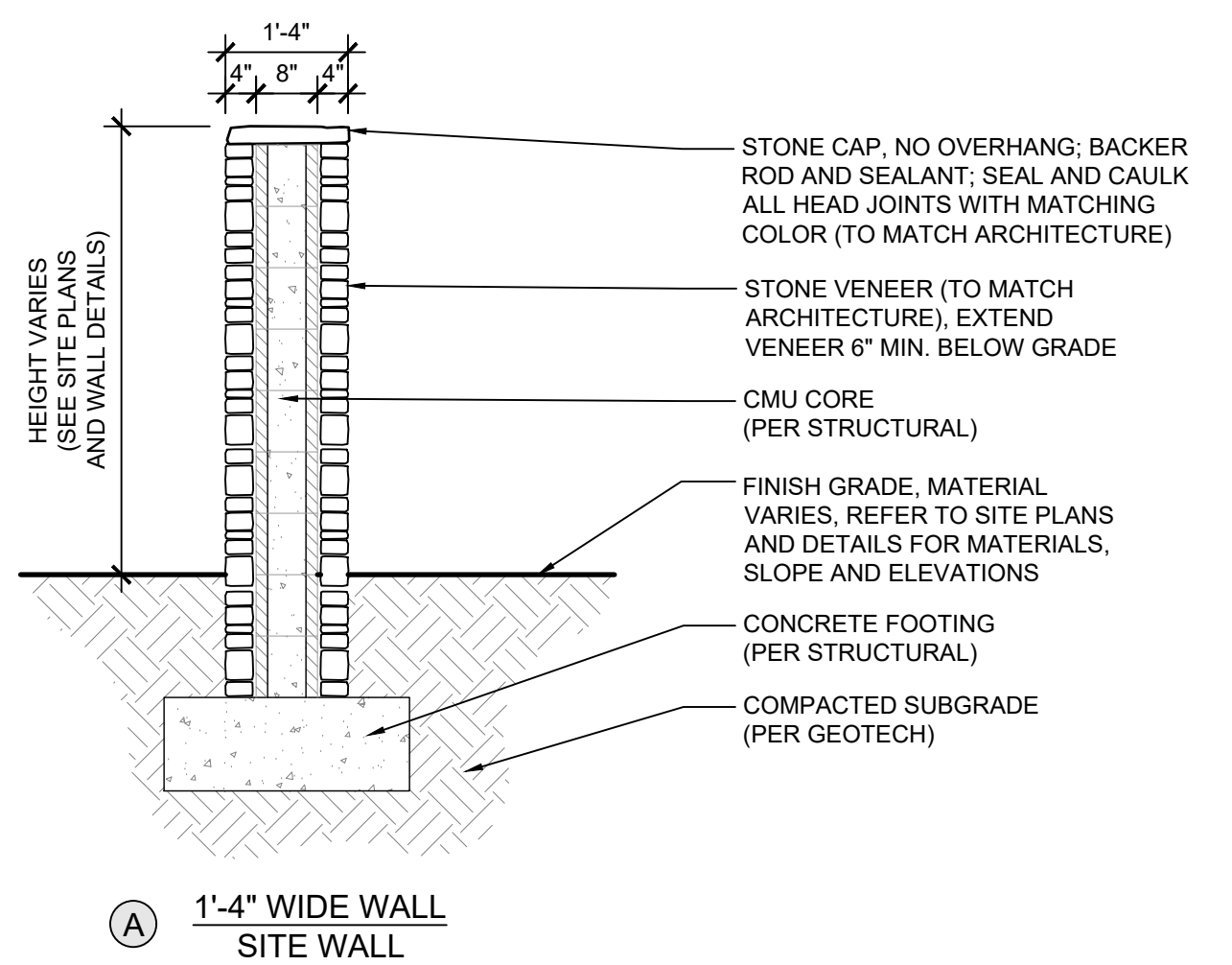
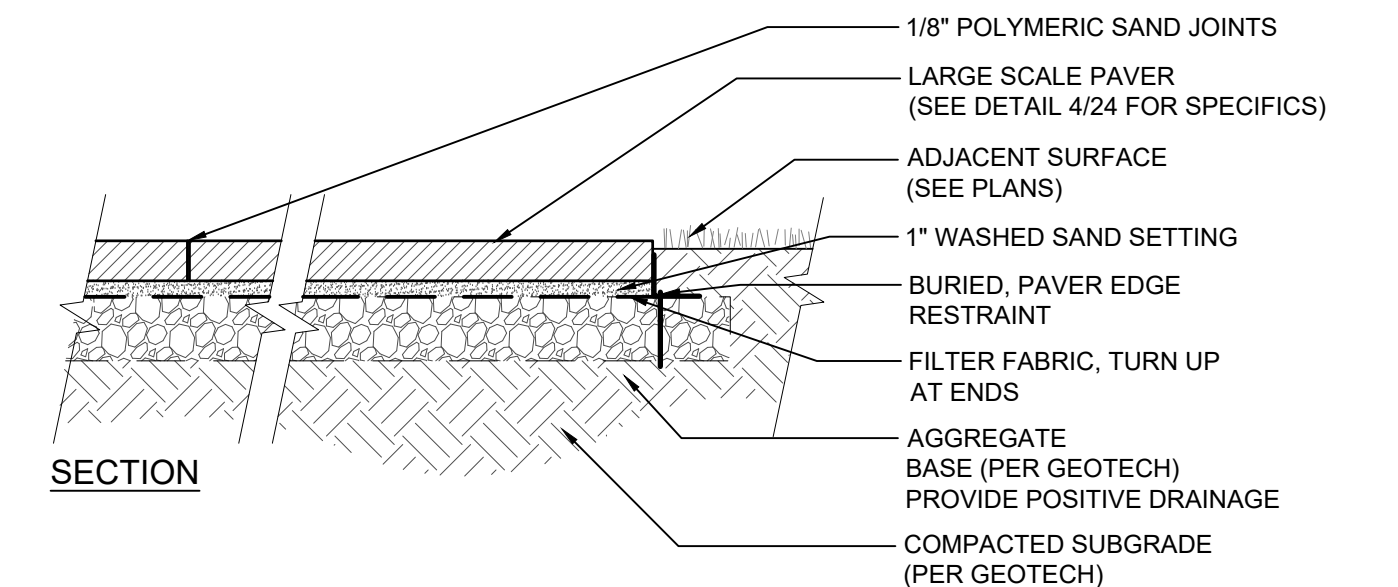


**6**  
25 SCALE: 1/2"=1'-0" SECTION

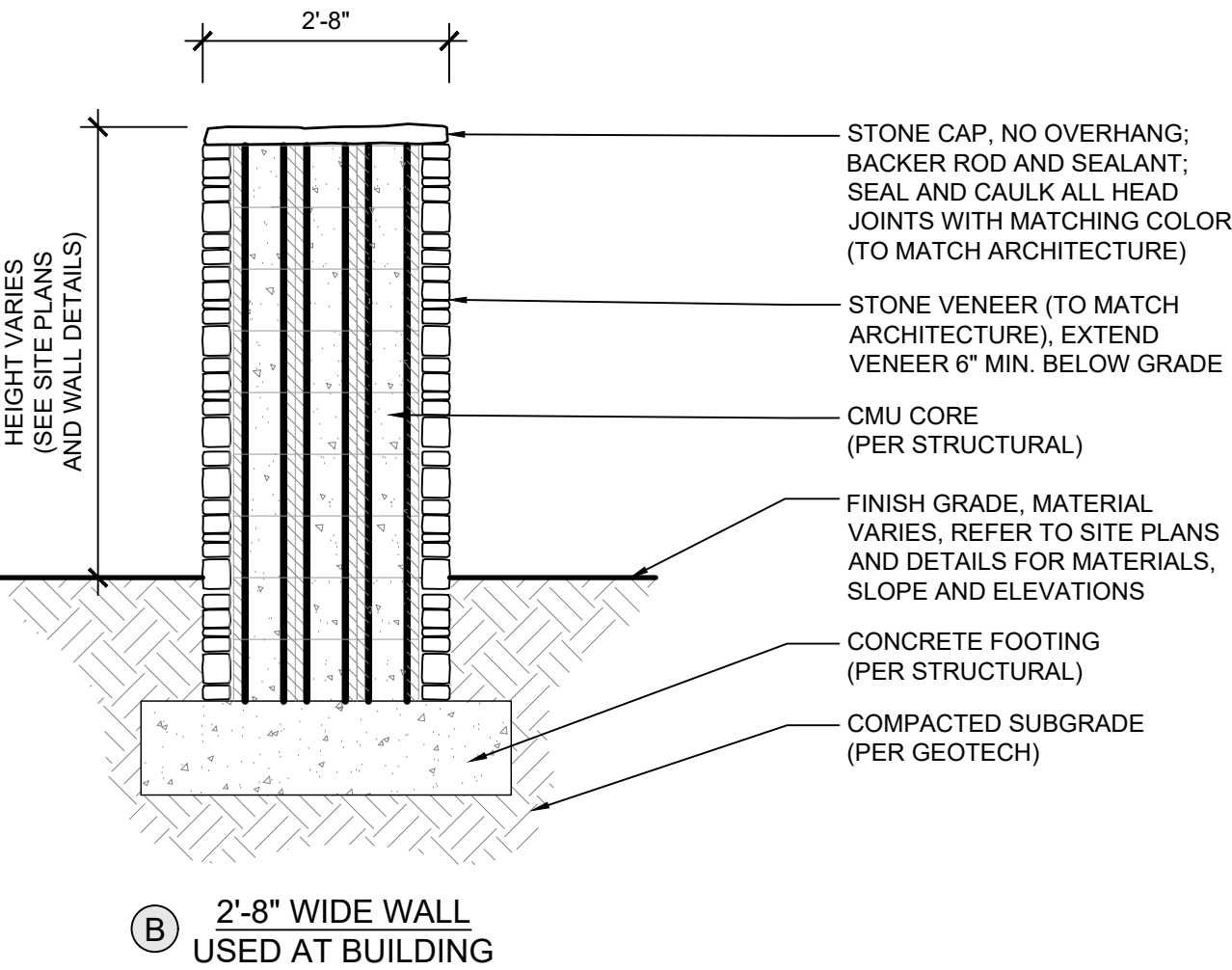
**NOTES:**  
1. COLOR SAMPLES AND DAVIS COLOR REFERENCE IS FOR GENERAL INTENT OF COLOR AND CONTRAST. FINAL SELECTIONS TO BE BASED ON APPROVED FIELD SAMPLE.  
2. CONTRACTOR TO PROVIDE TWO ROUNDS OF FIELD MOCKUP SAMPLES FOR EACH PAVING TYPE SHOWING A MIN. 24" x 24" COLOR AND FINISH FOR ALL PAVING TYPES IN ONE LOCATION ON-SITE FOR REVIEW AND APPROVAL PRIOR TO FINAL INSTALLATION.  
3. ALL JOINTS TO BE SAWCUT CONTROL JOINT  
4. PAVING TYPES P1, P2 & P5 ARE TO BE CONCRETE PAVEMENT  
5. CONTRACTOR TO VERIFY COMPLIANCE WITH CITY OF SCOTTSDALE & ARIZONA STATE CODES.  
6. PROVIDE MATTE SEALER FOR ALL DECORATIVE CONCRETE.



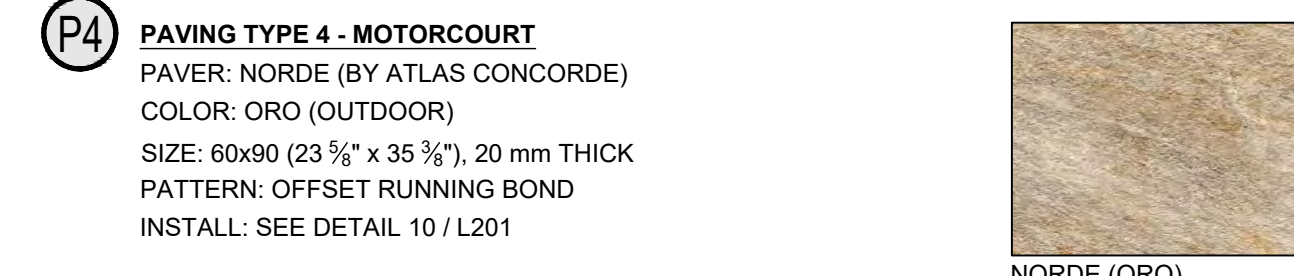
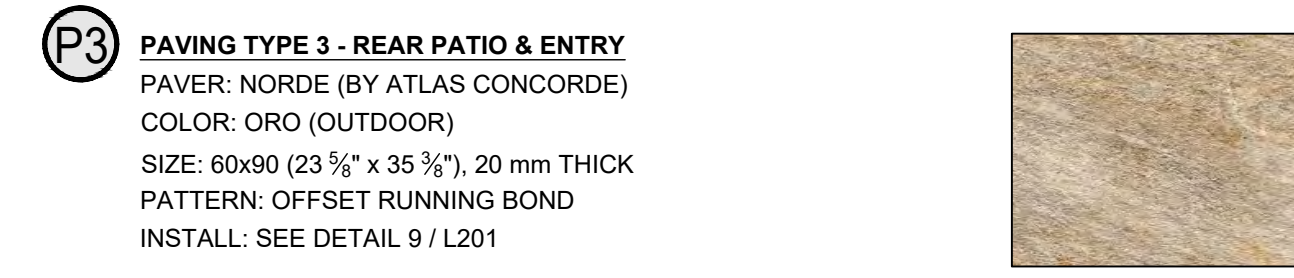
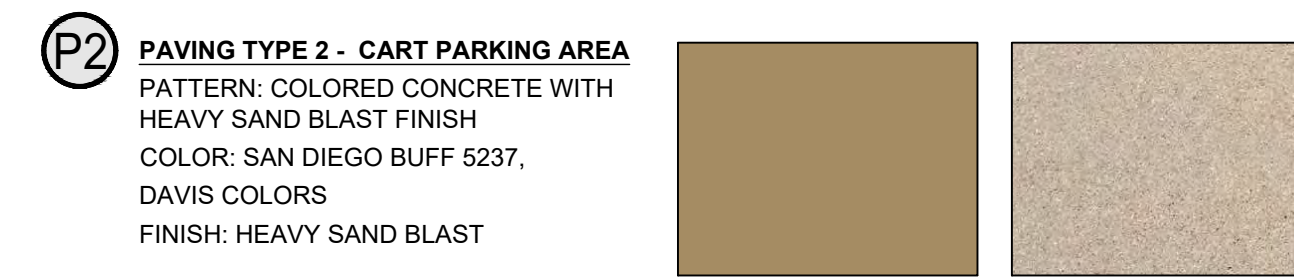
**2**  
25 1"=1'-0" SECTION



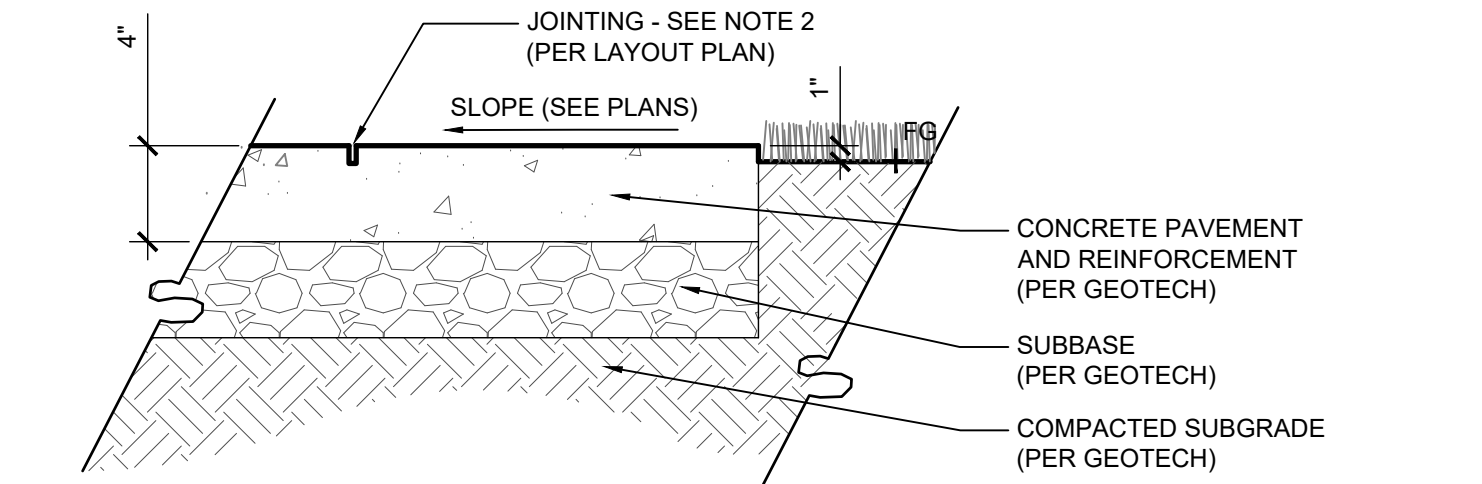
**5**  
25 SCALE: 1/2"=1'-0" SECTION



**4**  
25 1"=1'-0" SECTION



**NOTES:**  
1. SEE PAVEMENT TYPES (DETAIL 2/L201) FOR SPECIFICS (AND SEE SITE PLANS)  
2. PROVIDE SCORE JOINTS AT INTERVAL EQUAL TO WALK WIDTH OR AS SHOWN ON THE DRAWINGS OR AS OTHERWISE DIRECTED BY OWNER REPRESENTATIVE/LANDSCAPE ARCHITECT  
3. EXPANSION JOINT PERPENDICULAR TO PAVING AT 50' O.C. AND AS DIRECTED BY OWNER'S REPRESENTATIVE/LANDSCAPE ARCHITECT  
4. PROVIDE POSITIVE DRAINAGE OFF PAVEMENT AT ALL LOCATIONS; ADJUST ADJACENT GRADES AS REQUIRED TO PROPERLY DRAIN (SEE GRADING PLANS) ALL CONCRETE WALKS SHALL MEET CITY OF DUVALL PUBLIC WORKS STANDARDS  
5. PAVEMENT THICKNESS TO BE 4" OR AS NOTED IN THE GEOTECH REPORT



**1**  
25 1"=1'-0" SECTION



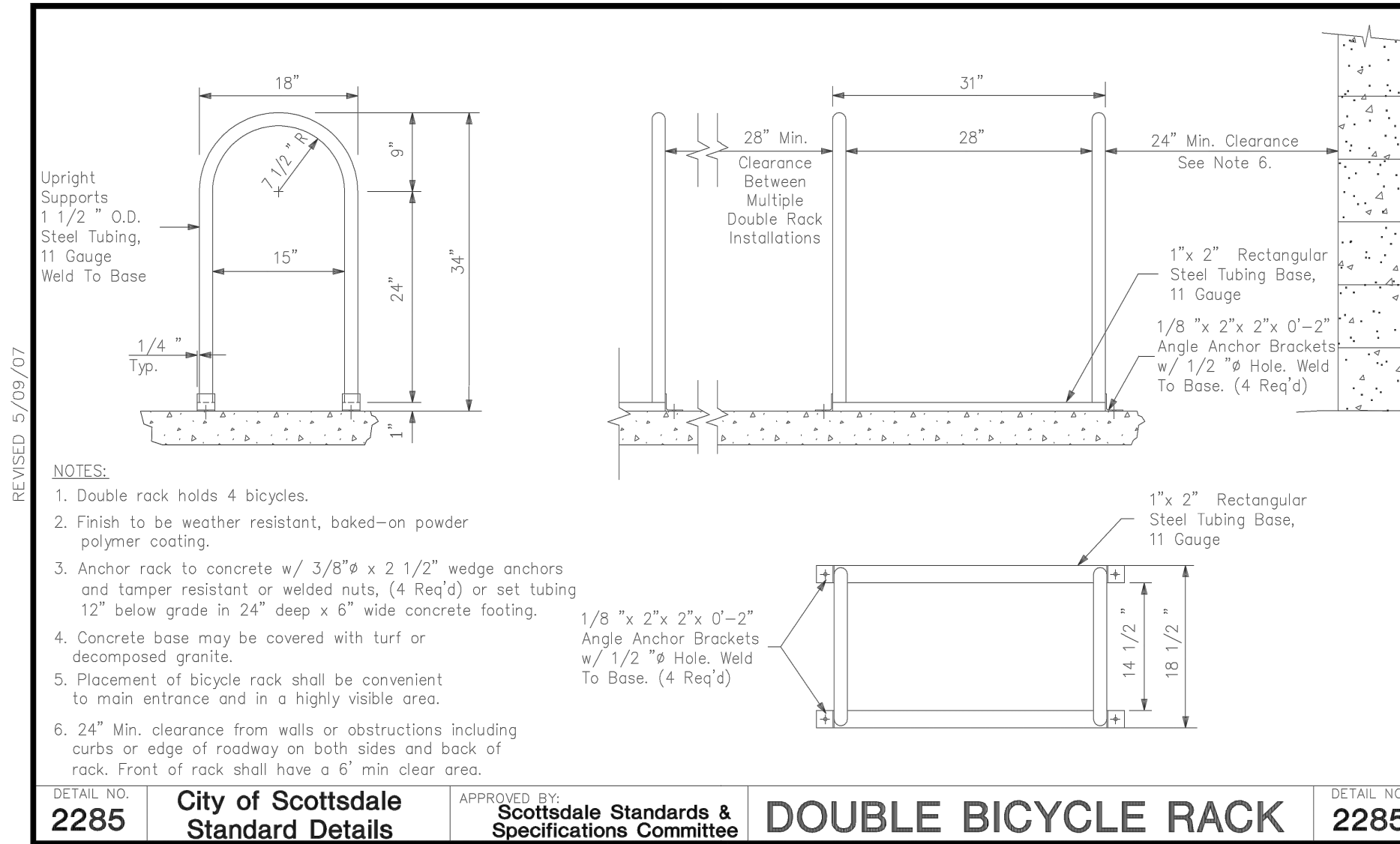






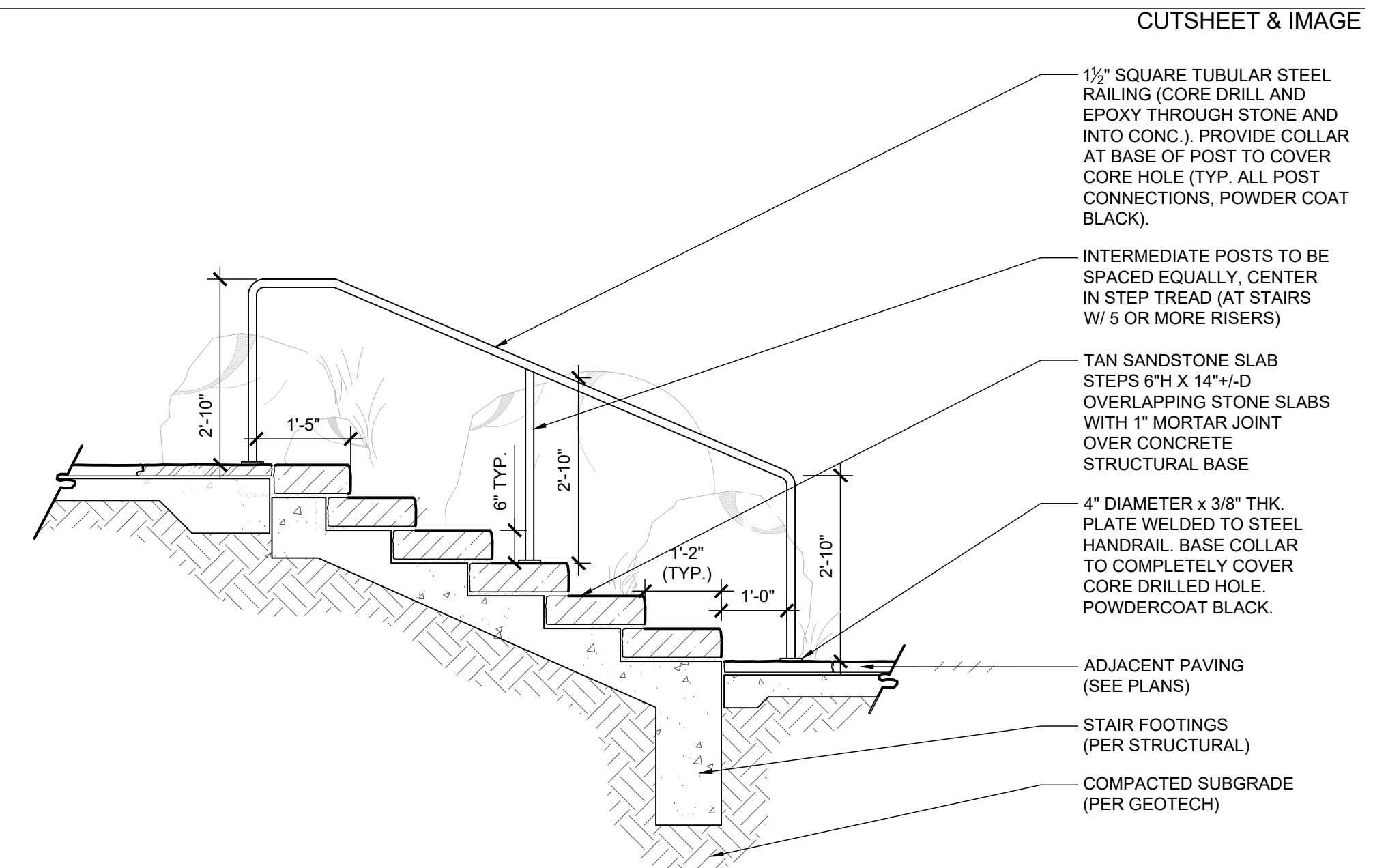
STRUCTURE CHARACTER IMAGE

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

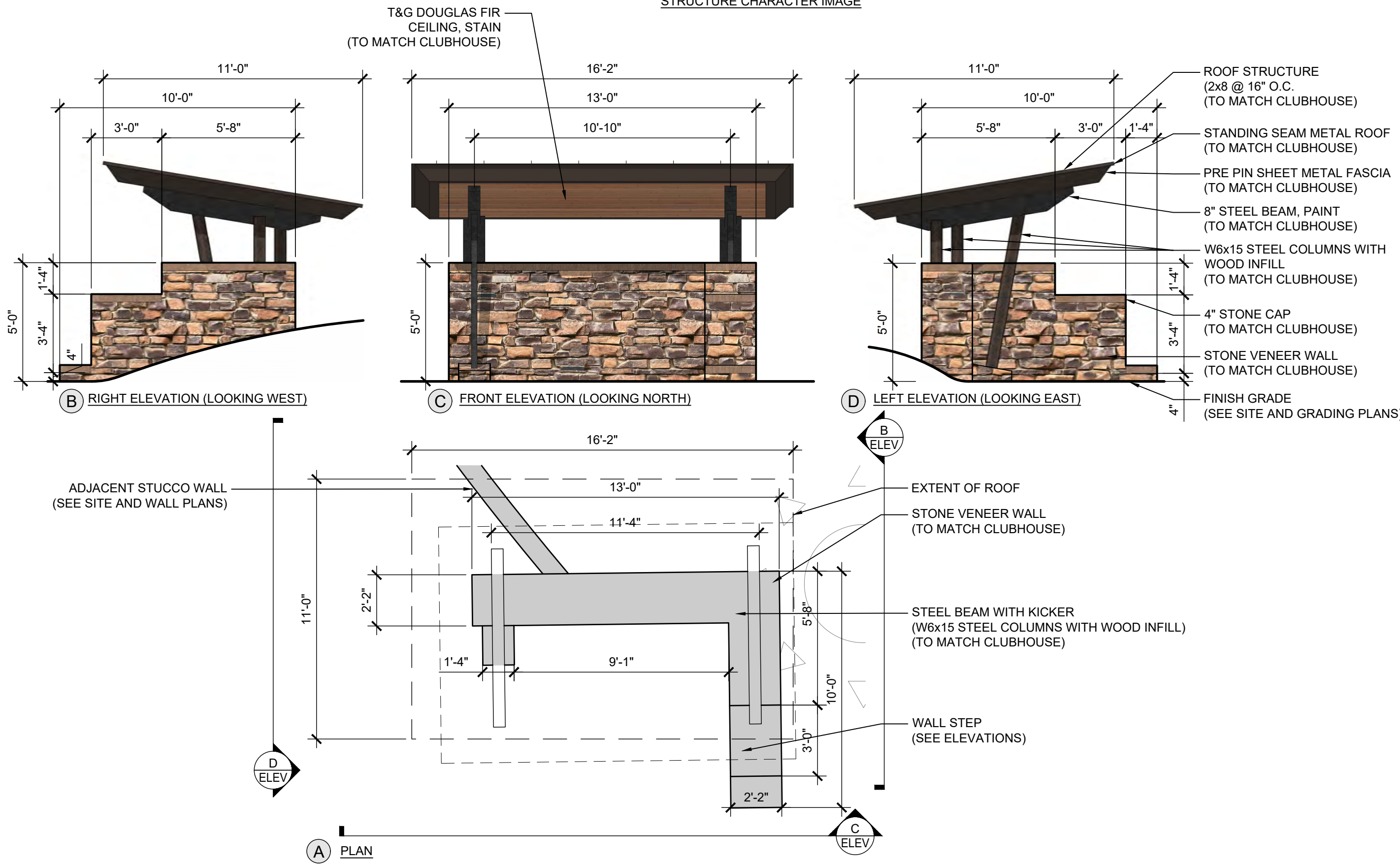


**BIKE RACK**  
1/2"=1'-0"

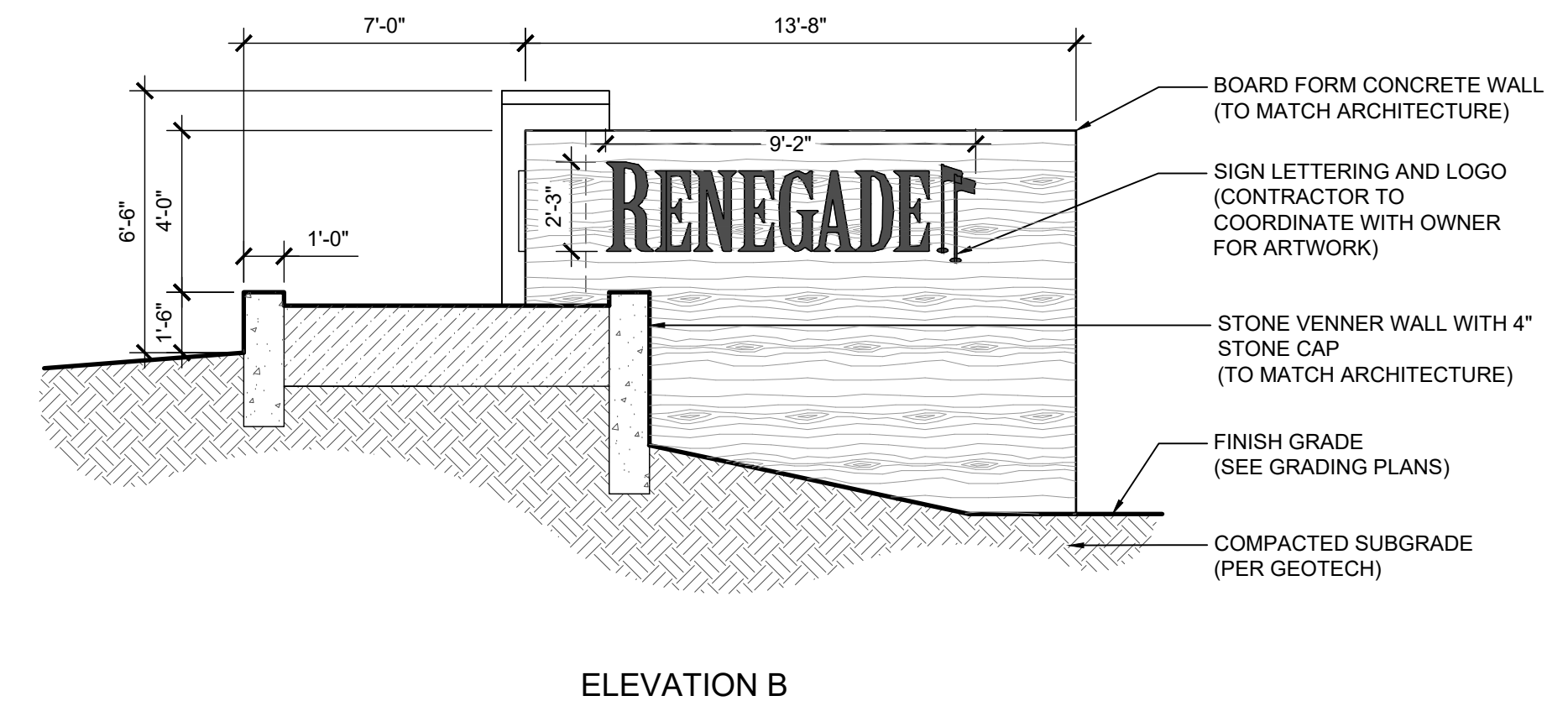
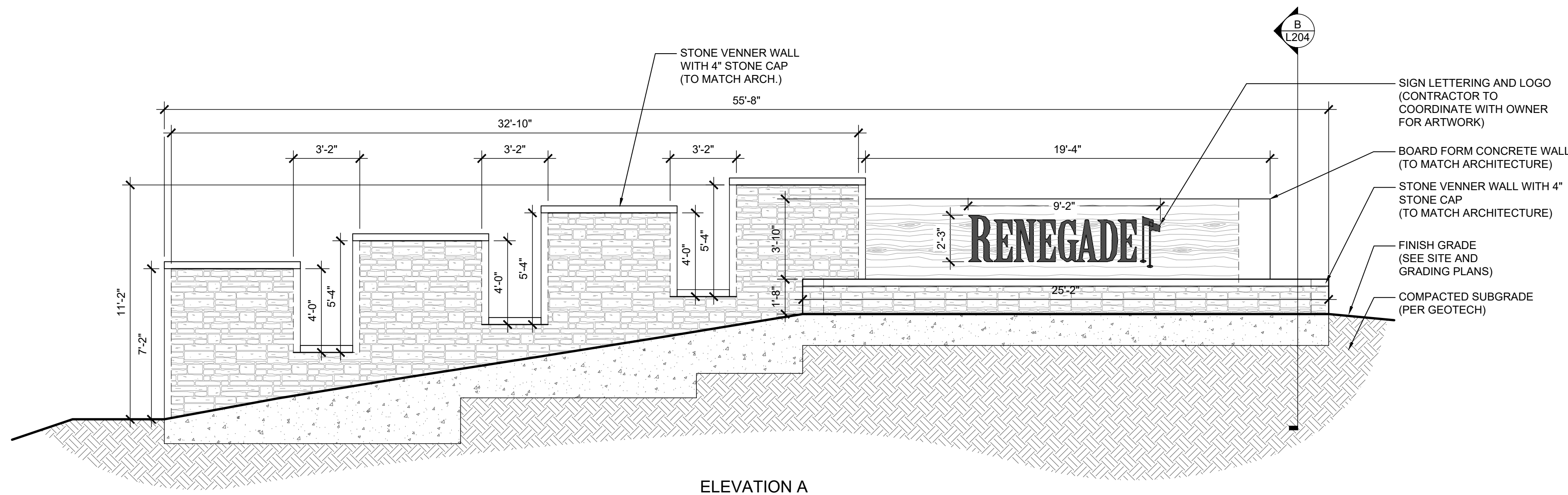
- NOTES:**
- BOULDERS DIRECTLY ADJACENT TO STAIRS ARE AN INTEGRAL PART OF THE STAIR AND SHOULD BE PLACED BY THE MASON AT THE TIME OF STAIR INSTALLATION. VERIFY FIELD APPROVAL OF STAIR PLANTING POCKETS WITH LANDSCAPE ARCHITECT WITH THE FIRST STAIR PRIOR TO CONSTRUCTION OF THE REMAINING STAIRS.
  - ALL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



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



**VALET SHADE STRUCTURE**  
1/4"=1'-0"



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

NOT FOR CONSTRUCTION

15-DR-2021

DRAWN BY:	JV/GVJ
CHECKED BY:	GBW
PROJECT NO.:	2019001.20
ISSUE DATE:	04/25/2021
REVISIONS:	
	07/02/2021

SHEET TITLE:

SITE DETAILS

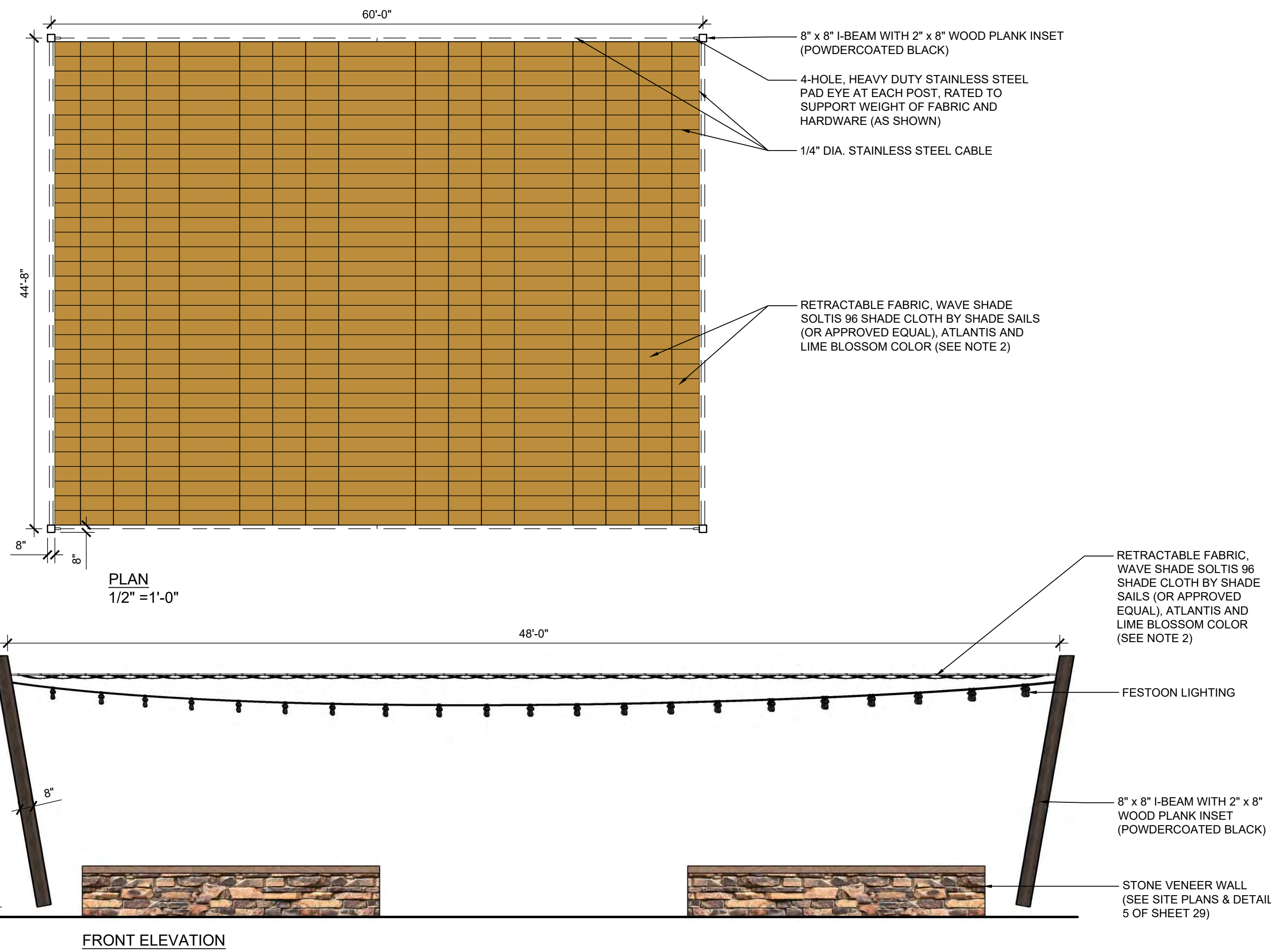
SHEET NUMBER:





REFERENCE IMAGE

- NOTES:
- FABRIC AND HARDWARE AVAILABLE FROM SHADE SAILS (www.shadesails.com / 956-772-4711) (OR APPROVED EQUAL)
  - SUBMIT COLOR SAMPLES FOR APPROVAL BY OWNER'S REPRESENTATIVE.
  - FESTOON LIGHTING TO BE EXTON POWERSPAN - "S" ENVELOPE BY TEGAN LIGHTING
  - CONTRACTOR TO COORDINATE ELECTRICAL CONNECTIONS PER ELECTRICAL ENGINEER.
  - CONTRACTOR TO SUBMIT SHOP DRAWINGS WITH STRUCTURAL DESIGN FOR REVIEW AND APPROVAL



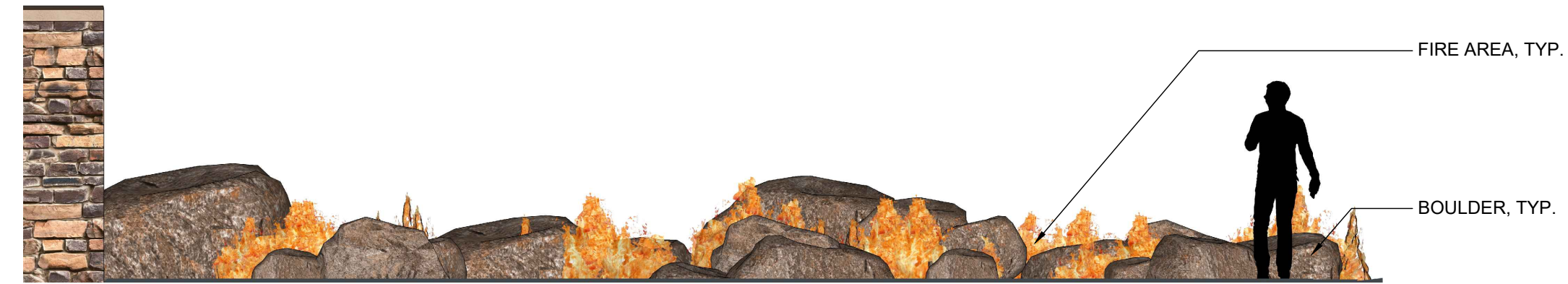
2  
28  
EVENT LAWN SHADE STRUCTURE  
1/4" = 1'-0"



D CHARACTER IMAGERY

A. WARMING TRENDS: CENTIPEE BURNER

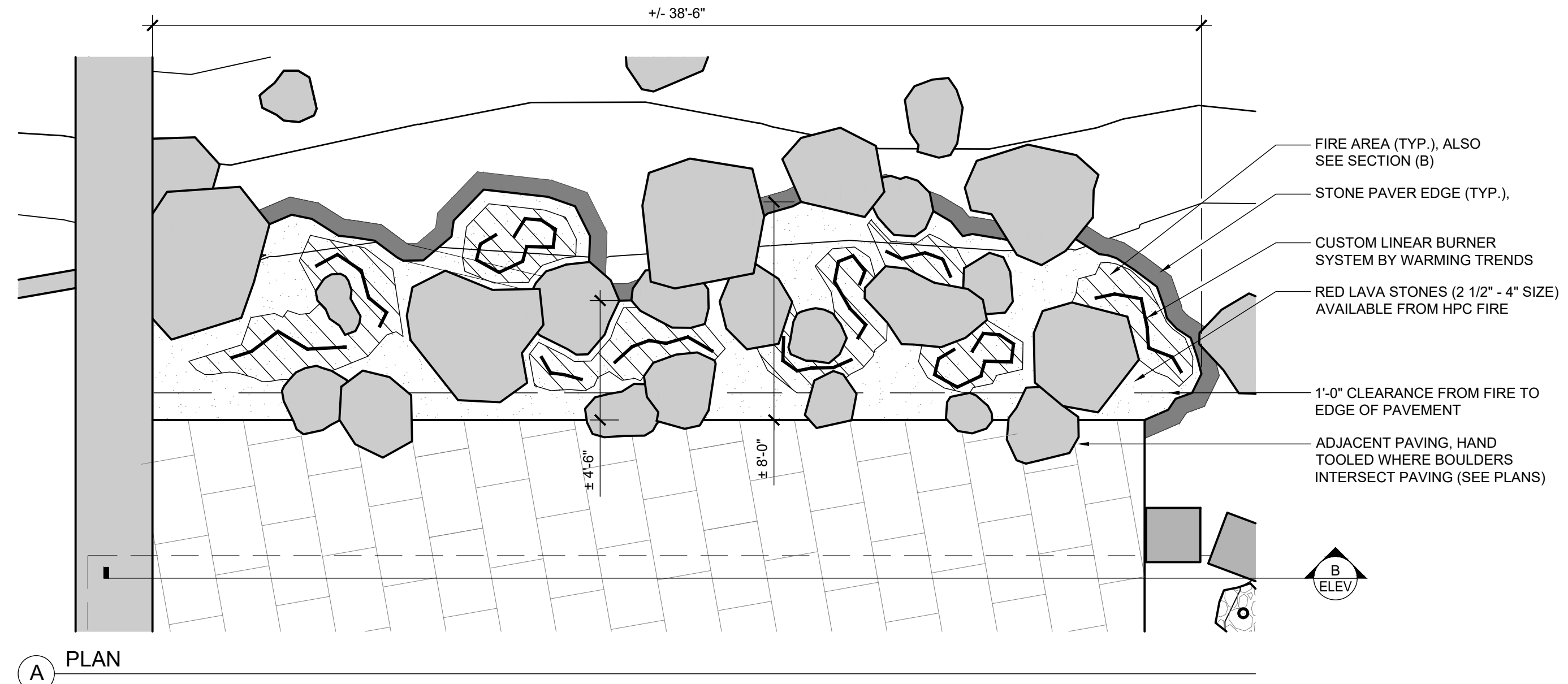
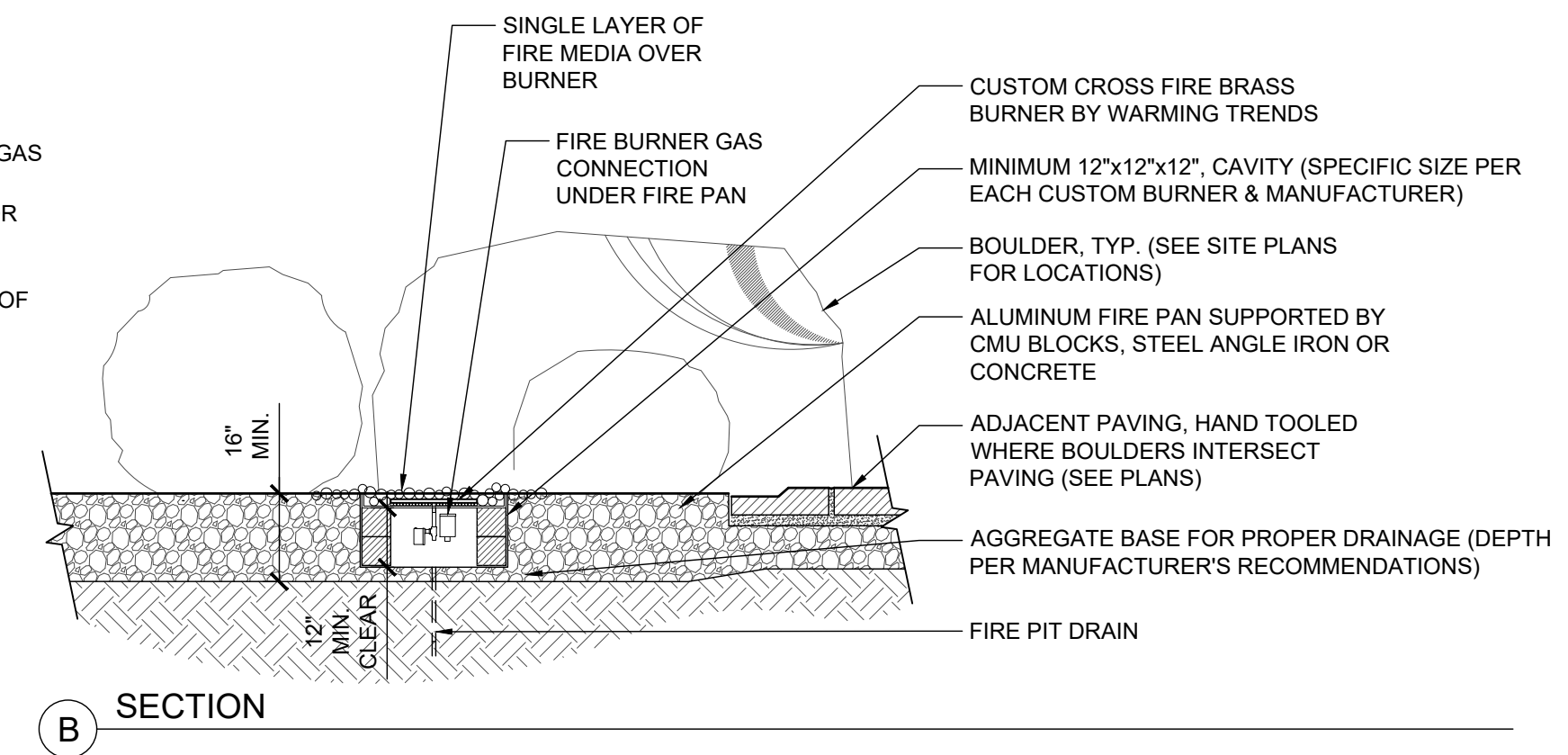
B. HPC RED LAVA STONES: 2.5" - 4" SIZE



C ELEVATION

NOTES:

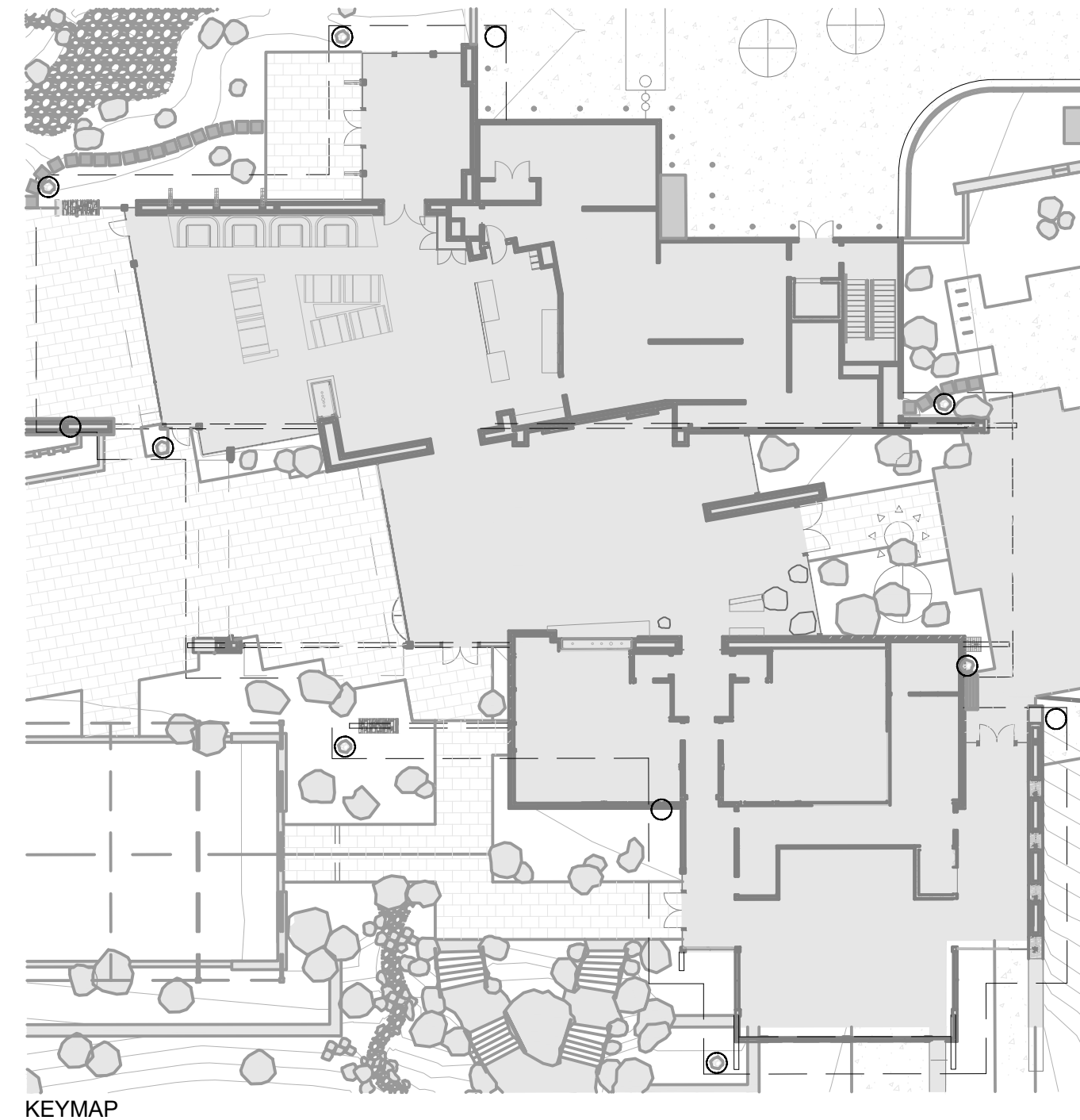
- ALL CUSTOM BURNER IGNITION SYSTEMS & OTHER RELATED EQUIPMENT BY WARMING TRENDS
- IGNITION SYSTEM TO BE 24 VOLT HIGH CAPACITY, HIGH PRESSURE, AND NATURAL GAS FUELED.
- CONTRACTOR TO COORDINATE WITH MEP OR ELECTRICAL & GAS CONNECTIONS
- ZONING CONTROLLERS TO BE REMOTE INSTALLED AND VISIBLE WITHIN EYE SIGHT OF FIRE FEATURE (SEE SITE & MEP PLANS FOR LOCATIONS)
- FIRE MEDIA TO BE HPC RED LAVA STONES (2.5"-4" SIZE)



1  
28  
FIRE FEATURE  
1/4" = 1'-0"

SECTION





KEYMAP  
N.T.S.

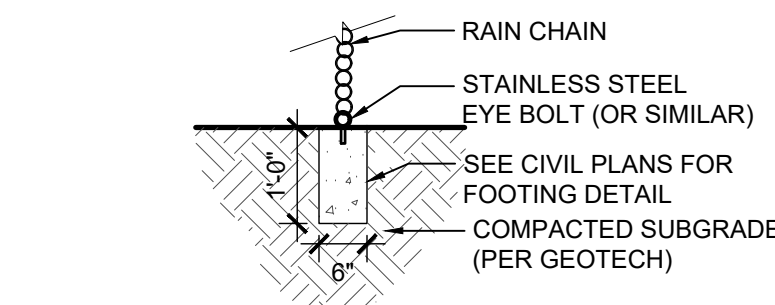


REFERENCE IMAGERY

NOTE:  
TOP OF CONCRETE BASE  
TO BE FLUSH WITH GRADE



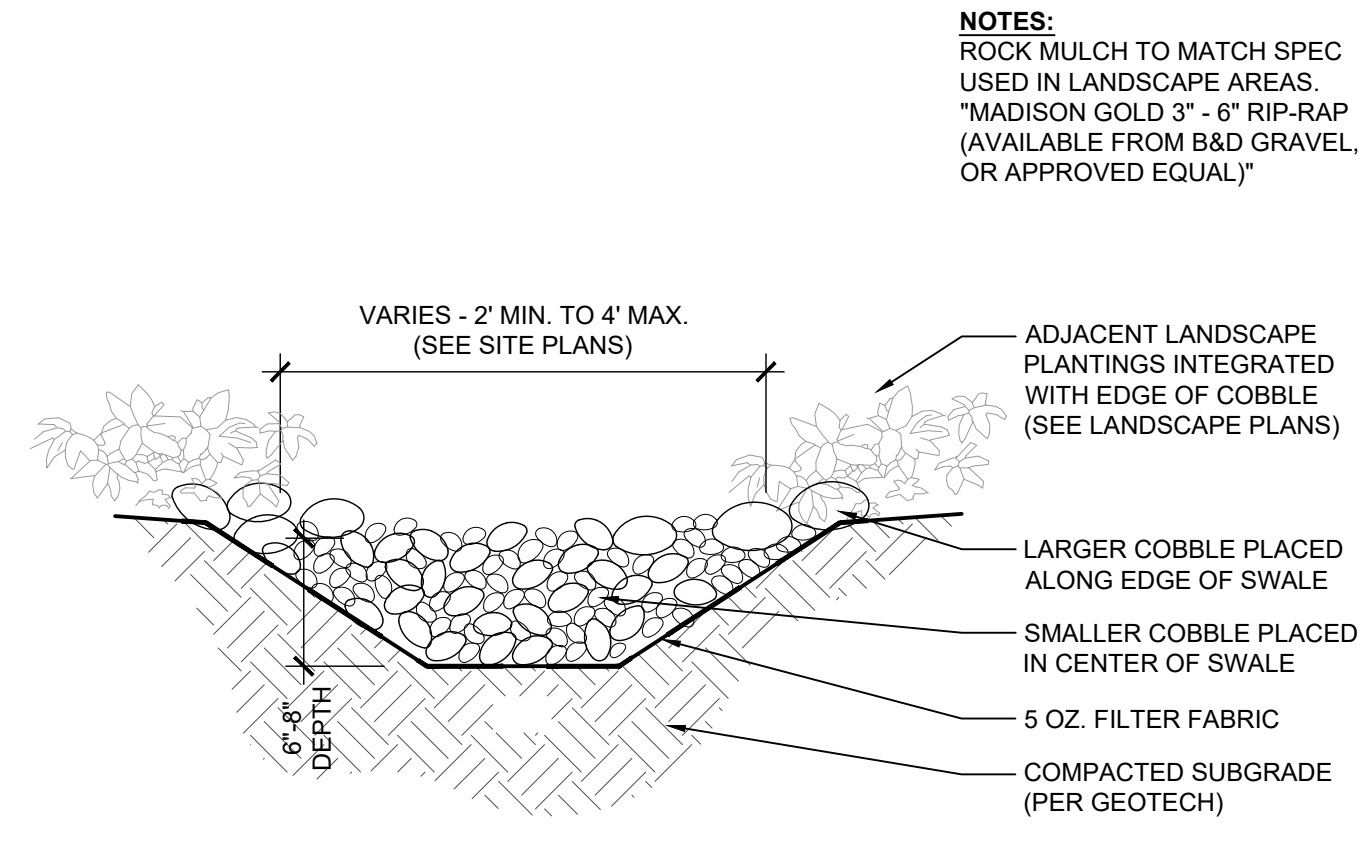
CHARACTER IMAGERY



SECTION

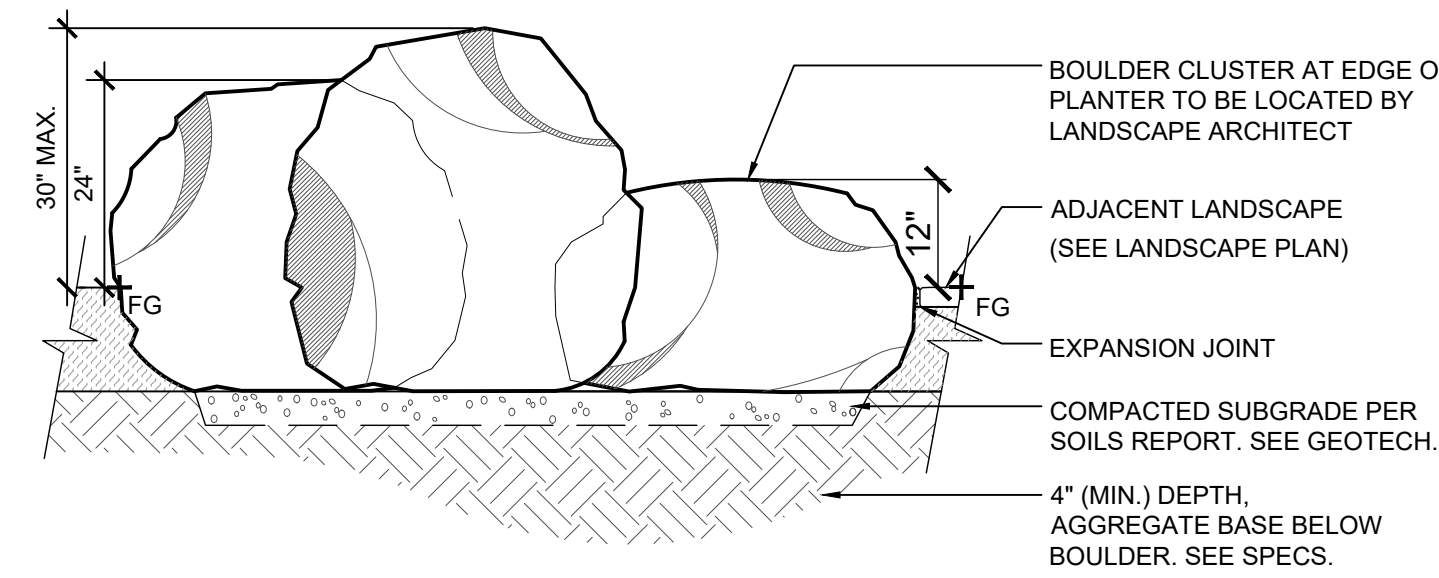
5  
29  
RAINCHAIN  
1"=1'-0"

**SPECIFICATIONS:**  
MANUFACTURER: RAINCHAINS  
MODEL: #3130-AL-BRZ - DOUBLE  
LOOPS ALUMINUM RAIN CHAIN WITH  
BRONZE POWDER COATING  
COLOR: ALUMINUM BRONZE  
WEBSITE: RAINCHAINS.COM  
PHONE: (818) 347-6455  
EMAIL: SALES@RAINCHAINS.COM

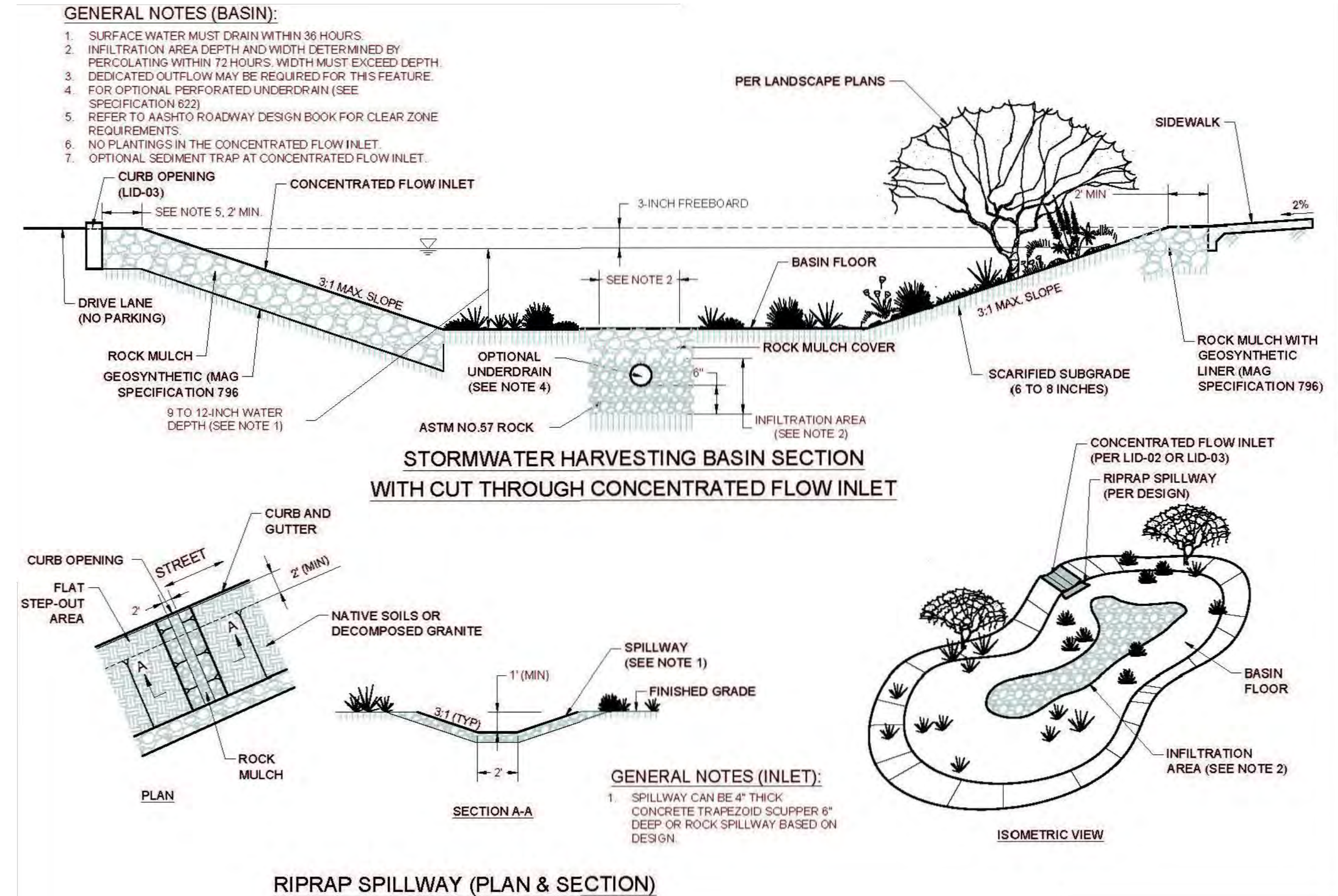


5  
29  
COBBLE SWALE  
1"=1'-0"

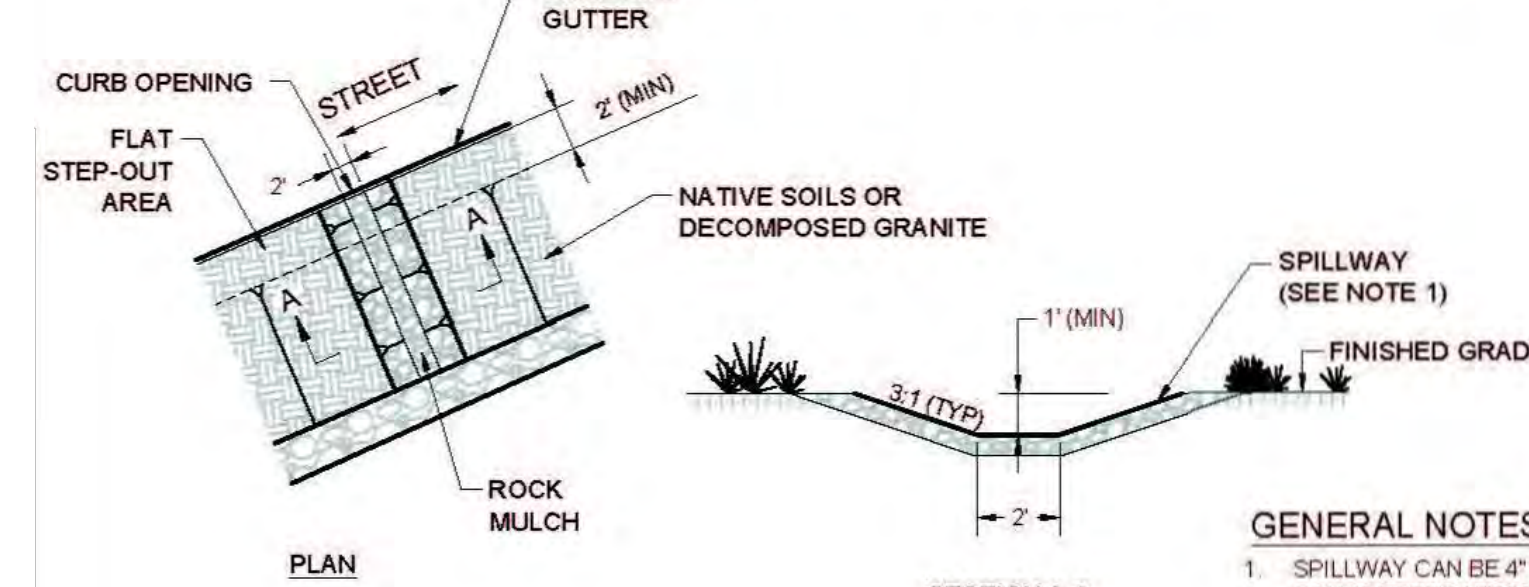
**NOTES:**  
1. ALL BOULDERS PLACED IN  
FIELD MUST BE APPROVED  
BY LANDSCAPE  
ARCHITECT OR OWNERS  
REPRESENTATIVE PRIOR  
TO INSTALLATION  
2. BOULDERS TO BE ONYX  
BOULDERS, AVAILABLE  
FROM AA MATERIALS, INC.  
(OR APPROVED EQUAL)



4  
29  
BOULDER CLUSTER  
1"=1'-0"

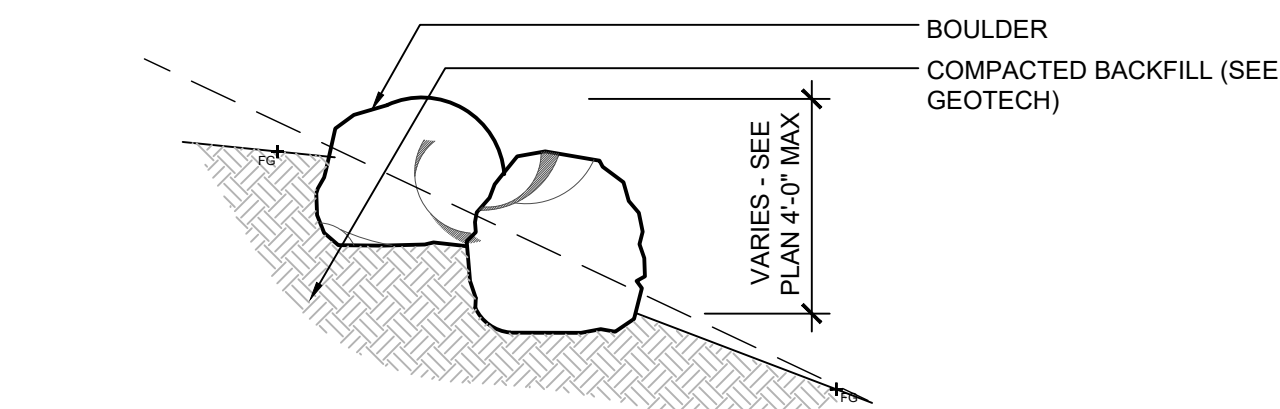


2  
29  
STORM WATER HARVESTING BASIN  
N.T.S.

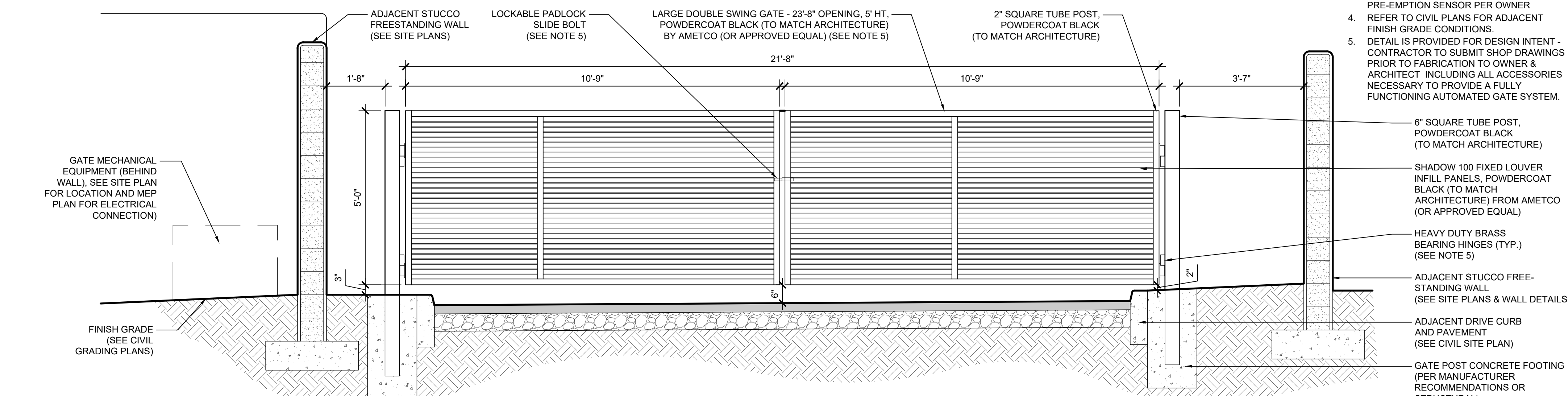


2  
29  
RIPRAP SPILLWAY (PLAN & SECTION)  
N.T.S.

**NOTES:**  
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  
29  
BOULDER ON SLOPE  
1/2"=1'-0"



1  
29  
SERVICE GATE  
1/4"=1'-0"

**NOTES:**  
1. GATE COLOR TO MATCH SITE/BUILDING  
STUCCO COLOR (SUBMIT SAMPLE)  
2. CONTRACTOR TO PROVIDE KEY BOX  
(COORDINATE LOCATION WITH OWNER)  
3. CONTRACTOR TO INCLUDE FIRE  
PRE-EMPTION SENSOR PER OWNER  
4. REFER TO CIVIL PLANS FOR ADJACENT  
FINISH GRADE CONDITIONS.  
5. DETAIL IS PROVIDED FOR DESIGN INTENT -  
CONTRACTOR TO SUBMIT SHOP DRAWINGS  
PRIOR TO FABRICATION TO OWNER &  
ARCHITECT INCLUDING ALL ACCESSORIES  
NECESSARY TO PROVIDE A FULLY  
FUNCTIONING AUTOMATED GATE SYSTEM.

6" SQUARE TUBE POST,  
POWDERCOAT BLACK  
(TO MATCH ARCHITECTURE)  
SHADOW 100 FIXED LOUVER  
INFILL PANELS, POWDERCOAT  
BLACK (TO MATCH  
ARCHITECTURE) FROM AMETCO  
(OR APPROVED EQUAL)  
HEAVY DUTY BRASS  
BEARING HINGES (TYP.)  
(SEE NOTE 5)  
ADJACENT STUCCO FREE-  
STANDING WALL  
(SEE SITE PLANS & WALL DETAILS)  
ADJACENT DRIVE CURB  
AND PAVEMENT  
(SEE CIVIL SITE PLAN)  
GATE POST CONCRETE FOOTING  
(PER MANUFACTURER  
RECOMMENDATIONS OR  
STRUCTURAL)

ELEVATION











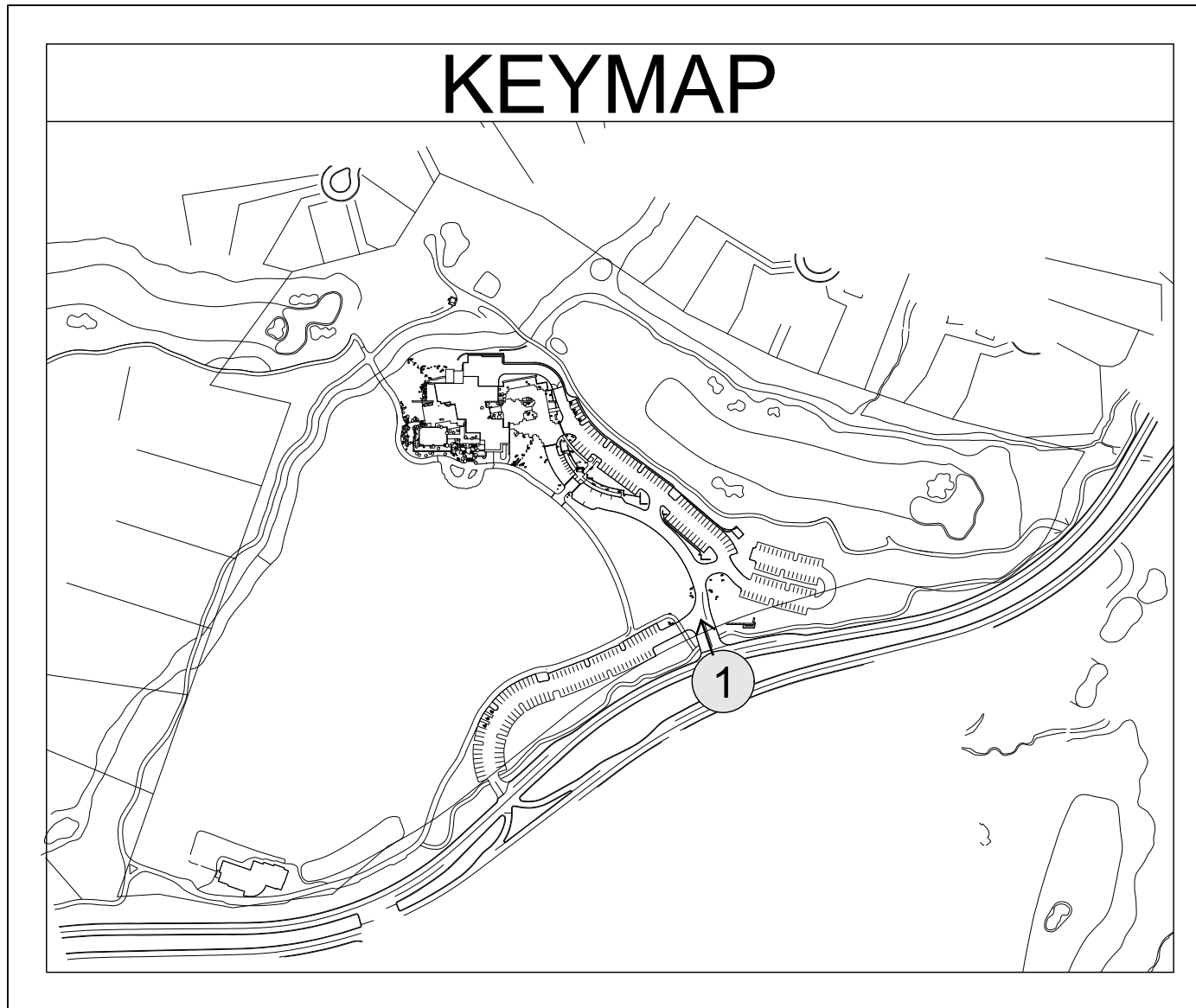
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PROJECT NO.:	2019001.20
ISSUE DATE:	04/25/2021
REVISIONS:	
	07/02/2021

SHEET TITLE:  
STREETSCAPE  
RENDERINGS

SHEET NUMBER:



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

PERSPECTIVE



NOT FOR  
CONSTRUCTION

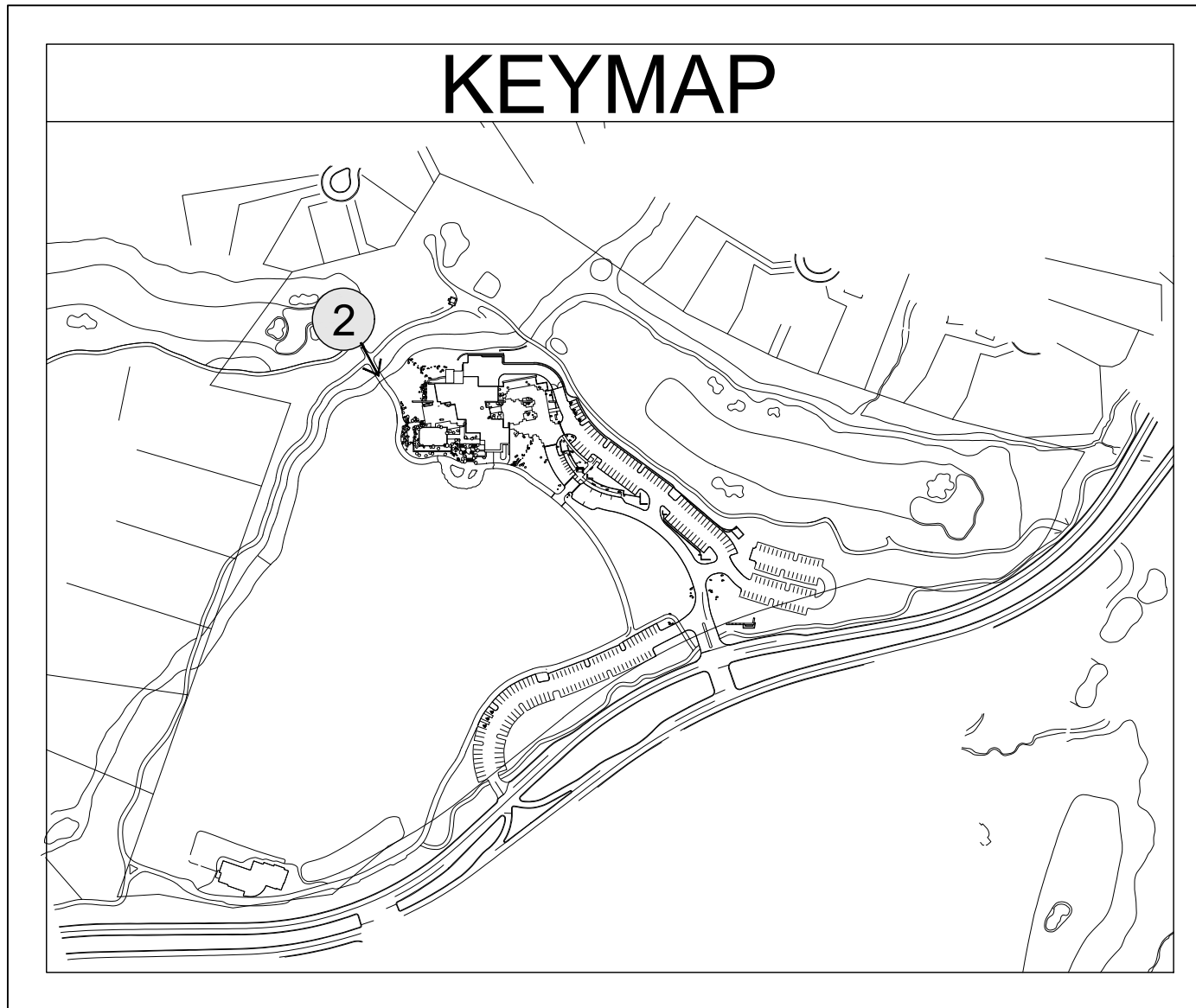
15-DR-2021

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PROJECT NO.:	2019001.20
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REVISIONS:	
	07/02/2021

SHEET TITLE:

STREETSCAPE  
RENDERINGS

SHEET NUMBER:



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

PERSPECTIVE



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CHECKED BY:	GBW
PROJECT NO.:	2019001.20
ISSUE DATE:	04/25/2021
REVISIONS:	07/02/2021

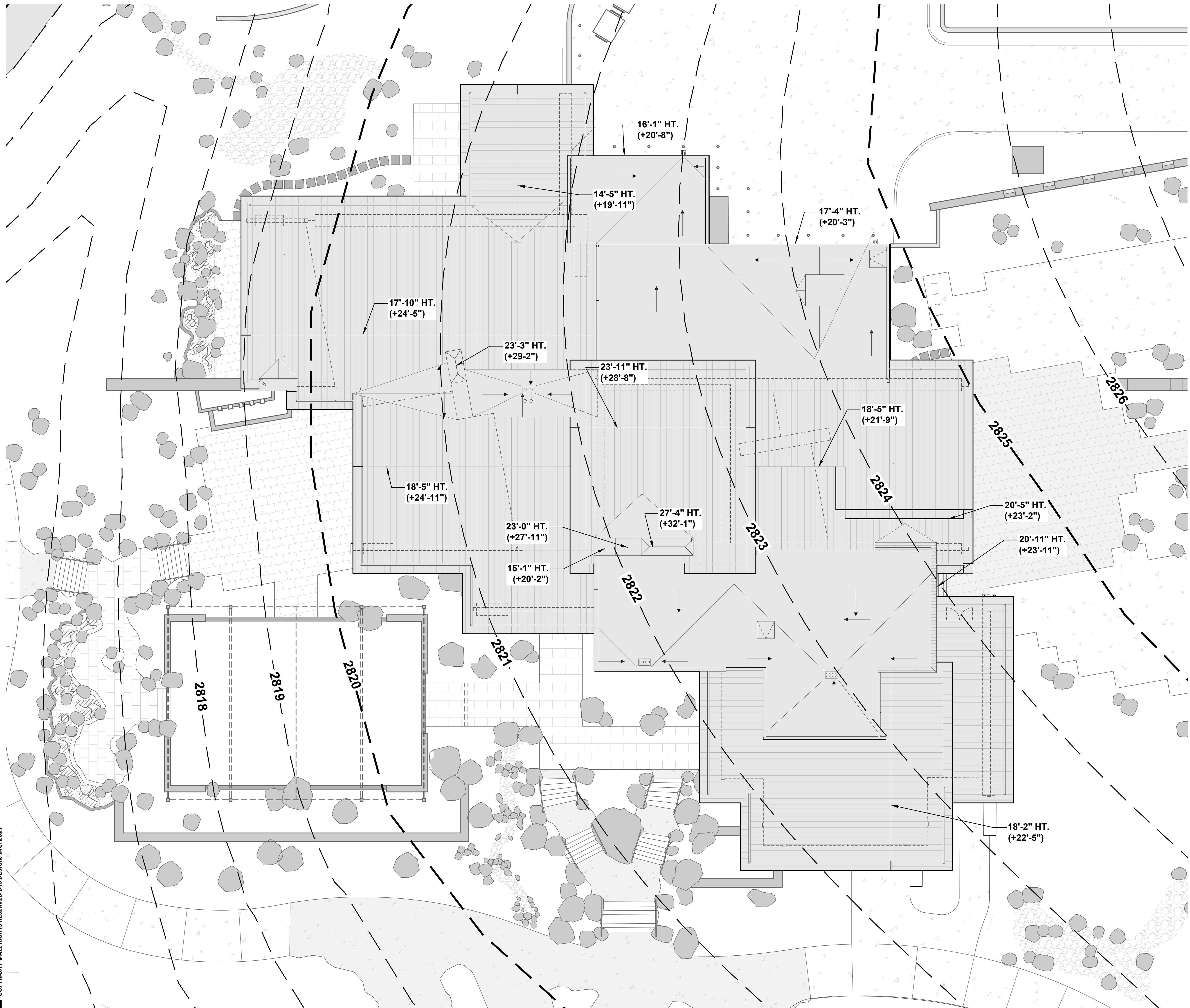
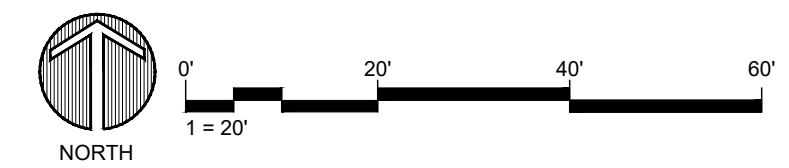
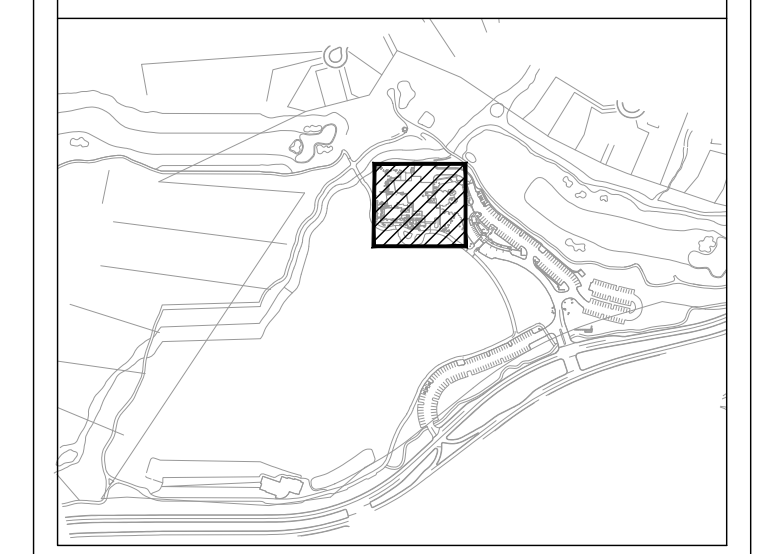
**LEGEND**

20'-4" HT.	BUILDING HEIGHT ABOVE MAIN FLOOR ELEVATION
(+24'-1")	BUILDING HEIGHT ABOVE NATURAL GRADE

**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

**KEYMAP**



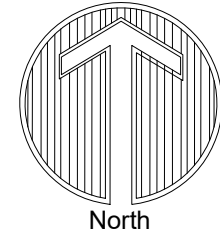


**PLAN NOTES**

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 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
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
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
30. BIFOLD HANGER DOOR ABOVE, METAL SUNSCREEN
31. PATINA COPPER ACCENT
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
38. MAIN ELEC. DIST. PANEL IN WEATHER PROOF ENCLOSURE; SEE ELEC. DWGS
39. INTERIOR BOULDER, SEE LANDSCAPE DWGS.
40. SLIDING GATE
41. FOLDING GLASS WALL PANEL STACKING AREA
42. BIFOLD HANGER DOOR PANELS
43. ICE MACHINE, BY OWNER
44. STORAGE SHELVING, BY OWNER
45. ROOF DRAIN WITH OVER FLOW : RE : PLUMBING DWGS.





**PLAN NOTES**

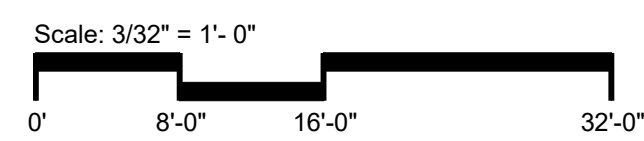
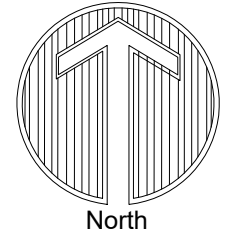
- ALL DIMENSIONS INDICATED ARE TO FACE OF FRAMING OR STRUCTURE, UNO.
- REFER TO STRUCTURAL DRAWINGS FOR ALL FOUNDATION AND CONCRETE SLAB SPECIFICATIONS.
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- ALL INTERIOR PARTITIONS TO BE 2X4, UNO.
- ALL EXTERIOR WALLS TO BE 2X6, UNO.
- ALL DOOR HEADERS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

**PLAN NOTES**

- EXTENTS OF PATIO, SEE LANDSCAPE DWGS.
- EXTENTS OF ROOF ABOVE
- BEAM ABOVE, SEE STRUCTURAL
- BREAK METAL WRAPPED COLUMN, SEE STRUCTURAL DWGS.
- BOARD FORMED CONCRETE WRAPPED COLUMN
- THREE SIDED GAS FIREPLACE
- TRI STEEL COLUMN W/ STONE BASE, SEE DETAIL
- FLOOR DRAIN, SLOPE FLOOR WHERE INDICATED
- MOP SINK, WITH DRAIN
- COUNTERTOP AND BASE CABINETS, SEE INTERIOR DWGS
- FOOD SERVICE EQUIPMENT, SEE FOODSERVICE DWGS
- DRINKING FOUNTAIN, SEE PLUMBING DWGS
- CORROSION RESISTANT RAIN-CHAIN DOWNSPOUT, SEE LANDSCAPE DWGS.
- CHIMNEY, SEE SECTIONS AND DETAILS
- STONE HEARTH
- GAS FIREPLACE
- PLANTING AREA, SEE LANDSCAPE DWGS.
- WATER FEATURE, SEE LANDSCAPE DWGS.
- TRENCH DRAIN, SEE LANDSCAPE DWGS.
- EXTERIOR STAIR, SEE LANDSCAPE DWGS.
- WALL MTD STEEL ACCESS LADDER TO ROOF HATCH
- CUSTOM MILLWORK/CASEWORK, SEE INTERIOR DWGS
- STEEL & WOOD HEADER ABOVE, SEE DETAIL
- STONE HEADER ABOVE, SEE DETAIL
- STONE VENEER WALL, SEE LANDSCAPE DWGS.
- CART WASH AREA
- WASHER AND DRYER, BY OWNER
- BUILDING WALLS ABOVE
- AUTOMATED INTERIOR SUNSHADE
- BIFOLD HANGER DOOR ABOVE, METAL SUNSCREEN
- PATINA COPPER ACCENT
- CART WASH AREA DRAIN, SEE PLUMBING DWGS.
- SCREEN WALL, SEE INTERIOR DWGS.
- DINING ROOM SEATING, SEE INTERIOR DWGS.
- BOLLARDS, SEE LANDSCAPE DWGS.
- DUMPSTERS, SEE LANDSCAPE DWGS.
- OUTDOOR HEATER
- MAIN ELEC. DIST. PANEL IN WEATHER PROOF ENCLOSURE; SEE ELEC. DWGS
- INTERIOR BOULDER, SEE LANDSCAPE DWGS.
- SLIDING GATE
- FOLDING GLASS WALL PANEL STACKING AREA
- BIFOLD HANGER DOOR PANELS
- ICE MACHINE, BY OWNER
- STORAGE SHELVING, BY OWNER
- ROOF DRAIN WITH OVER FLOW : RE : PLUMBING DWGS.



**1 MAIN FLOOR PLAN**  
36 OF 46 SCALE: 3/32" = 1'-0"



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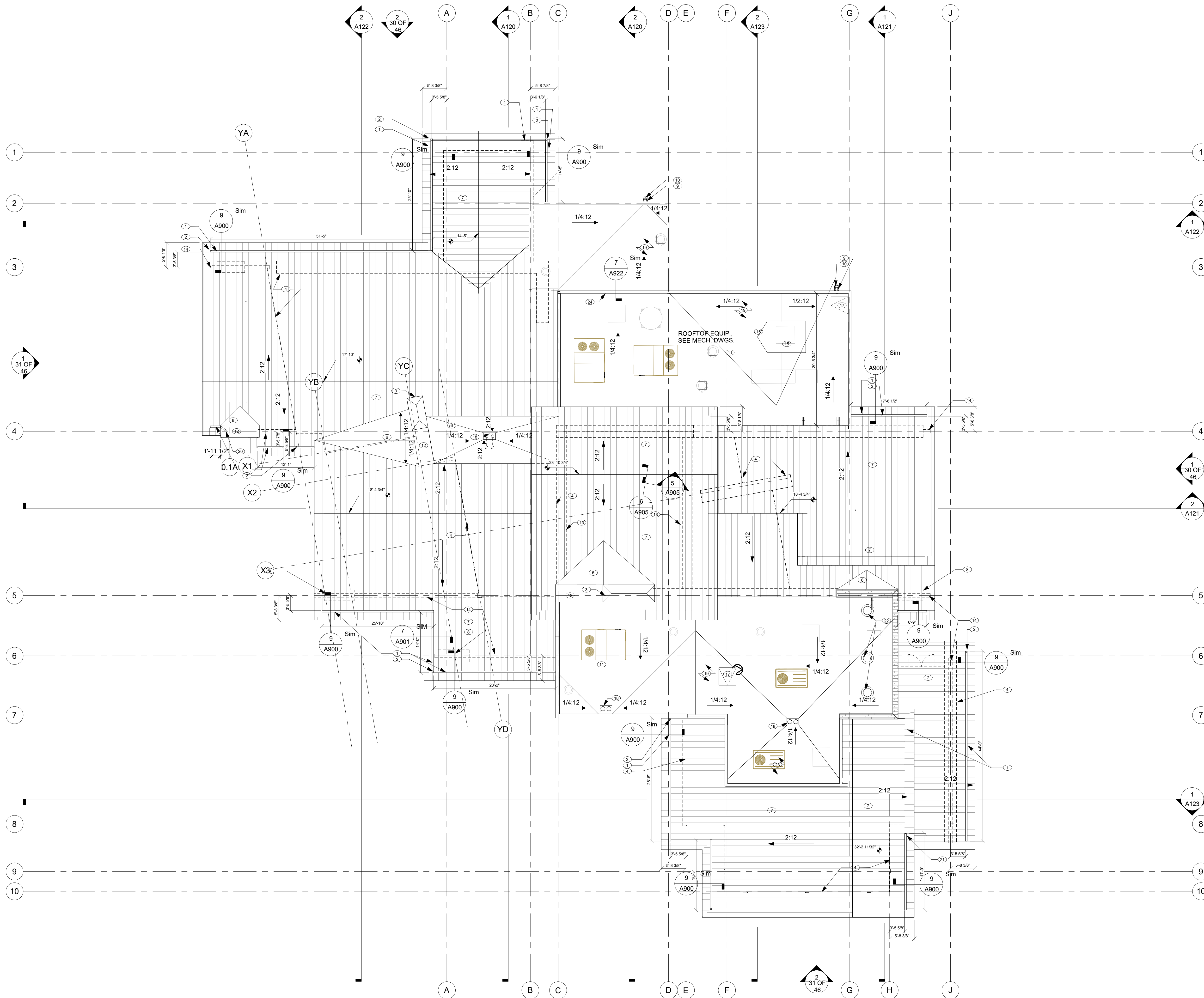


**ROOF PLAN NOTES**

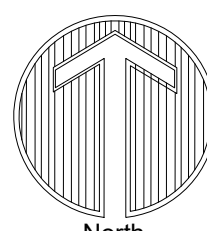
- DRAWINGS DEPICT DESIGN INTENT ONLY. SEE STRUCTURAL DRAWINGS FOR ROOF FRAMING PLANS AND TRUSS INFORMATION.
- PROVIDE ATTIC DRAFT STOPS AS REQUIRED BY APPLICABLE CODES.
- PROVIDE ATTIC ACCESS PANELS AS REQUIRED BY APPLICABLE CODES, 22"x30" MIN.
- INSTALL "ICE & WATER SHIELD" AT ROOF PERIMETER AND VALLEYS.
- ALL ROOF PENETRATIONS SHALL BE FLASHED AND SEALED PER MFR'S RECOMMENDATIONS.
- VERIFY ALL GUTTER AND DOWNSPOUT LOCATIONS IN THE FIELD WITH BUILDER
- PARAPET HEIGHT FOR ROOF-MOUNTED UNITS SHALL BE EQUAL TO, OR EXCEED THE HEIGHT OF, THE TALLEST UNIT

**ROOF NOTES**

- CONCEALED GUTTER IN BREAKMETAL FACIA
- CORROSION RESISTANT RAIN-CHAIN DOWNSPOUT BELOW
- LINE OF CHIMNEY SHROUD
- LINE OF WALL BELOW
- ROOF DRAIN
- ROOF CRICKET : MEMBRANE ROOFING
- STANDING SEAM METAL ROOF
- LINE OF COLUMN BELOW
- SCUPPER w/ BUILT-IN OVERFLOW
- DOWNSPOUT TO GRADE
- EPDM SINGLE PLY ROOFING, SLOPE TO DRAIN AS SHOWN
- SOLID STONE CAP
- LINE OF ROOF BELOW
- LINE OF BEAM BELOW
- POP UP ROOF FOR ELEVATOR CLEARANCE
- ROOF CRICKET SLOPE 1/2" PER FT
- ROOF ACCESS HATCH
- ROOF DRAIN WITH OVER FLOW : RE : PLUMBING DWGS.
- BUILD-UP CRICKETS WITH SLEEPERS AND TAPERED INSULATION AS NEEDED
- DOWN SPOUT TO CONNECT TO SUBSURFACE DRAINAGE, SEE CIVIL
- DOWNSPOUT TO ROOF BELOW
- TUBE SKYLIGHTS w/2X2 TRANSITION BOX. COORDINATE LOCATIONS w/CEILING
- OVER FRAME ROOF
- SCREEN WALLS WITH DRAINAGE BENEATH







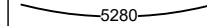


**1**  
A104  
**ROOF**  
SCALE: 3/32" = 1'-0"



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### LAYOUT & GRADING LEGEND

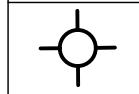
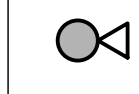




-  R.O.W. LINE
-  LOT LINE
-  PROPOSED 1' CONTOUR
-  PROPOSED 5' CONTOUR
-  LIMIT OF WORK
-  SITE WALL
-  SITE FENCE

**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

### SITE LIGHTING LEGEND

-  BOLLARD LIGHT (BB) (SEE SHEET 42 OF 46)
-  PEDESTRIAN LIGHT (CC) (SEE SHEET 42 OF 46)
-  LANDSCAPE DOWNLIGHT (FF) (SEE SHEET 43 OF 46)
-  SURFACE DOWNLIGHT (GS) (SEE SHEET 42 OF 46)
-  SURFACE UPLIGHT (H2) (SEE SHEET 43 OF 46)
-  EMERGENCY WALL PACK (WPE) (SEE SHEET 43 OF 46)



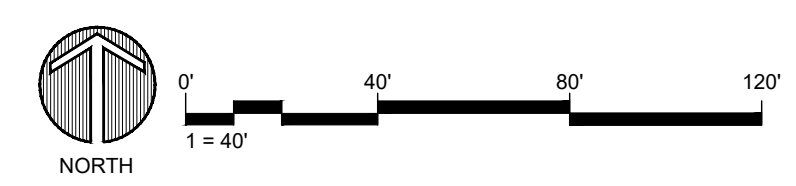
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15-DR-2021

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CHECKED BY:	GBW
PROJECT NO.:	2019001.20
ISSUE DATE:	04/25/2021
REVISIONS:	07/02/2021

SHEET TITLE:  
**SITE LIGHTING PLAN**

SHEET NUMBER:  
**38 OF 46**





**LAYOUT & GRADING  
LEGEND**

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

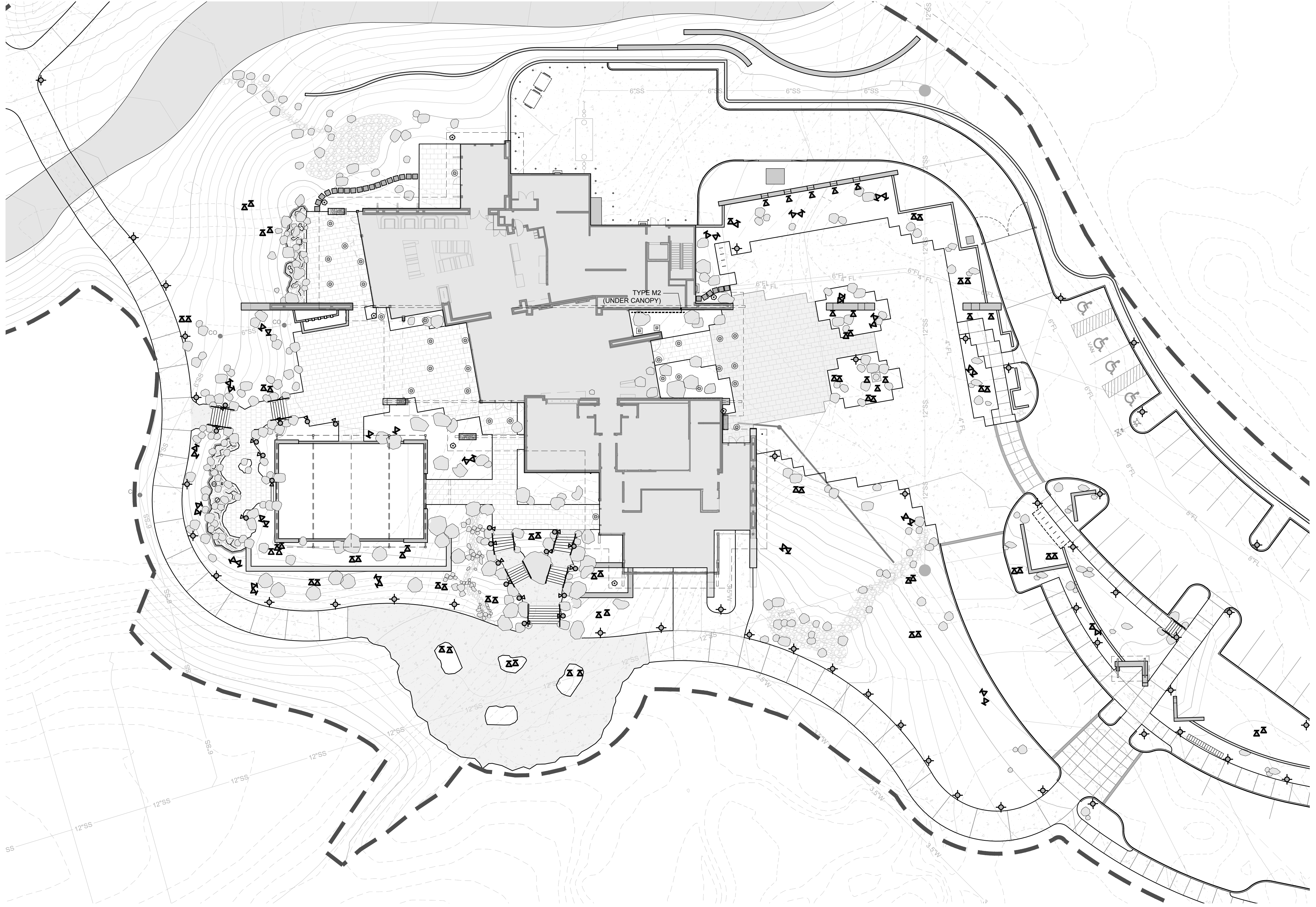
**NOTES:**  
1. GRADING AND SITE INFRASTRUCTURE PER CIVIL PLANS.

**SITE PLAN NOTES**

**PARCEL NUMBER:** 219-11-938F, 219-11-664P, 219-11-664B, & 219-11-662C  
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**GROSS PARCEL AREA:** 1,504,290.82 SF (34.534 AC)  
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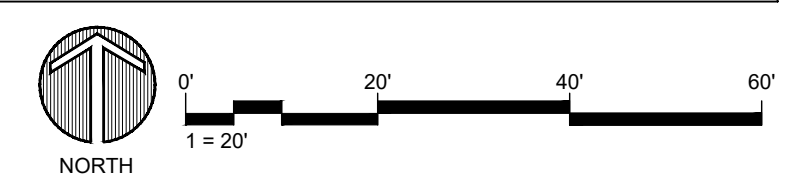
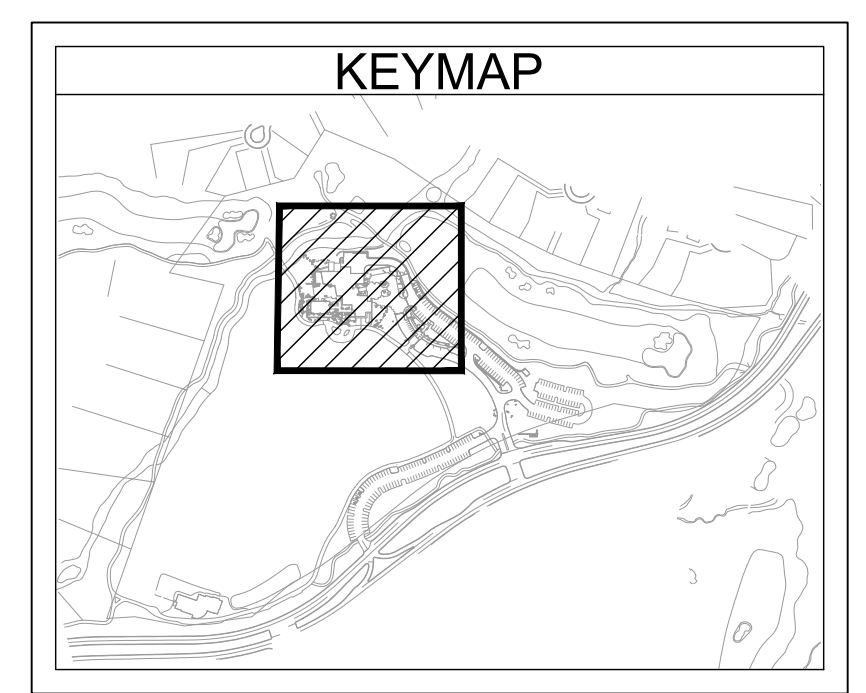
**SITE LIGHTING  
LEGEND**

- ⊙ BOLLARD LIGHT (BB) (SEE SHEET 42 OF 46)
- ⊙ PEDESTRIAN LIGHT (CC) (SEE SHEET 42 OF 46)
- ▲ LANDSCAPE DOWNLIGHT (FF) (SEE SHEET 43 OF 46)
- ⊙ SURFACE DOWNLIGHT (G5) (SEE SHEET 42 OF 46)
- ⊙ SURFACE UPLIGHT (H2) (SEE SHEET 43 OF 46)
- ⊙ EMERGENCY WALL PACK (WPE) (SEE SHEET 43 OF 46)



**SITE LIGHTING FIXTURE SCHEDULE**

LUMINAIRE								LAMPS					
ID	MANUFACTURER	MODEL	CATALOG NUMBER	DESCRIPTION	DISTRIBUTION	VOLTAGE	DIMMING	MOUNTING	QTY	TYPE	WATTS	LUMENS	COLOR TEMP/CRI
BB	BEGA	99056	99056-120V-27K	EXTERIOR DECORATIVE LED PEDESTRIAN BOLLARD WITH BRONZE FINISH OR APPROVED EQUAL FULLY SHIELDED 7 5/8" DIA X 21 5/8" H	ASYMMETRIC	120V	0-10V STEP	FLUSH WITH GRADE ON CONCRETE BASE	76	LED	14	1361	2700K/80 CRI
CC	BEGA	77218	77218-120V-DBZ REMOTE LOW VOLTAGE TRANSFORMER 536	EXTERIOR DECORATIVE LED PEDESTRIAN BOLLARD WITH BRONZE FINISH OR APPROVED EQUAL FULLY SHIELDED 6 1/4"W. X 9" D. X 27 1/2" H	TYPE I	12V 120V XFMR	NO	DIRECT BURY ANCHORAGE	21	LED	8.5	350	2700K/80 CRI
FF	FX LUMINAIRE	PS	PS-ZONE-1LED-STANDARD RIBS-SZ REMOTE LOW VOLTAGE TRANSFORMER	EXTERIOR DECORATIVE LED DOWNLIGHT WITH BRONZE FINISH OR APPROVED EQUAL STANDARD RIBS	N/A	12V 120V XFMR	NO	10'-0" A.F.G ON CATENARY	138	LED	2	66	2700K/80 CRI
G5	ACULUX	AX3 A-LPA G4	AX3 A G4-08LM-27K-80CRI-500-G21-MVOLT ICAT-3ABV-BS-SF--SOLITE 200	3" LED LOW PROFILE RECESSED DOWNLIGHT WITH BRONZE FINISH OF APPROVED EQUAL. ICAT RATED FOR DIRECT CONTACT WITH INSULATION.	N/A	120V	0-10V 1%	RECESSED	29	LED	7.6	800	2700K/80 CRI
H2	BK LIGHTING	DENALI LED	DE-LED-TR-x123-SP--13-11-A-ELV-120-806	PENDANT MOUNT WALL ACCENT LIGHT WITH BRONZE FINISH OR APPROVED EQUAL.	N/A	120V	ELV	SURFACE CEILING DIRECT DOWNWARD IN GRADE	2	LED	21	1341	2700K/80 CRI
M2	INTERLUX	XENIA A PRO	E8168(X)-W-08-E9978(X)-E99786	XENIA A PRO IN GRADE LINEAR FIXTURE WITH NARROW SPOT BEAM WITH BRONZE FINISH OR APPROVED EQUAL.	N/A	120V	0-10V		4	LED	7.7	801	2700K/80 CRI



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**SITE LIGHTING FIXTURE SCHEDULE**

LUMINAIRE									LAMPS				
ID	MANUFACTURER	MODEL	CATALOG NUMBER	DESCRIPTION	DISTRIBUTION	VOLTAGE	DIMMING	MOUNTING	QTY.	TYPE	WATTS	LUMENS	COLOR TEMP/CRI
BB	BEGA	99056	99056-120V-27K	EXTERIOR DECORATIVE LED PEDESTRIAN BOLLARD WITH BRONZE FINISH OR APPROVED EQUAL FULLY SHIELDED 7.5" DIA X 21.5" H	ASYMMETRIC	120V	0-10V STEP	FLUSH WITH GRADE ON CONCRETE BASE	76	LED	14	1361	2700K/80 CRI
CC	BEGA	77218	77218-120V-DBZ REMOTE LOW VOLTAGE TRANSFORMER 538	EXTERIOR DECORATIVE LED PEDESTRIAN BOLLARD WITH BRONZE FINISH OR APPROVED EQUAL FULLY SHIELDED 8.14"W. X 9" D. X 27.12" H	TYPE I	12V 120V XFMR	NO	DIRECT BURY ANCHORAGE	21	LED	8.5	360	2700K/80 CRI
FF	FX LUMINAIRE	PS	PS-ZONE-1LED-STANDARD RIBS-BZ REMOTE LOW VOLTAGE TRANSFORMER	EXTERIOR DECORATIVE LED DOWNLIGHT WITH BRONZE FINISH OR APPROVED EQUAL STANDARD RIBS	N/A	12V 120V XFMR	NO	10'-0" A.F.G ON CATENARY	138	LED	2	66	2700K/80 CRI
G5	ACULUX	AX3 A-LPA G4	AX3 A G4-08LM-27K-80CRI-50D-GZ14MVOLT ICAT-3ABV-BS-SF-SOLITE 200	3" LED LOW PROFILE RECESSED DOWNLIGHT WITH BRONZE FINISH OR APPROVED EQUAL. ICAT RATED FOR DIRECT CONTACT WITH INSULATION.	N/A	120V	0-10V 1%	RECESSED	29	LED	7.6	800	2700K/80 CRI
H2	BK LIGHTING	DENALI LED	DE-LED-TR-123-SP-11-11-A-ELV-120-BC6	PENDANT MOUNT WALL ACCENT LIGHT WITH BRONZE FINISH OR APPROVED EQUAL.	N/A	120V	ELV	SURFACE CEILING DIRECT DOWNWARD IN GRADE	2	LED	21	1341	2700K/80 CRI
M2	INTERLUX	XENA A PRO	E8180(X)-W-08-E9976(X)-E99766	XENA A PRO IN GRADE LINEAR FIXTURE WITH NARROW SPOT BEAM WITH BRONZE FINISH OR APPROVED EQUAL.	N/A	120V	0-10V		4	LED	7.7	801	2700K/80 CRI

**PHOTOMETRIC STATISTICS**

DESCRIPTION	AVERAGE	MAXIMUM	MINIMUM	MAX/MIN	AVG/MIN	POINT
To Property Line	0.2 fc	5.9 fc	0.0 fc	N/A	N/A	+
5' 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: LIGHT LOSS FACTOR (LLF) 1.0.

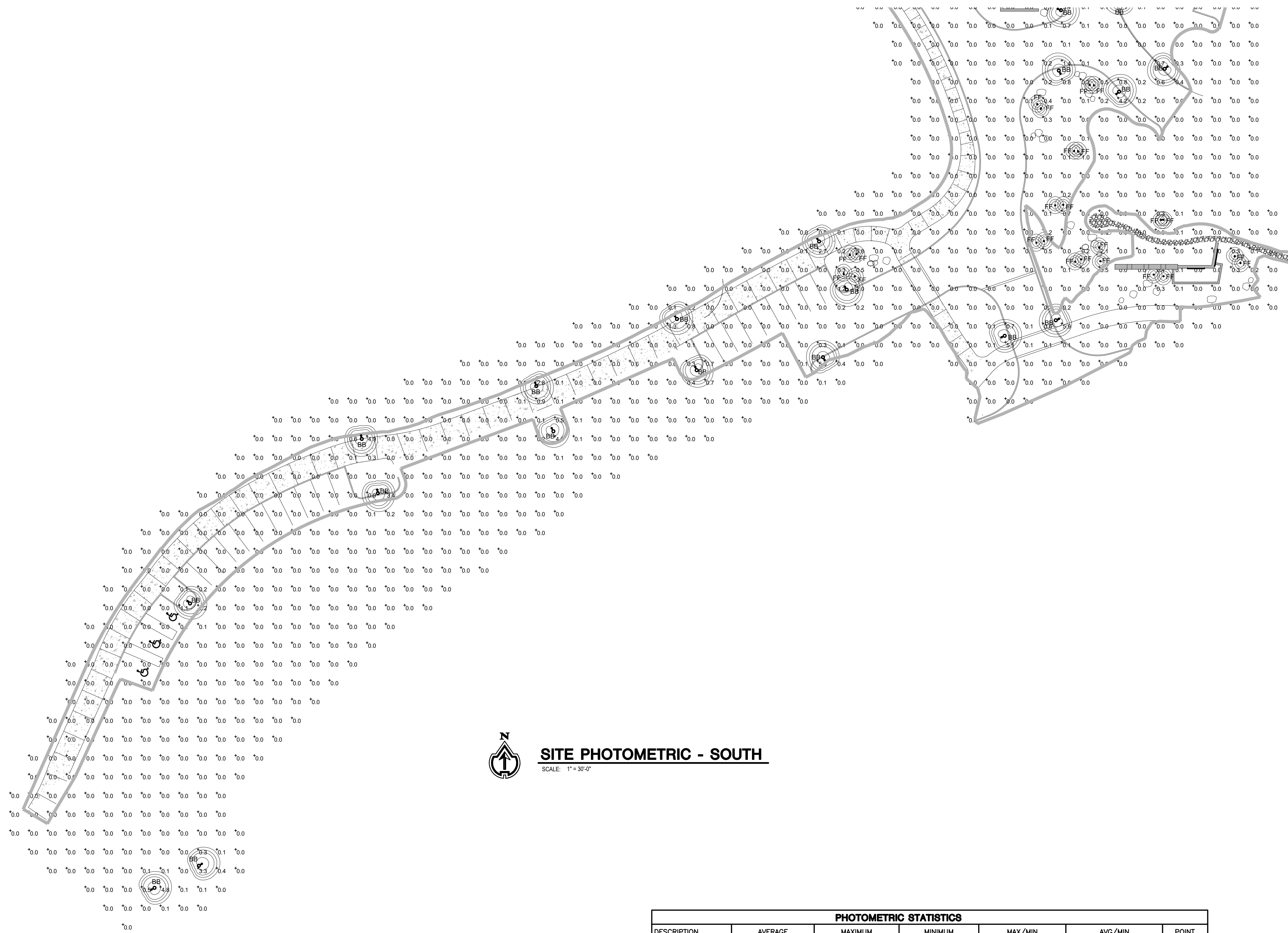
ENTIRE SITE PLAN AND ADJACENT AREAS ARE ALL WITHIN THE SAME PROPERTY LINE, NOT SHOWN ON PLAN.



**SITE PHOTOMETRIC - NORTH**

SCALE: 1" = 30'-0"





**SITE PHOTOMETRIC - SOUTH**  
SCALE: 1" = 30'-0"

PHOTOMETRIC STATISTICS						
DESCRIPTION	AVERAGE	MAXIMUM	MINIMUM	MAX/MIN	AVG/MIN	POINT
To Property Line	0.2 fc	5.9 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: LIGHT LOSS FACTOR (LLF) 1.0.  
ENTIRE SITE PLAN AND ADJACENT AREAS ARE ALL WITHIN THE SAME PROPERTY LINE, NOT SHOWN ON PLAN.







Drawing: S:\Projects\2020\20008\2\_Design\Lighting\Photometrics\Entire\20008\_Site\_Photometric - DRB 7.01.21.dwg  
 Last Saved: July 2, 2021 10:23:24 AM by Kearney  
 Last Plotted: 7/2/2021 10:28:18 AM  
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Note: Source lumens shown

Xenia\_A PRO | Linear profiles | 120V-ONLY | poweredLED | Wet location | Integral Driver | Drive over | 7.7W/ft

Power	Length	Beam Spread	Mounting	Finish	Asymmetry
8.1W	2700K, 3000K, 3500K, 4000K	76d, 80d, 83d, 88d	Narrow Spot, Narrow Flood, Flood, Wide Flood	M, W, T, N	68, 29, 50, 90, 25, 67
16.7W	2700K, 3000K, 3500K, 4000K	162d, 162d, 162d, 167d	Narrow Spot, Narrow Flood, Flood, Wide Flood	M, W, T, N	68, 29, 50, 90, 25, 67
23W	2700K, 3000K, 3500K, 4000K	232d, 232d, 232d, 234d	Narrow Spot, Narrow Flood, Flood, Wide Flood	M, W, T, N	68, 29, 50, 90, 25, 67
30.1W	2700K, 3000K, 3500K, 4000K	302d, 302d, 302d, 302d	Narrow Spot, Narrow Flood, Flood, Wide Flood	M, W, T, N	68, 29, 50, 90, 25, 67
38.3W DC	2700K, 3000K, 3500K, 4000K	382d, 382d, 382d, 382d	Narrow Spot, Narrow Flood, Flood, Wide Flood	M, W, T, N	68, 29, 50, 90, 25, 67

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Catalog Information: E8188(X)-W-08-E9976(X)-E99766-(CABLES AS REQUIRED) Date: 04/21/2021  
 Fixture Type: M2  
 Page: 1 of 1

**TYPE M2**  
SCALE: NONE

DENALI LED (INTEGRAL) IP66 RATED

CATALOG NUMBER LOGIC  
 Example: DE-LED-TR-x108-SP-BZW-9-11-A-ELV-120

**MATERIAL**  
 Aluminum

**SERIES**  
 DE - Denali

**SOURCE**  
 LED - Chip on Board Technology

**HOUSING**  
 IT1 - Integral Driver

**LED TYPE**  
 x108 - 13W/2700K/80CRI x101 - 13W/2700K/90CRI  
 x109 - 13W/3000K/80CRI x102 - 13W/3000K/90CRI  
 x103 - 13W/3500K/80CRI x04 - 13W/3500K/90CRI  
 x104 - 13W/4000K/80CRI x05 - 13W/4000K/90CRI  
 x109 - 13W/2700K/80CRI x108 - 13W/2700K/90CRI  
 x109 - 13W/3000K/80CRI x107 - 13W/3000K/90CRI  
 x104 - 13W/3500K/80CRI x108 - 13W/3500K/90CRI  
 x108 - 13W/4000K/80CRI x109 - 13W/4000K/90CRI

**OPTICS**  
 E1 - Spot (27°) FL - Flood (27°) WFL - Wide Flood (60°)

**FINISH** (See page 2 for RAL-color swatches)  
 Standard Finishes (BZP, BZW, BLU, BLW, WHP, WHA, SAP, VBR)  
 Premium Finish (ABP, AMS, AQW, BCM, BGE, BPP, CAP, CMG, CR, CRM, HUG, MDS, NBR, OCP, RAG, SCS, SAG, TWS, WCP, WR)

**SHIELDING**  
 IT1 - Non-combustible

**LENS TYPE\***  
 9 - Clear (Standard)  
 12 - 50° Focus 13 - Haze/Clear

**CAP STYLE**  
 A - 45°  
 B - 90°  
 C - Flush  
 D - 45° Less Weephole (Interior use only)  
 E - 90° Less Weephole (Interior use only)

**CONTROLS**  
 ELV - Dimming Driver (For use with Electronic Low Voltage Dimmer)\*\*  
 INC - Dimming Driver (For use with incandescent dimmer)\*\*

**INPUT VOLTAGE**  
 120 - 120 VAC

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Catalog Information: DE-LED-TR-x123-SP-[FINISH]-13-11-A-ELV-120-BC6-[FINISH] Date: 04/21/2021  
 Fixture Type: H2  
 Page: 1 of 6

**TYPE H2**  
SCALE: NONE

FXLuminaire

LED Down Lights

PROJECT: \_\_\_\_\_  
 CATALOG # \_\_\_\_\_  
 TYPE \_\_\_\_\_  
 NOTES \_\_\_\_\_

Optional Hanging Bracket

LANDSCAPE LIGHTING

**TYPE FF**  
SCALE: NONE

PS Down Light DESIGNER PLUS

Top-mounted cylindrical down light in 1, 3, 6, or 9 LED. Available in brass and copper. An RGBW version is also available for use with Luxor® ZDC systems.

**Quick Facts**

- Die-cast C360 brass
- Natural, powder coated, or antiqued copper or brass finish
- Cree® integrated LEDs
- Tamper-resistant features
- Color temperature filters
- Compatible with Luxor technology
- Dimmable
- Input voltage: 10-15V

LANDSCAPE LIGHTING

**TYPE WPE**  
SCALE: NONE

**Invue**

DESCRIPTION  
 The Entr 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 AccuLED Optics™ system, the Entr LED luminaire offers designers vast versatility in system design, function and performance. Use Entr LED for wall mount architectural lighting applications and egress lighting requirements. ULULCL listed for use in wet locations.

**DESCRIPTION**  
 The Entr 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 AccuLED Optics™ system, the Entr LED luminaire offers designers vast versatility in system design, function and performance. Use Entr LED for wall mount architectural lighting applications and egress lighting requirements. ULULCL listed for use in wet locations.

**SPECIFICATION FEATURES**

**Construction**  
 HOUSING: Heavy wall, one-piece, die-cast aluminum construction for precise tolerance control and repeatability in manufacturing. Integral extruded aluminum heat sink provides superior thermal heat transfer in +42°C ambient environments. FACEPLATE / DOOR: One-piece, die-cast aluminum construction. Captive, side hinged faceplate opens 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 sealed for IP66 rating. HARDWARE: Stainless steel mounting screws and latch hardware allow access to electrical components for installation and servicing.

**Optics**  
 Choice of patented, high efficiency AccuLED Optics™ and optional DC construction available. All fixtures are shipped standard with 10kV/10kA common and differential mode surge protection. LightSquare feature an IP66 enclosure rating and maintain greater than 98% lumen maintenance at 60,000 hours, per IESNA TM-21. Emergency egress options for -20°C ambient occupancy sensor, and dimming options available.

**Mounting**  
 JUNCTION BOX: Standard with zinc-plated, quick mount junction box plate that mounts directly to 4" J-Box. LightSquare mounts facing downward. Return slides over mounting plate and is secured with two stainless steel fasteners. Mounting plate features a one-piece EPDM gasket on back side of plate to firmly seal fixture to wall surface, forbidding entry of moisture and particulate. Optional mounting arrangements utilize a die-cast mounting adaptor box to allow for LED battery pack surface conduit and trough branch wiring. The Entr LED luminaire is approved for mounting on combustible surfaces.

**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 120V-277V 50/60Hz, 3A/1.5A or 480V 60/42 operation. 480V is compatible for use with 480V Vys systems only. Greater than 0.9 power factor, less than 20% harmonic distortion, and is suitable for operation in 40°C to 40°C ambient environments and optional DC construction available.

**Finish**  
 Housing is finished in five stage super TIGC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. LightSquare cover plates are standard white and may be specified to match finish of luminaire housing. Standard colors include black, bronze, gray, white, dark platinum and graphite metallic. RAL and custom color matches available. Consult Outdoor Architectural Colors brochure for a complete selection.

**Warranty**  
 Five-year warranty.

**LightSquare Solid State LED**

ARCHITECTURAL WALL LUMINAIRE

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Catalog Information: E8188(X)-W-08-E9976(X)-E99766-(CABLES AS REQUIRED) Date: 04/21/2021  
 Fixture Type: M2  
 Page: 1 of 6

**TYPE M2**  
SCALE: NONE

ENTRI LED

ORDERING INFORMATION

Product Family	Color Temperature	Voltage	Distribution	Finish
ENT-Entr Triangular	2700K, 3000K, 3500K, 4000K	120-277V	12° Type II	White
ENT-Entr Triangular	2700K, 3000K, 3500K, 4000K	120-277V	12° Type II	White
ENT-Entr Triangular	2700K, 3000K, 3500K, 4000K	120-277V	12° Type II	White

509 inter-USA.com MAESTRO 2.0

Catalog Information: E8188(X)-W-08-E9976(X)-E99766-(CABLES AS REQUIRED) Date: 04/21/2021  
 Fixture Type: M2  
 Page: 1 of 6

ENTRI LED

ORDERING INFORMATION

Product Family	Color Temperature	Voltage	Distribution	Finish
ENT-Entr Triangular	2700K, 3000K, 3500K, 4000K	120-277V	12° Type II	White
ENT-Entr Triangular	2700K, 3000K, 3500K, 4000K	120-277V	12° Type II	White
ENT-Entr Triangular	2700K, 3000K, 3500K, 4000K	120-277V	12° Type II	White

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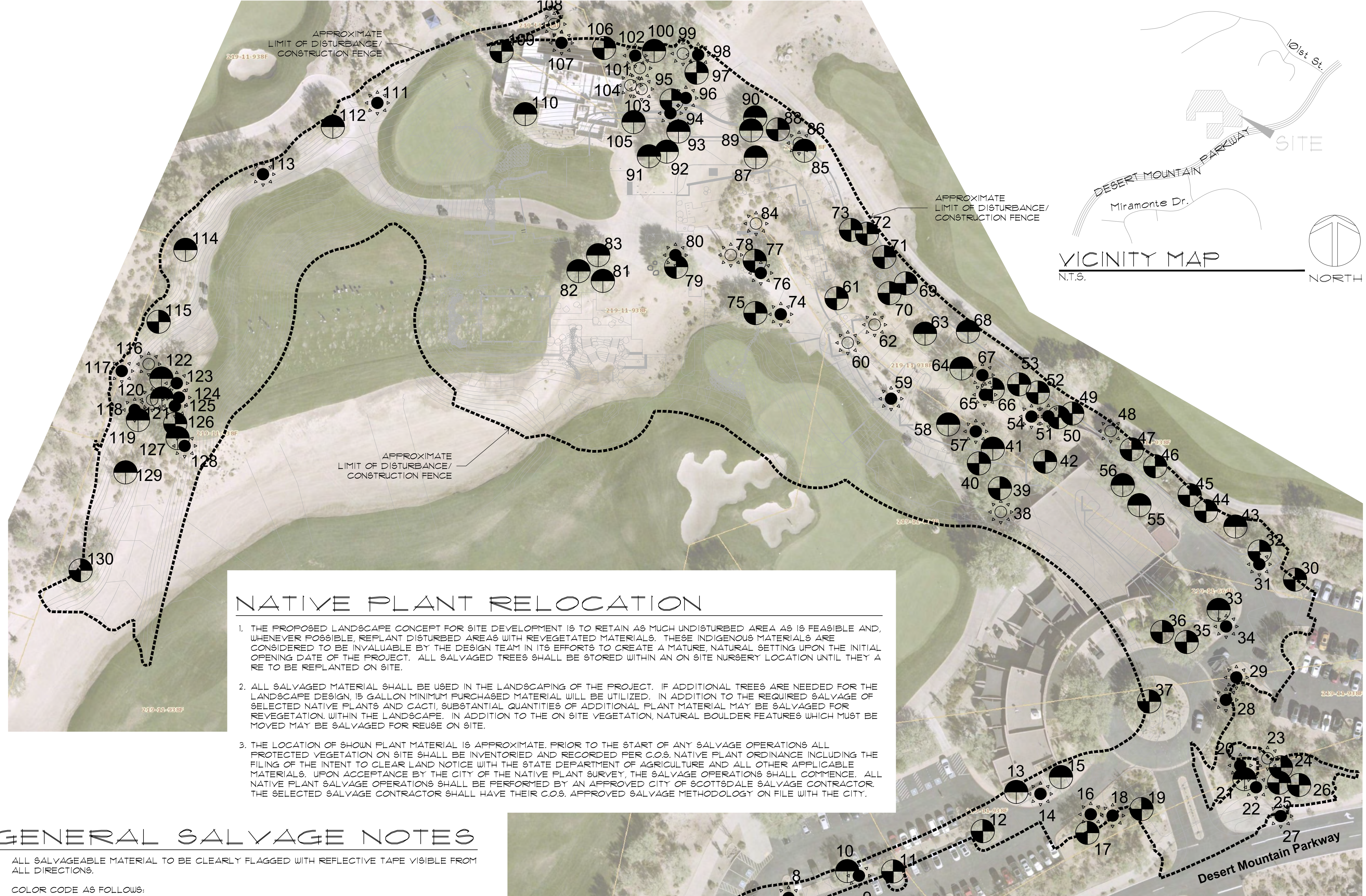
Catalog Information: E8188(X)-W-08-E9976(X)-E99766-(CABLES AS REQUIRED) Date: 04/21/2021  
 Fixture Type: M2  
 Page: 1 of 6

**TYPE WPE**  
SCALE: NONE



NATIVE PLANT INVENTORY

Plant #	Common Name	Caliper (in)/ Height (ft)	Cacti Arms	Status	Comments
1	Mesquite	16		N5	Proximity to Cart Path / Cambium Damage
2	Mesquite	16		S	
3	Foothills Palo Verde	8		N5	Branch Damage / Cambium Damage
4	Mesquite	24		S	
5	Mesquite	4		S	
6	Mesquite	4		S	
7	Mesquite	7		S	
8	Yucca elata	11		S	
9	Yucca elata	8		S	
10	Blue Palo Verde	15		N5	Witches Broom
11	Mesquite	12		S	
12	Mesquite	20		S	
13	Crucifixion Thorn	15		N5	Cambium Damage / Declining
14	Yucca elata	9		S	
15	Blue Palo Verde	22		N5	Witches Broom
16	Barrel	3		S	
17	Mesquite	20		S	
18	Saguaro	9		S	
19	Juniper	40		S	
20	Yucca elata	7		S	
21	Blue Palo Verde	18		N5	Cambium Damage / Trunk Damage
22	Yucca elata	12		S	
23	Yucca elata	7		N5	Damaged / Declining
24	Blue Palo Verde	8		S	
25	Blue Palo Verde	9		S	
26	Mesquite	22		S	
27	Ocotillo	14		S	
28	Barrel	4		S	
29	Saguaro	16	1	S	
30	Foothills Palo Verde	26		S	
31	Barrel	4		S	
32	Mesquite	20		S	
33	Mesquite	40		N5	Wide Base / Poor Structure
34	Barrel	5		S	
35	Mesquite	36		S	
36	Blue Palo Verde	6		S	
37	Mesquite	30		S	
38	Yucca elata	12		N5	Form / Wide Base / 3 heads
39	Blue Palo Verde	26		S	
40	Mesquite	34		S	
41	Mesquite	24		N5	Exposed Roots
42	Mesquite	36		S	
43	Whitethorn Acacia	6		N5	Branch Dieback / Declining
44	Mesquite	18		S	
45	Mesquite	14		S	
46	Blue Palo Verde	20		S	
47	Mesquite	22		S	
48	Yucca elata	12		N5	Leaning / Poor Structure
49	Mesquite	14		S	
50	Mesquite	5		S	
51	Barrel	5		S	
52	Mesquite	22		S	
53	Mesquite	24		S	
54	Saguaro	29	4	S	
55	Blue Palo Verde	18		N5	Cambium Damage / Trunk Damage
56	Blue Palo Verde	20		N5	Proximity to Building / Asphalt
57	Ocotillo	16		S	
58	Mesquite	24		N5	Leaning / Poor Structure
59	Saguaro	51	5	S	
60	Yucca elata	17		N5	Form / Proximity to Sidewalk / 4 heads
61	Foothills Palo Verde	14		S	
62	Yucca elata	8		N5	Form / Wide Base / 4 heads
63	Blue Palo Verde	12		N5	Witches Broom
64	Blue Palo Verde	20		N5	Exposed / Shallow Roots
65	Barrel	4		S	
66	Mesquite	15		S	
67	Barrel	4		S	
68	Mesquite	12		N5	Cambium Damage / Trunk Damage

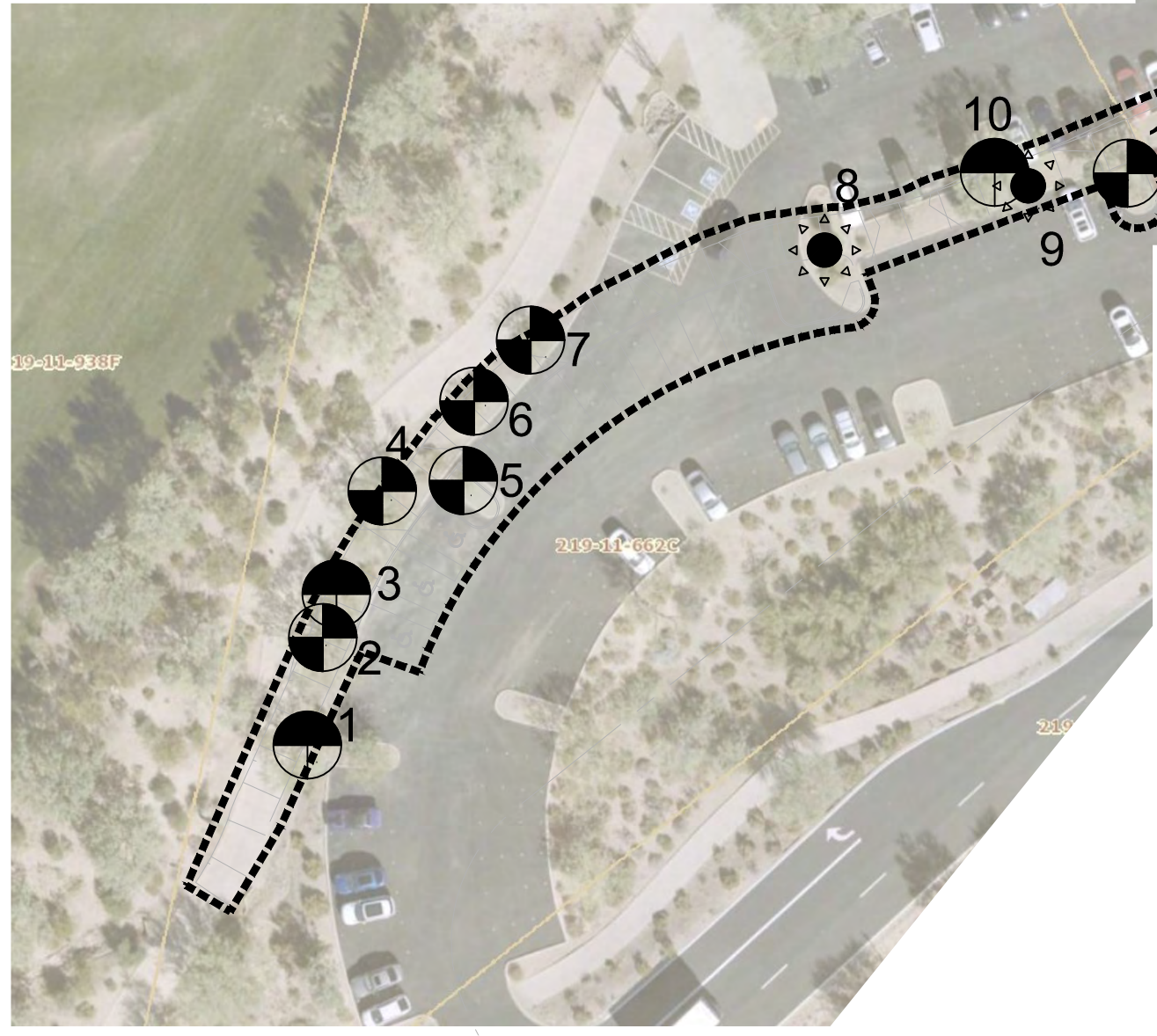


NATIVE PLANT RELOCATION

1. THE PROPOSED LANDSCAPE CONCEPT FOR SITE DEVELOPMENT IS TO RETAIN AS MUCH UNDISTURBED AREA AS IS FEASIBLE AND, WHENEVER POSSIBLE, REPLANT DISTURBED AREAS WITH REVEGETATED MATERIALS. THESE INDIGENOUS MATERIALS ARE CONSIDERED TO BE INVALUABLE BY THE DESIGN TEAM IN ITS EFFORTS TO CREATE A MATURE, NATURAL SETTING UPON THE INITIAL OPENING DATE OF THE PROJECT. ALL SALVAGED TREES SHALL BE STORED WITHIN AN ON SITE NURSERY LOCATION UNTIL THEY ARE TO BE REPLANTED ON SITE.
2. ALL SALVAGED MATERIAL SHALL BE USED IN THE LANDSCAPING OF THE PROJECT. IF ADDITIONAL TREES ARE NEEDED FOR THE LANDSCAPE DESIGN 15 GALLON MINIMUM PURCHASED MATERIAL WILL BE UTILIZED. IN ADDITION TO THE REQUIRED SALVAGE OF SELECTED NATIVE PLANTS AND CACTI, SUBSTANTIAL QUANTITIES OF ADDITIONAL PLANT MATERIAL MAY BE SALVAGED FOR REVEGETATION WITHIN THE LANDSCAPE. IN ADDITION TO THE ON SITE VEGETATION, NATURAL BOULDER FEATURES WHICH MUST BE MOVED MAY BE SALVAGED FOR REUSE ON SITE.
3. THE LOCATION OF SHOWN PLANT MATERIAL IS APPROXIMATE. PRIOR TO THE START OF ANY SALVAGE OPERATIONS ALL PROTECTED VEGETATION ON SITE SHALL BE INVENTORIED AND RECORDED PER C.O.S. NATIVE PLANT ORDINANCE INCLUDING THE FILING OF THE INTENT TO CLEAR LAND NOTICE WITH THE STATE DEPARTMENT OF AGRICULTURE AND ALL OTHER APPLICABLE MATERIALS. UPON ACCEPTANCE BY THE CITY OF THE NATIVE PLANT SURVEY, THE SALVAGE OPERATIONS SHALL COMMENCE. ALL NATIVE PLANT SALVAGE OPERATIONS SHALL BE PERFORMED BY AN APPROVED CITY OF SCOTTSDALE SALVAGE CONTRACTOR. THE SELECTED SALVAGE CONTRACTOR SHALL HAVE THEIR C.O.S. APPROVED SALVAGE METHODOLOGY ON FILE WITH THE CITY.

GENERAL SALVAGE NOTES

1. 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
2. TAGS SHALL BE NUMBERED TO CORRESPOND WITH THE PLANT INVENTORY AND SITE PLAN.
3. ALL MATERIAL TO BE SALVAGED SHALL BE REMOVED BEFORE ANY CLEARING OR GRADING TAKES PLACE.
4. 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 TOWN. A MAXIMUM OF 10% OF THE PLANT MATERIAL WILL NOT BE REQUIRED TO BE REPLACED.
5. ALL REQUIREMENTS OF THE STATE OF ARIZONA, INCLUDING THE "NOTICE OF INTENT TO CLEAR LAND," SHALL BE MET NOTWITHSTANDING ANY APPROVALS BY THE CITY.
6. NATIVE PLANTS DEVEGETATED FROM SITE PRIOR TO DEVELOPMENT SHALL BE STORED IN A TEMPORARY NURSERY HOLDING SITE AND DRIP IRRIGATED UTILIZING A AUTOMATIC DRIP IRRIGATION SYSTEM.
7. PLANT MATERIALS MUST BE INDIVIDUALLY TAGGED IN THE FIELD AT THE TIME THE INVENTORY PLANS ARE SUBMITTED. TAGGED MATERIAL MUST BE CLEARLY MARKED WITH WATERPROOF INK AND INCLUDE THE NUMBER WHICH CORRESPONDS TO THE NUMBER SHOWN ON THE PLAN.
8. TAGS MUST BE ATTACHED SO THEY WILL REMAIN ON THE PLANT FOR THE DURATION OF THE SALVAGE AND NURSERY STORAGE PERIOD.
9. ALL PLANT MATERIAL MUST REMAIN ON SITE UNTIL SALVAGE PLAN IS APPROVED.
10. CONTRACTOR TO WALK PROJECT SITE WITH OWNER AND LANDSCAPE ARCHITECT PRIOR TO SALVAGE TO DETERMINE FINAL STATUS OF ALL EXISTING PLANT MATERIAL.



ADDITIONAL NOTES

1. THE CONTRACTOR SHALL STAKE AND ROPE AROUND ALL "PROTECT IN PLACE" PLANTS THAT ARE WITHIN THE LIMITS OF DISTURBANCE PRIOR TO CONSTRUCTION.
2. THE ARCHAEOLOGICAL SITE SHALL BE STAKED AND ROPED WITH THREE (3) STRANDS OF ROPE PRIOR TO CONSTRUCTION.

NOTES:  
 1. PLANT NURSERY TO BE LOCATED ON SITE.  
 2. ADDITIONAL CACTUS UNDER 3' ARE TO BE SALVAGED IF POSSIBLE.

NATIVE PLANT INVENTORY  
 APPROVED  
 CITY OF SCOTTSDALE

CASE NUMBER \_\_\_\_\_ APPROVED BY \_\_\_\_\_ DATE \_\_\_\_\_

CONSTRUCTION AND INSTALLATION SHALL BE IN ACCORDANCE WITH THIS PLAN AND ANY AND ALL DEVIATION WILL REQUIRE REAPPROVAL. LANDSCAPE INSTALLATION TO BE APPROVED BY CITY OF SCOTTSDALE INSPECTION SERVICES BEFORE CERTIFICATION OF OCCUPANCY IS ISSUED.

**PLANT LEGEND**

TREE - SALVAGEABLE  
 TREE - NON-SALVAGEABLE  
 TREE - REMAIN IN PLACE  
 CACTI - SALVAGEABLE  
 CACTI - NON-SALVAGEABLE  
 CACTI - REMAIN IN PLACE

SCALE: 1" = 40' - 0"

0 25 50 100

NORTH

Call at least two full working days before any dig or excavation.  
**ARIZONA 811**  
 (800) 485-4848  
 In Maricopa County (602)253-1100



Collaborative V  
 Design Studio Inc.  
 7116 East 1st Avenue,  
 Suite 103  
 Scottsdale, Arizona  
 85251  
 office: 480-347-0590  
 fax: 480-656-6012



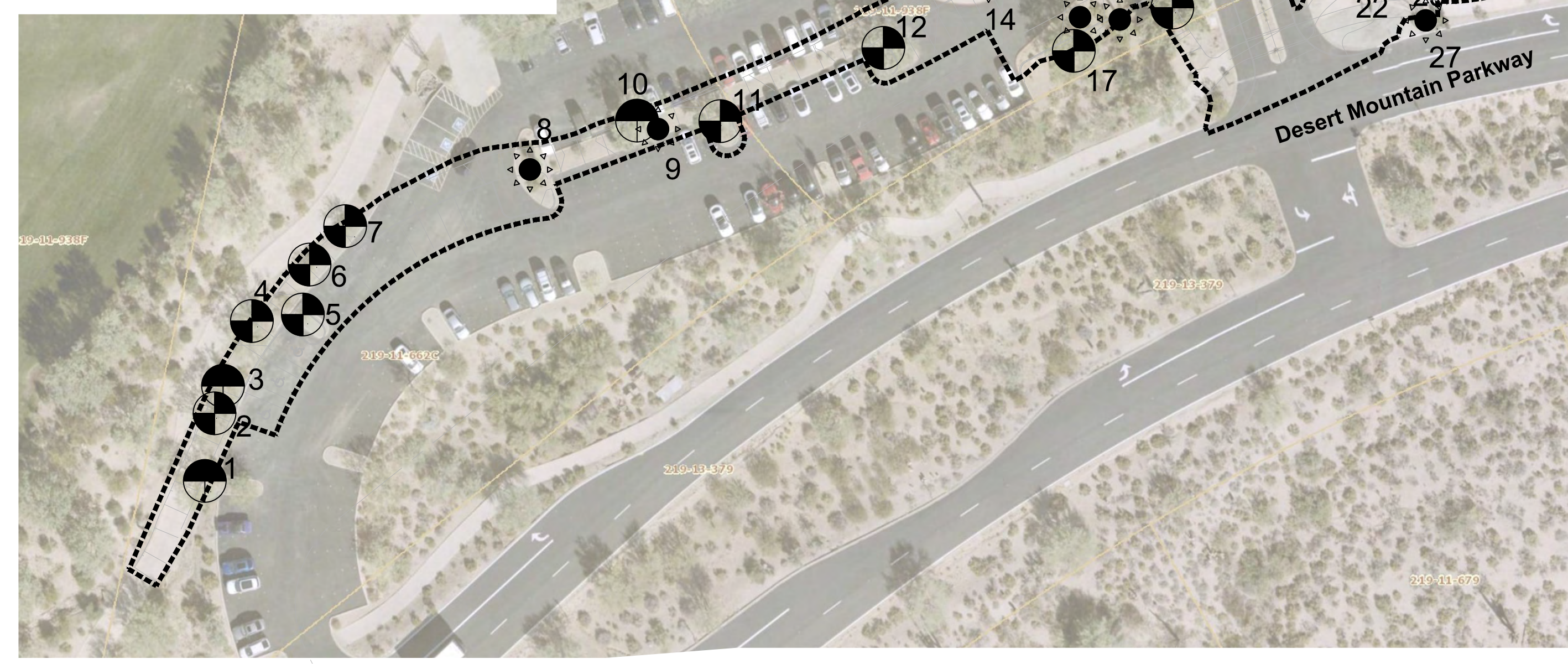
NATIVE PLANT INVENTORY - Renegade Clubhouse  
**Renegade Golf Course**  
 Scottsdale, Arizona

Native Plant Inventory  
 Renegade Club House



NATIVE PLANT INVENTORY

Plant #	Common Name	Caliper (in)/ Height (ft.)	Cacti Arms	Status	Comments
69	Mesquite	26		S	
70	Foothills Palo Verde	6		S	
71	Foothills Palo Verde	8		S	
72	Foothills Palo Verde	14		S	
73	Foothills Palo Verde	14		S	
74	Ocotillo	9		S	
75	Mesquite	28		S	
76	Yucca elata	6		S	
77	Blue Palo Verde	5		S	
78	Saguaro	50	2	NS	Declining
79	Blue Palo Verde	30		S	
80	Barrel	5		S	
81	Mesquite	14		NS	Exposed Roots / Leaning
82	Blue Palo Verde	26		NS	Broken Branches / Cambium Damage
83	Mesquite	14		NS	Leaning / Poor Structure
84	Yucca elata	6		NS	Damaged
85	Foothills Palo Verde	22		NS	Branch Damage / Cambium Damage
86	Saguaro	22	2	NS	Declining
87	Mesquite	12		NS	Exposed Roots / Leaning
88	Blue Palo Verde	6		S	
89	Blue Palo Verde	16		NS	Leaning / Poor Structure
90	Blue Palo Verde	18		NS	Leaning / Poor Structure
91	Blue Palo Verde	20		NS	Diseased / Cambium Damage
92	Blue Palo Verde	20		NS	Cambium Damage / Poor Structure
93	Mesquite	22		NS	Branch Damage / Cambium Damage
94	Yucca elata	10		S	2 heads
95	Mesquite	22		S	
96	Barrel	5		S	
97	Mesquite	22		S	
98	Ocotillo	16		S	
99	Yucca elata	12		NS	Damaged / Declining
100	Mesquite	38		NS	Proximity to Electric Box
101	Yucca elata	12		NS	Declining
102	Yucca elata	7		S	
103	Saguaro	14		NS	Declining / Proximity to Building
104	Saguaro	58	5	NS	Declining / Proximity to Concrete
105	Mesquite	16		NS	Leaning / Poor Structure
106	Mesquite	8		S	
107	Saguaro	30	2	S	
108	Yucca elata	5		NS	Form / Wide Base
109	Mesquite	20		S	
110	Mesquite	36		NS	Leaning / Cambium Damage
111	Saguaro	22		S	
112	Foothills Palo Verde	22		NS	Cambium Damage / Trunk Damage
113	Saguaro	16	1	S	
114	Foothills Palo Verde	22		NS	Mistletoe / Exposed Roots
115	Mesquite	24		S	
116	Yucca elata	10		NS	Form / Wide Base
117	Saguaro	20		S	
118	Yucca elata	9		S	
119	Blue Palo Verde	20		NS	Cambium Damage / Trunk Damage
120	Yucca elata	12		NS	Damaged
121	Mesquite	18		NS	Exposed Roots
122	Mesquite	12		NS	Exposed Roots
123	Yucca elata	10		S	
124	Yucca elata	13		S	
125	Yucca elata	8		S	
126	Mesquite	18		S	
127	Blue Palo Verde	14		NS	Trunk Form / Leaning
128	Yucca elata	8		S	
129	Foothills Palo Verde	18		NS	Cambium Damage / Trunk Damage
130	Mesquite	22		S	



**PLANT LEGEND**

TREE - SALVAGEABLE  
 TREE - NON-SALVAGEABLE  
 CACTI - SALVAGEABLE  
 CACTI - NON-SALVAGEABLE

NORTH  
 SCALE: 1" = 40' - 0"



Collaborative V  
Design Studio Inc.  
7116 East 1st Avenue,  
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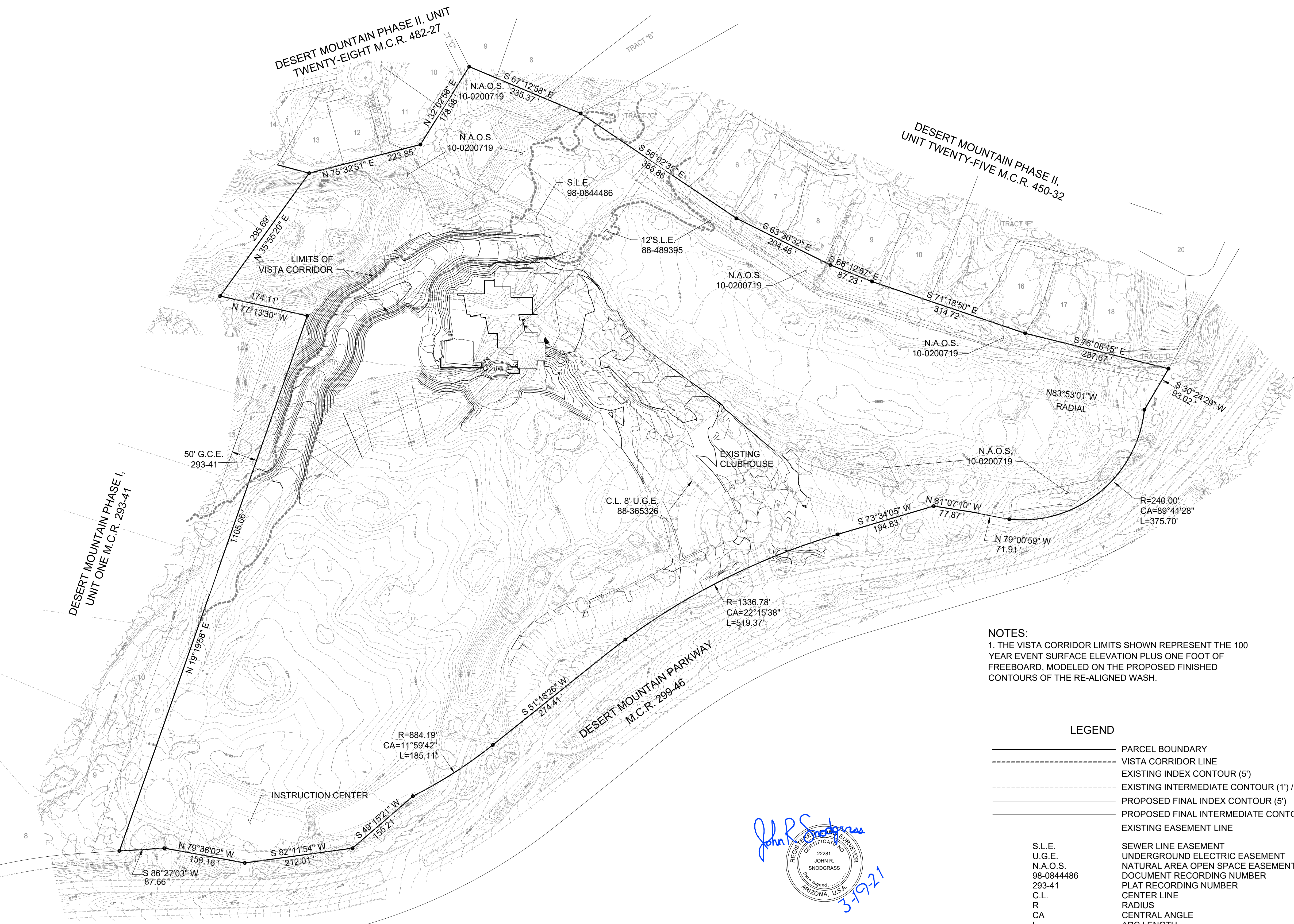
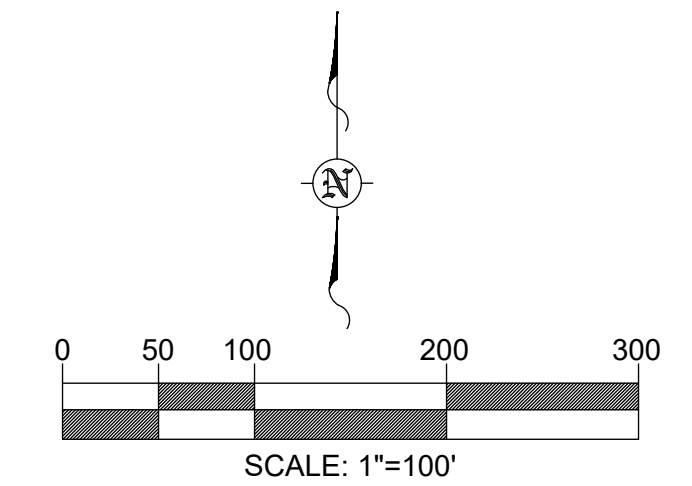


NATIVE PLANT INVENTORY - Renegade Clubhouse  
**Renegade Golf Course**  
Scottsdale, Arizona

DESIGNED BY: PV/MD/CP  
 DRAWN BY: CP  
 CHECKED BY: PV/MD  
 DATE: September 1, 2021  
 REVISIONS:  
 15-DR-2021

Renegade Club House





**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  
 15-DR-2021**

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		45 of 46	
JOB NO	DATE	SURVEY BY	DRWN BY
065993.500	3-2021	JRS	JRS

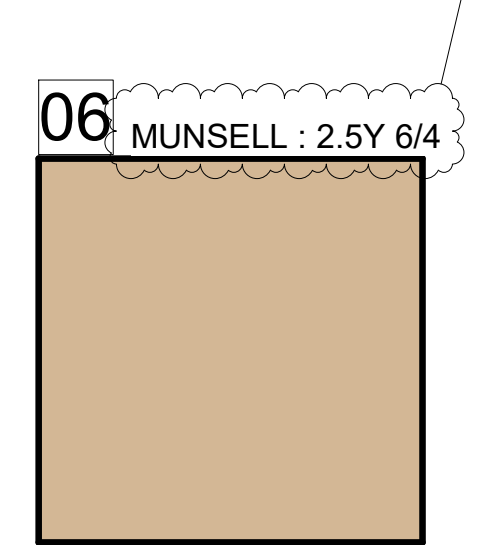
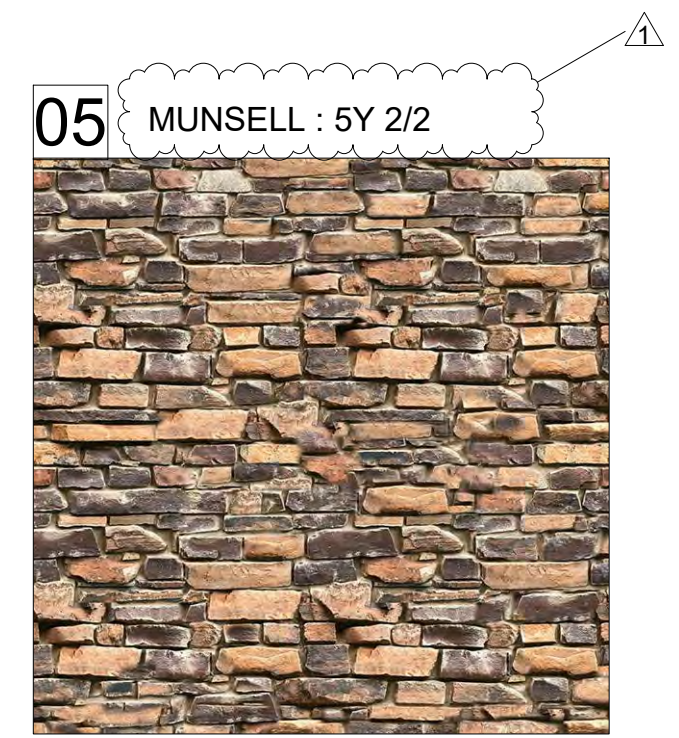
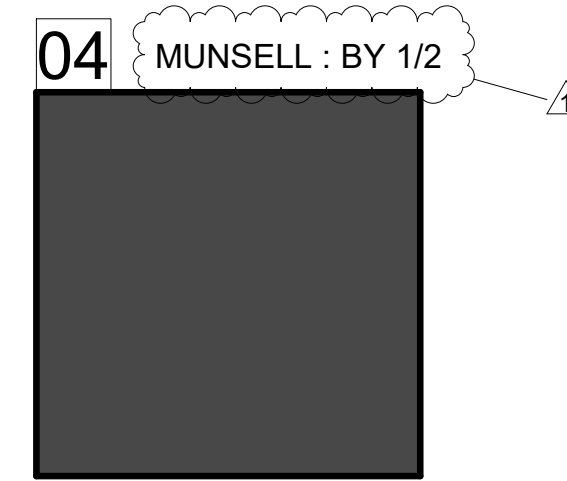
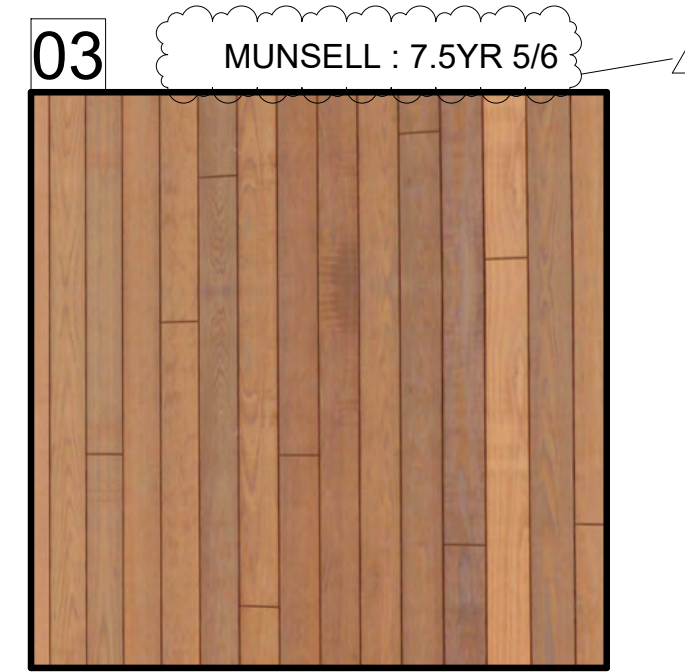
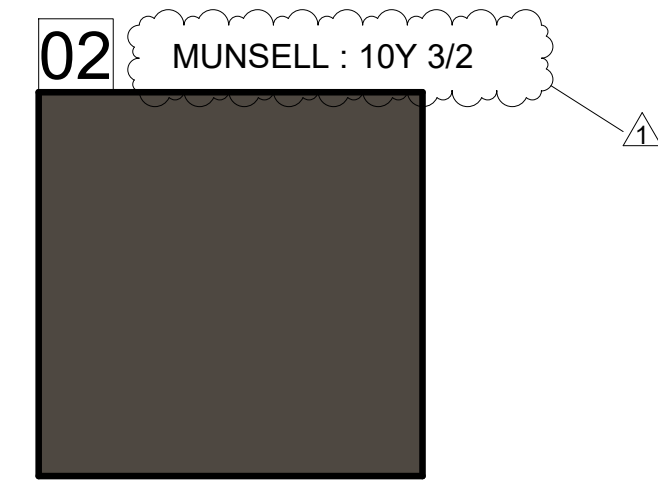
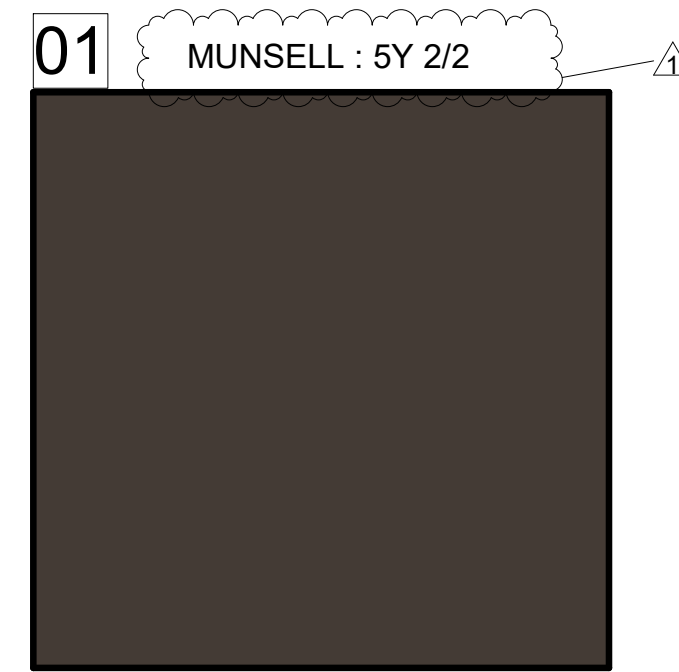
1018-PA-2020



MATERIALS NOTES

- 01 STANDING SEAM METAL ROOF : PAC CLAD - BURNISHED SLATE
- 02 PAINTED STEEL : SHERWIN WILLIAMS BLACK FOX \_ SW 7020
- 03 LIGHT STAINED DOUG FIR T&G CEILING
- 04 PAINTED STEEL : SHERWIN WILLIAMS BLACK MAGIC \_ SW 6991
- 05 4" "HUALAPAI CHOCOLATE" STONE VENEER
- 06 STUCCO PAINTED : SHERWIN WILLIAMS LIGONIER TAN \_ SW 7717
- 07 BOARD FORMED CONCRETE WALL
- 08 DARK STAINED DOUG FIR

NOTE :  
ALL COLORS TO HAVE LRV LESS THAN 35%



RENEGADE CLUBHOUSE  
DESERT MOUNTAIN

DEVELOPMENT REVIEW BOARD SUBMITTAL  
38580 N Desert Mountain Pkwy, Scottsdale, AZ 85262

NOT FOR  
CONSTRUCTION

15-DR-2021

DRAWN BY:	MB
CHECKED BY:	DR/GBW
PROJECT NO.:	2019001.20
ISSUE DATE:	03/12/2021
REVISIONS:	07/19/2021

SHEET TITLE:

BUILDING EXTERIOR  
MATERIAL BOARD

SHEET NUMBER: