DEVELOPMENT REVIEW BOARD REPORT

MEETING DATE: February 10, 2005 ITEM NO. 3

SUBJECT	**DC Ranch Parcel T4** **27-PP-2004**
LOCATION	E Horseshoe Canyon Drive/E Thompson Peak PY (Corner)
REQUEST	Request to approve a Preliminary Plat for 33 custom lot residences on a 39 +/- Acre parcel.

Key Items for Consideration:

- This is a new subdivision located within DC Ranch's Town Center study area.
- The Beardsley Wash abuts the property on the east side, and the commercial portion of the Town Center abuts the property to the southwest.
- This plat represents development at less density than the original Master Plan anticipated.
- The development will comply with the Generalized Design Concept (GDC) for the Town Center Study Area of DC Ranch and the Master Plans for Planning Units III, V, and VI, including the Master Environmental Design Concept Plan.

Related Policies, References:

- 54-ZN-1989#1 thru 8; Generalized Design Concept (GDC) for the Town Center Study Area
- Planning Units III, V, and VI Master Plans

OWNER	DC Ranch, LLC 480-367-7000
APPLICANT CONTACT	Karrin Taylor Biskind Hunt & Taylor 602-955-2328

BACKGROUND

Zoning/Context.

This property is located at the southeast corner of Thompson Peak Parkway and Horseshoe Canyon Drive. This property is located within the DC Ranch Master Planned Community and is part of DC Ranch's Town Center study area located at the core of the community. The Town Center is planned for single-family homes and mixed-use development consisting of office, retail, and integrated residential uses. This property is zoned Single Family Residential/Planned Community District (R1-10/PCD), which allows single-family housing units.

This property is bounded by the Beardsley Wash to the east; Thompson Peak Parkway to the west; commercial development to the southwest; Horseshoe Canyon Drive to the north and the Planned McDowell-Sonoran Preserve to the south. Further to the east of the Beardsley Wash and to the west of Thompson Peak Parkway are existing single-family homes. This site slightly crowns in the middle and gently slopes to both the east and the west. The southernmost portion of the property was used for material stockpiling.

APPLICANT'S PROPOSAL

Goal/Purpose of Request.
This is a request for approval of a final subdivision plat of 39 acres into 33 lots (less than one home per acre). Access to the subdivision will be provided from Horseshoe Canyon Drive to the north and Siesta Lane/102nd Street to the east. The proposed road and lot locations in the subdivision have been designed to preserve the abutting wash and minimize land disturbance. All development will comply with the Generalized Design Concept (GDC) for the Town Center Study Area and with the Master Development Plans for DC Ranch, including the Environmental Design Master Plan (EDMP).

IMPACT ANALYSIS

Traffic.
There will be one point of access from Horseshoe Canyon Drive to the north, and another point of access from Siesta Lane/102nd Street to the east. Roads will be private and will be constructed per the approved Master Circulation Plan. Surrounding roads are constructed and have been designed to accommodate the proposal. A pedestrian connection will be provided to the commercial development to the southwest.

Airport Vicinity.
This property is located outside the airport noise influence area.

Water/Sewer.
The developer is responsible for new water and sewer infrastructure to service the site. Water and sewer infrastructure will be constructed per the approved Master Water and Wastewater Plans. There are no anticipated impacts as this area has been master planned for the proposed uses.

Police/Fire.
Police and fire facilities exist in the DC Ranch Master Planned Community and no service impacts are anticipated.

Schools.
The subdivision falls within the Scottsdale Unified School District. The School District has been notified of subdivisions within DC Ranch, and has stated that there is adequate capacity as long as the subdivisions conform to the densities approved in the original master plan. This subdivision represents development at a much lesser density than the original master plan anticipated.

Open space.
Open space will be provided along the Beardsley Wash, within buffered setbacks along Thompson Peak Parkway and Horseshoe Canyon Drive, and within the development.

Community Involvement.
DC Ranch has posted this development in their newsletter, and the surrounding neighborhoods have been notified. There have been no comments regarding this case.

STAFF RECOMMENDATION

Recommended Approach:
Staff recommends approval, subject to the attached stipulations.

RESPONSIBLE DEPT(S)

Planning and Development Services Department
Current Planning Services

STAFF CONTACT(S)

Tim Curtis
Project Coordination Manager
480-312-4210
E-mail: tcurtis@ScottsdaleAZ.gov

APPROVED BY

_____

Report Author

_____

Lusia Galav, AICP
Development Planning Manager
Phone: 480-312-2506
E-mail: lgalav@scottsdaleaz.gov

ATTACHMENTS

1. Applicant Narrative
2. Context Aerial
2A. Aerial Close-Up
3. Zoning Map
4. Preliminary Plat
A. Fire Ordinance Requirements
B. Stipulations/Zoning Ordinance Requirements

DC Ranch
Parcels T2 and T4
Preliminary Plat
Pre-Application Project Narrative

This application requests Development Review Board approval of a preliminary plat consisting of 33 custom lots in the Silverleaf area of DC Ranch.

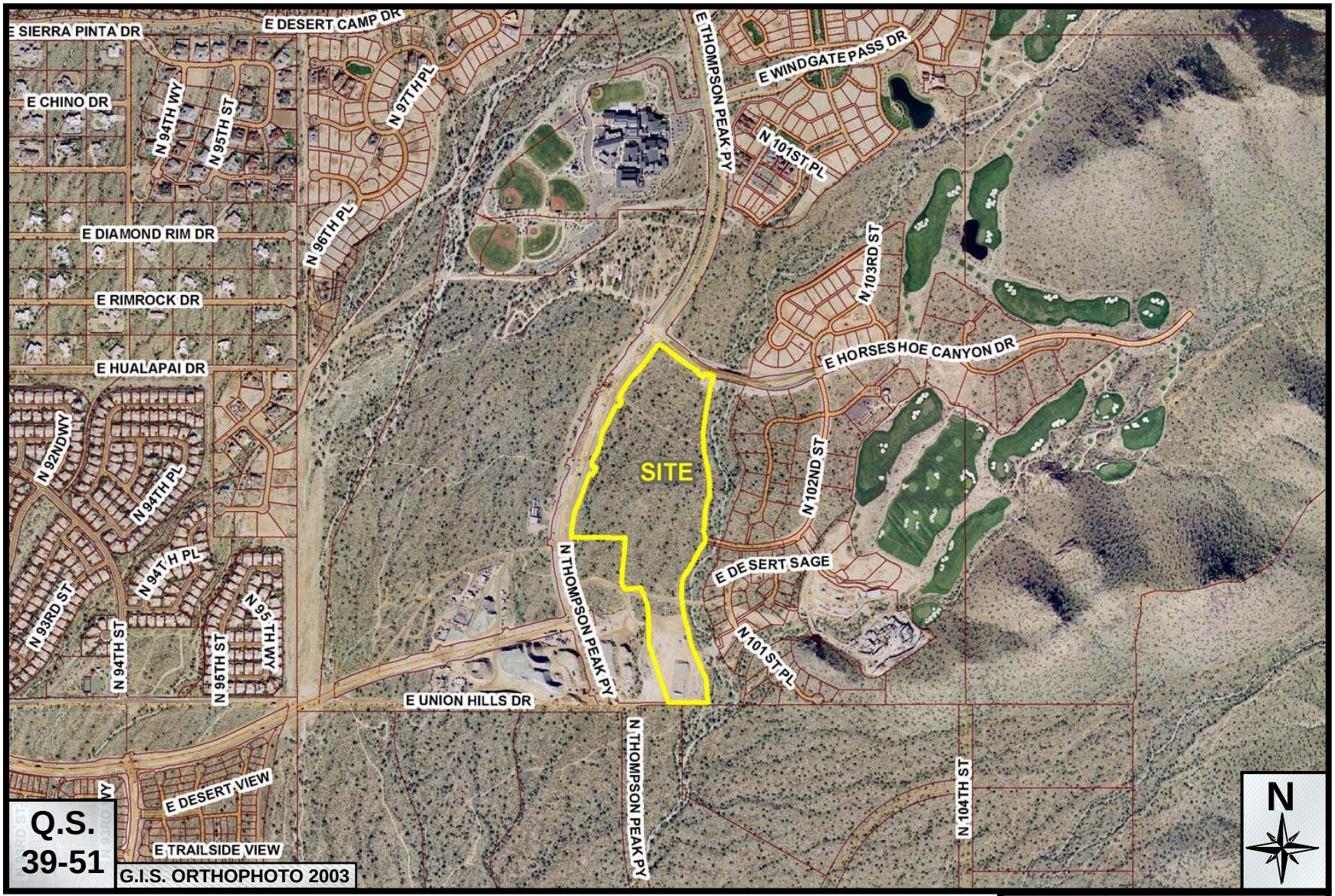
Parcels T2 and T4 are being combined into one parcel and renamed as Parcel T4. Parcel T4 is approximately 39 acres and is located at the southeast corner of Thompson Peak Parkway and Horseshoe Canyon Drive. Parcel T4 is bordered by Horseshoe Canyon Drive to the north, Thompson Peak Parkway to the west, the Beardsley Wash to the east and the DC Ranch Village Health Club and Spa and residentially zoned property to the south. Entry into this subdivision will be from Horseshoe Canyon Drive through the Horseshoe Canyon Drive Guard Gate. The property may also be accessed via 102nd Street which crosses the Beardsley Wash to the east. Planning for this subdivision focused on two natural amenities, the Beardsley Wash and the panoramic views associated with Canyon Five, which is located east of the Beardsley Wash on the eastern edge of DC Ranch. Elevation differences on the property (1700' to 1780' above sea level) allow for view site lines towards the McDowell Mountains and the Valley landscape to the south. Parcel T4 is the final parcel to be planned in the Silverleaf area of DC Ranch.

The property is zoned R1-10 which allows up to 167 residential units equating to 4.3 dwelling units per acre. As set forth above, the development plan is for 33 lots which equates to less than one dwelling unit per acre, ranging in size from .66 acres to over 1 acre in size. Planning on this property is similar to that found across the Beardsley Wash to the east and across Thompson Peak Parkway to the west.

Roadways within Parcel T4 will be private and designed in accordance with the development standards for the Silverleaf area of DC Ranch.

ATTACHMENT #1

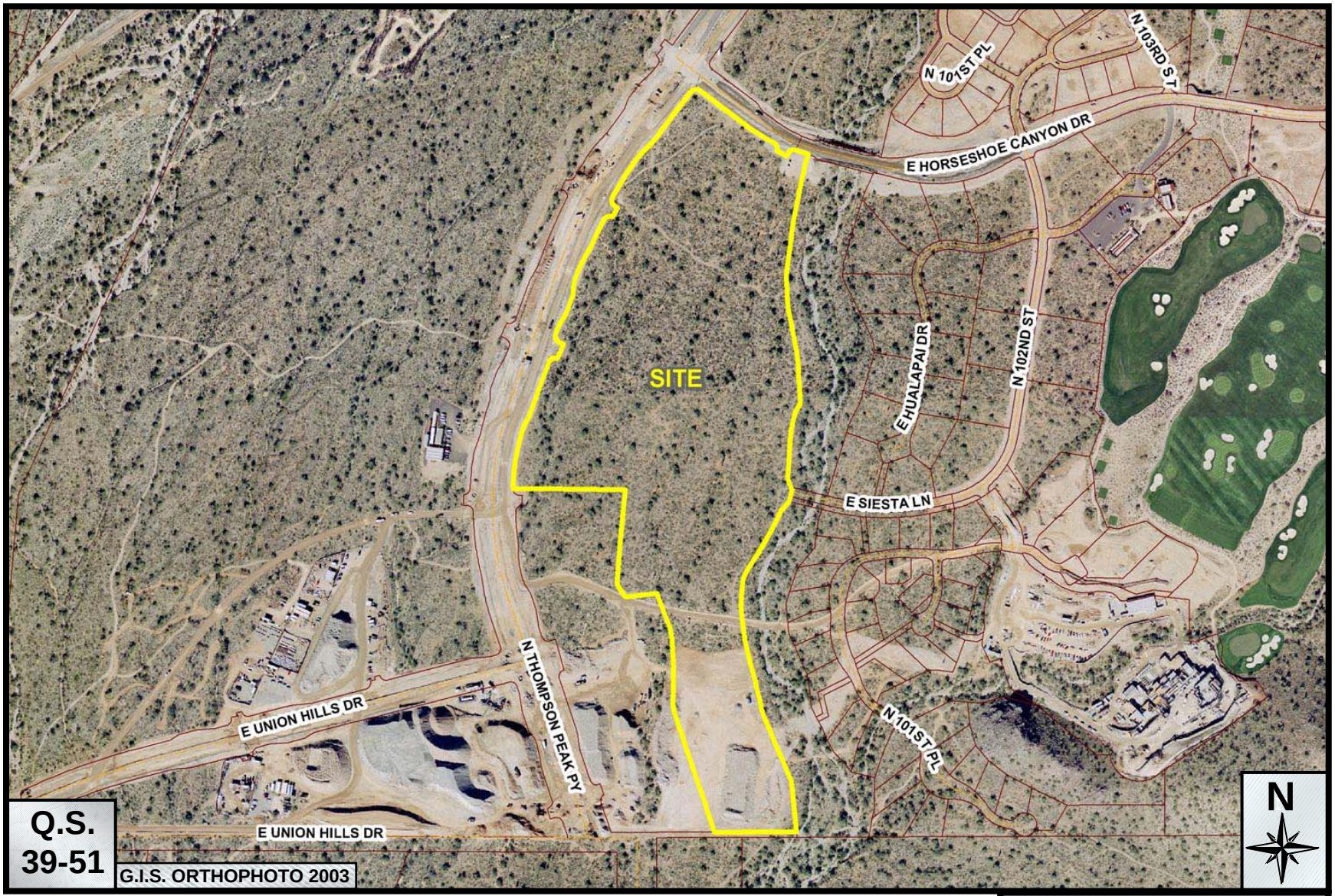
27-PP-2004
12/15/2004



DC Ranch Parcel T4

27-PP-2004

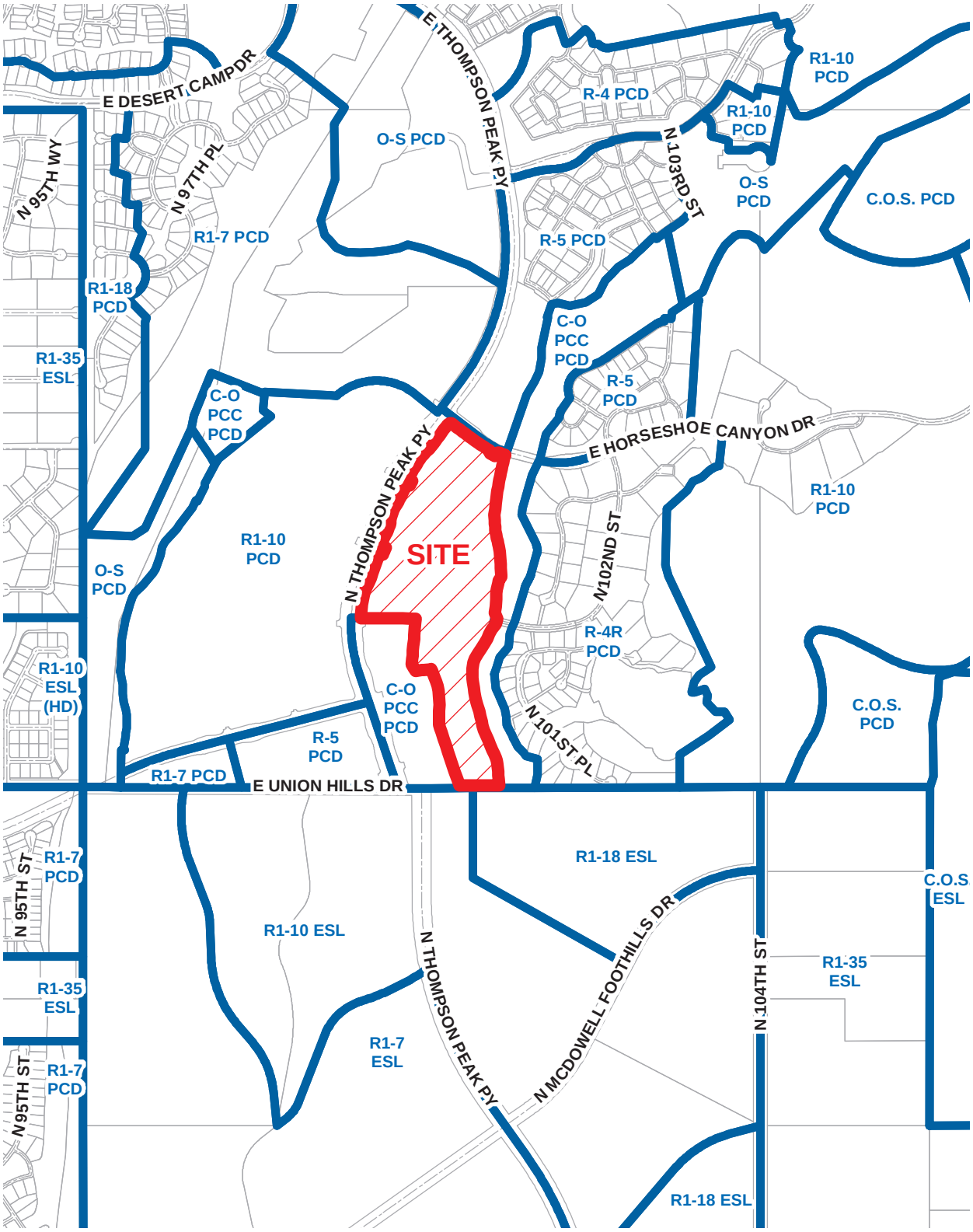
ATTACHMENT #2



DC Ranch Parcel T4

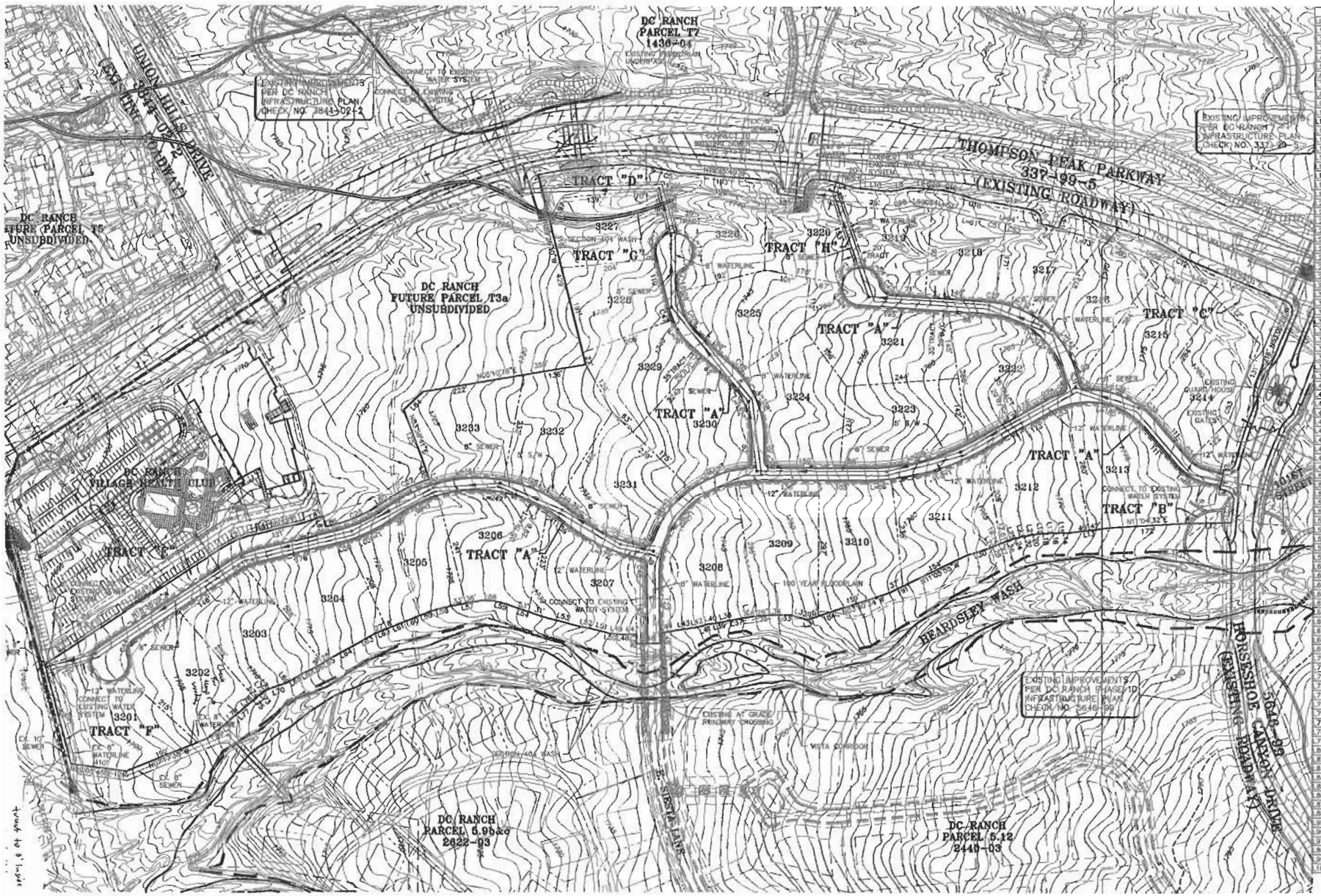
27-PP-2004

ATTACHMENT #2A



27-PP-2004

ATTACHMENT #3



LINE DATA		
LINE	BEARING	DISTANCE
L1	N23°45'40"E	57.00
L2	S66°14'11"E	19.91
L3	S19°45'49"W	23.32
L4	S29°29'28"W	71.02
L5	S62°40'23"E	44.00
L6	N27°19'37"E	15.54
L7	N28°20'10"E	40.00
L8	S53°03'52"W	41.76
L9	S19°45'49"W	44.62
L10	S19°45'49"W	69.41
L11	N61°39'50"W	12.00
L12	S13°33'10"W	86.85
L13	S07°27'28"W	90.61
L14	S17°23'34"W	7.62
L15	S84°37'52"W	11.93
L16	S13°33'54"W	11.74
L17	S12°26'00"W	11.45
L18	S11°05'50"W	11.07
L19	S09°32'53"W	10.64
L20	S07°47'45"W	10.27
L21	S05°52'20"W	10.00
L22	S03°49'03"W	9.62
L23	S01°41'02"W	9.74
L24	S00°28'07"E	9.79
L25	S02°34'40"E	9.89
L26	S04°35'10"E	10.11
L27	S07°13'41"E	21.00
L28	S09°22'48"E	10.75
L29	S13°53'04"E	4.32
L30	S02°41'08"E	56.12
L31	N00°00'00"E	0.00
L32	S31°49'40"W	34.24
L33	S16°03'51"W	30.23
L34	S13°51'17"W	19.53
L35	S09°00'21"W	31.55
L36	S06°26'47"W	28.49
L37	S04°16'29"W	26.42
L38	S02°38'19"W	16.02
L39	S06°07'34"W	10.28
L40	S07°59'14"W	14.17
L41	S01°45'59"E	18.25
L42	S02°07'31"W	8.41
L43	S05°52'52"W	52.38
L44	S02°54'32"W	23.99
L45	S78°18'07"E	22.54
L46	S13°41'53"W	55.00
L47	S15°10'20"W	16.79
L48	S16°02'35"W	22.91
L49	S19°10'38"W	9.21
L50	S21°22'02"W	7.43
L51	S28°10'56"W	47.68
L52	S24°48'39"W	18.04
L53	S29°25'12"W	68.59
L54	S33°54'17"W	83.93
L55	S29°49'28"W	23.53
L56	S18°02'21"W	28.10
L57	S04°59'22"W	69.02
L58	S00°23'33"E	43.84
L59	S07°04'47"E	28.32
L60	S07°10'55"E	36.01
L61	S07°03'18"E	31.76
L62	S07°21'56"E	35.12
L63	S19°27'09"E	43.92
L64	S13°49'51"E	62.77
L65	S17°37'18"E	33.71
L66	S12°18'05"E	16.90
L67	S10°23'45"E	26.25
L68	S15°45'32"E	39.17
L69	S12°11'47"E	1.15
L70	S33°53'56"E	45.92
L71	S17°46'54"E	4.86
L72	S20°48'28"E	7.97
L73	S24°01'05"E	8.76
L74	S25°37'56"E	7.85
L75	S26°03'09"E	8.87
L76	S26°04'46"E	21.05
L77	S26°06'22"E	21.44
L78	S26°20'20"E	22.82
L79	S27°04'19"E	22.81
L80	S23°06'41"E	40.56
L82	N76°18'07"W	20.45
L83	N03°21'09"W	43.49
L84	N29°46'28"W	58.30
L85	N19°48'47"W	38.05
L86	N01°05'12"E	22.57
L87	S89°30'56"E	23.37
L88	S88°10'13"W	28.07
L95	S00°51'06"E	15.00
L96	N86°10'13"E	10.00
L97	S46°04'00"E	53.00
L98	S03°03'52"W	42.00
L99	S19°45'49"W	39.00
L100	S36°54'31"W	37.00

CURVE DATA				
RADIUS	ARC	TANGENT	CHORD	
78.00	61.33	30.97	61.03	
25.00	1.09	0.54	1.09	
69.00	167.54	94.01	127.29	
181.00	74.85	37.65	74.63	
119.00	48.45	24.27	48.41	
25.00	41.02	26.81	36.57	
25.00	37.52	23.31	34.10	
25.00	39.27	25.00	35.36	
248.50	131.47	65.87	131.34	
21.50	33.51	21.24	30.22	

CURVE DATA					
CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD
C11	84°53'49"	21.50'	31.86'	19.87'	29.02'
C12	11°04'13"	319.00'	61.63'	30.91'	61.54'
C13	12°37'27"	281.00'	63.55'	31.91'	63.41'
C14	05°15'00"	1821.58'	166.91'	83.51'	166.85'
C15	91°26'07"	25.00'	39.90'	25.63'	35.80'
C16	91°26'42"	25.00'	39.90'	25.64'	35.80'
C17	03°03'30"	1809.58'	96.59'	48.31'	96.58'
C18	09°44'29"	319.00'	54.24'	27.18'	54.17'
C19	13°31'12"	281.00'	66.31'	33.31'	66.15'
C20	09°17'26"	1821.58'	9.24'	4.62'	9.24'

CURVE DATA					
CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD
C21	03°15'31"	836.50'	47.58'	23.79'	47.57'
C22	15°59'00"	327.50'	91.36'	45.98'	91.08'
C23	20°53'59"	275.50'	100.49'	50.81'	99.94'
C24	26°54'33"	45.00'	21.00'	11.00'	21.00'
C25	76°20'34"	27.00'	36.00'	21.00'	33.00'
C26	80°58'01"	12.00'	17.00'	10.00'	16.00'
C27	03°22'50"	217.50'	12.83'	6.42'	12.83'
C28	11°26'23"	193.00'	38.00'	19.00'	38.00'
C29	02°22'28"	483.00'	20.00'	10.00'	20.00'
C30	82°15'11"	12.00'	17.00'	10.00'	15.00'

CURVE DATA					
CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD
C31	08°13'21"	218.00'	24.00'	12.00'	24.00'
C32	12°46'57"	192.00'	43.00'	22.00'	43.00'
C33	12°00'01"	158.00'	33.00'	17.00'	33.00'
C34	05°45'29"	83.00'	8.00'	4.00'	8.00'
C35	90°00'00"	12.00'	19.00'	12.00'	17.00'
C36	84°00'01"	12.00'	18.00'	11.00'	16.00'
C37	76°20'34"	27.00'	36.00'	21.00'	33.00'
C38	13°01'19"	208.00'	47.00'	24.00'	47.00'
C39	63°51'16"	12.00'	18.00'	11.00'	16.00'
C40	82°44'17"	12.00'	17.00'	11.00'	16.00'

CURVE DATA					
CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD
C41	04°46'35"	262.00'	24.00'	12.00'	24.00'
C42	11°21'01"	180.00'	36.00'	18.00'	36.00'
C43	08°22'21"	180.00'	26.00'	13.00'	26.00'
C44	75°49'57"	27.00'	36.00'	21.00'	33.00'
C45	05°58'25"	218.00'	23.00'	11.00'	23.00'
C46	25°59'21"	45.00'	20.00'	10.00'	20.00'
C47	09°36'22"	168.00'	28.00'	14.00'	28.00'
C48	05°41'38"	243.00'	24.00'	12.00'	24.00'
C49	03°57'34"	318.00'	22.00'	11.00'	22.00'
C50	02°43'22"	320.00'	15.00'	8.00'	15.00'

CURVE DATA					
CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD
C51	00°27'25"	1770.00'	45.00'	23.00'	45.00'
C52	01°36'05"	1770.00'	49.00'	25.00'	49.00'
C53	03°04'41"	888.00'	48.00'	24.00'	48.00'
C54	00°17'26"	1782.00'	9.00'	5.00'	9.00'

100 0 50 100
1 inch = 100 ft.

DMB

WOOD/PATEL
ASSOCIATES
Civil Engineers
Land Surveyors
Land Planners
(602) 335-8500

DC RANCH
SCOTTSDALE
PARCEL T4
PRELIMINARY PLAT - SITE PLAN

DRAWN PSS
CHECKED SWH
DATE 12/09/04
SCALE 1"=100'
JOB NO. 042253
SHEET 1 OF 1

ATTACHMENT #4

27- PP-2004 DATE: 1/13/05

DC Ranch Parcel T4/
Horseshoe Canyon Dr.
and Thompson Peak
Scottsdale, AZ

FIRE ORDINANCE REQUIREMENTS

(INCORPORATE THE DESIGNATED STIPULATIONS INTO FINAL PLAT)

☒ 1. PREMISES INDENTIFICATION TO BE LEGIBLE FROM STREET OR DRIVE & MUST BE ON ALL PLANS.

☐ 2. FIRE LANES & EMERGENCY ACCESS SHALL BE PROVIDED & MARKED IN COMPLIANCE WITH CITY ORDINANCE & IFC AT THE FOLLOWING LOCATIONS.

_____
_____
_____

☒ 3. IT IS THE DEVELOPERS RESPONSIBILITY TO DETERMINE ULTIMATE COMPLIANCE WITH THE FAIR HOUSING ADMENDMENTS ACT & AMERICANS WITH DISABILITIES ACT & INCORPORATE SAME INTO THEIR BUILDING PLANS.

☐ 4. PROVIDE A KNOX ACCESS SYSTEM:
- ☐ A. KNOX BOX
- ☐ B. PADLOCK
- ☐ C. KNOX OVERRIDE & PRE-EMPTION STROBE SWITCH FOR AUTOMATIC GATES.

☐ 5. ADD 2-1/2" WET FIRE HOSE VALVES (NSHT) IF FLOOR AREA EXCEEDS 10,000 SQ. FT. PER FLOOR LEVEL AND/OR IF FIRE DEPT. ACCESS IS LIMITED TO LESS THAN 360°. _____

☐ 6. PROVIDE ALL WEATHER ACCESS ROAD (MIN. 16') TO ALL BUILDINGS & HYDRANTS FROM PUBLIC WAY DURING CONSTRUCTION.

☒ 7. NUMBER OF FIRE HYDRANTS REQUIRED, 3. DEVELOPER SHALL HAVE THE REQUIRED HYDRANTS INSTALLED & OPERABLE PRIOR TO THE FOOTING INSPECTION. HYDRANTS SHALL BE SPACED AT A MAXIMUM OF 600 AT 20 GPM THE DEVELOPER SHALL MAKE THE C.O.S. APPROVED CIVIL WATER PLANS AVAILABLE TO THE FIRE SPRINKLER CONTRACTOR.

☒ 8. SPRINKLER SYSTEM SHALL BE INSTALLED TO COMPLY WITH MINIMUM NFPA CRITERIA 2002 EDITION & SCOTTSDALE REVISED CODES. SYSTEMS WITH 100 HEADS OR MORE SHALL HAVE OFF-SITE MONITORING. AFTER BUILDING PLAN REVIEW, INSTALLING CONTRACTOR SHALL SUBMIT (3) THREE COMPLETE SETS OF DRAWINGS & HYDRAULIC CALCULATIONS REVIEWED BY A MINIMUM NICET III DESIGN TECHNICIAN.

☒ 9. MODIFIED NFPA 13-D SYSTEM (2002 EDITION) WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS.

☐ 10. MODIFIED NFPA 13R SYSTEM (2002 EDITION) WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS IN DWELLING UNITS & ATTIC AREAS FED FROM SEPARATE FIRELINE PER C.O.S. ORDINANCE & INTERPRETATIONS & APPLICATIONS. CALCULATE UP TO FOUR REMOTE HEADS & 900 SQ FT MIN. IN ATTIC.

☐ 11. NFPA (2002 EDITION) COMMERCIAL SYSTEM / DESIGN CRITERIA:

☐ 12. BACKFLOW PREVENTION WILL BE REQUIRED ON VERTICAL RISER FOR CLASS 1 & 2 FIRE SPRINKLER SYSTEMS PER SCOTTSDALE REVISED CODE.

☒ 13. FIRELINE, SPRINKLER & STANDPIPE SYSTEM SHALL BE FLUSHED & PRESSURE TESTED PER NFPA STANDARDS & SCOTTSDALE REVISED CODES.

☐ 14. FDC SIAMESE CONNECTIONS FOR SPRINKLERS AND/OR STANDPIPES WILL BE LOCATED PER ORDINANCE AND/OR AT AN APPROVED LOCATION. MINIMUM SIZE 2-1/2 x 2-1/2 x _____(NSHT)
- ☐ 4' TO 8' BACK OF CURB; INDEP. WET LINE.
- ☐ WALL MOUNTED - 15' CLEAR OF OPENINGS.

☒ 15. All streets and priave driveway shall be designed to min. 100 year strom for emergency access.

ATTACHMENT A

Stipulations for Case: 27-PP-2004
Case Name: DC Ranch Parcel T4

Unless otherwise stated, the developer agrees to complete all requirements prior to final plan approval, to the satisfaction of Project Coordinator and the Final Plans staff.

FINAL PLATS MUST BE PER THE APPROVED PRELIMINARY PLAT WITH THE MODIFICATIONS PER THE FOLLOWING STIPULATIONS TO OBTAIN PERMITS

SITE DESIGN:

1. Site design shall conform to the land use budget for Planning Units 3,5,6 of case 54-ZN-89 #1-8, amended development standards for the R1-01 districts, *Town Center General Design Concept Plan (GDCP)* and the Planning Master Plans for Planning Units 3,5,6 (PMP) to the satisfaction of Planning and Development Services' Plan Review staff.

2. The developer shall provide an update to the 54-ZN-89#1-8 Land Use Budget Summary, and the Residential Land Use Summary (specifically for DC Ranch Planning Units 3,5,6) with the final plans submittal. The updates to these Summaries shall document conformance with the maximum densities and units, and the minimum NAOS to be provided by Planning Units 3,5,6 as noted in case 54-ZN-89#1-8, to the satisfaction of Planning and Development Services' Plan Review staff.

3. Tracts reserved for open space or other uses shall conform to the PMP, to the satisfaction of Planning and Development Services' Plan Review staff.

4. Final plat shall identify the *ownership* and maintenance of any land not used for residential lots.

5. The landscape plan for all model home(s) shall be submitted for final plans review and approval.

6. *Any proposed* unpaved drives and parking areas shall be treated for dust control.

7. Flagpoles, if provided, shall be one piece conical tapered.

8. Cut and fills adjacent to the wash shall be blended so that they appear to be naturally occurring to the satisfaction of Planning and Development Services' Plan Review staff.

9. Garages shall be located a minimum of 18-feet from the back of street and sidewalk improvements.

ON-SITE LIGHTING:

1. All lighting shall be consistent with the approved PMP and the Thematic Character Study for Planning Units II and IV, to the satisfaction of Planning and Development Services' Plan Review staff.

2. Provide plans indicating locations and details of all exterior on-site lighting and lighting fixtures (re: diffusing, standards, glare, height, etc.) at the time of landscape plans submittal.

SIGNS:

1. All signs shall be consistent with the approved Thematic Character Study for Planning Units II and IV, to the satisfaction of Planning and Development Services' Plan Review staff.

2. Provide note on final landscape and engineering plans: Signs require separate approvals and permits.

WALL DESIGN:

1. No permanent chain link fencing shall be allowed except as approved by the Project Coordination staff.

LANDSCAPING:

1. Landscaping and plant material shall be consistent with the PMP, to the satisfaction of Planning and Development Services' Plan Review staff.

2. Incorporate existing vegetation into the landscape design.

3. Non-indigenous plant materials, which have a potential of exceeding 20 feet in height, are not to be introduced on the site, *except as approved by Project Coordination Manager, in compliance with 54-ZN-89#1-8, or as previously approved through the PMP*.

4. Upon removal of the salvageable native plants the salvage contractor shall submit a completed Native Plant Tracking Form as well as a list identifying the tag numbers of the plants surviving salvage operations to the City's Planning Inspector within 3 months from the beginning of salvage operations and/or prior to issuance of the Certificate of Occupancy.

5. Sight distance triangles and sight distance lines shall be shown on final plans for all intersections. Area within the safety triangle is to be clear of landscaping, signs, or other visibility obstructions with a height greater than 2 feet. Trees within the safety triangle shall either have a canopy that begins at 7 feet in height upon installation or be maintained to ensure visibility is not obstructed. All heights are measured from nearest street line elevation.

6. Turf areas are to be a minimum of 10 feet in width.

7. Provide positive drainage away from walks and curbs along all streets abutting natural terrain except as set forth in the PMP.

8. Setback all spray and stream type irrigation heads 1'-0" from back of curb or sidewalk to reduce over-spray, or provide design alternatives to achieve similar results to be approved by Planning and Development Services' Plan Review staff.

9. All roadway tracts shall be landscaped by the developer and or homeowner as approved by the to the satisfaction of Planning and Development Services' Plan Review staff.

IRRIGATION:

1. At the time of final irrigation plan submittal the applicant shall identify the location of backflow preventors and the means of screening to be provided.

2. If NAOS is proposed, a temporary irrigation system is required in revegetated NAOS areas. This system shall be disconnected once the plant material is established and shall not exceed a period of three years.

NATURAL AREA OPEN SPACE (NAOS) VISTA COORIDORS:

1. If NAOS is proposed, provide a separate, dimensioned plan indicating the limits of construction to assure the (NAOS, drainage, vista corridor, and scenic corridor) remains natural - for field staff review and approval.

2. Vista Corridors easements shall be dedicated to the City of Scottsdale over washes that contain Q100 flows of 750 cfs and greater. The easement shall included the entire 100 year limits of inundation and shall be a minimum of 100-feet in width to the satisfaction of Planning and Development Services' Plan Review staff

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3. NAOS shall be dedicated over the vista corridor easements.

TRAFFIC STIPULATION REQUIREMENTS

CIRCULATION AND REFUSE

INTERNAL CIRCULATION:

1. The internal streets shall be private. The private street tracts shall be dedicated to provide emergency and service vehicle access and public utility construction and maintenance.

2. An 8-foot wide public utility easement shall be dedicated along both sides of the internal streets. *The 8-foot wide easements may be reduced upon approval of the public utility companies.*

3. The preliminary plat shows a turnaround access easement for the existing E. Siesta Lane road termination. It will need to be verified that this easement is temporary in nature and will cease to exist upon recordation of the final plat for this project.

4. The preliminary plat shows a turnaround access easement for the existing water and sewer within lot 3202. It will need to be verified that this easement does not exist or is temporary in nature and will cease to exist upon recordation of the plat for this project.

5. A pedestrian connection shall be provided from the subdivision to the future Union Hills extension private driveway.

6. A pedestrian connection shall be provided from the subdivision to the existing path south of the Village Health Club at the southwest corner of the site.

OTHER:

The circulation elements shall be in conformance with the DC Ranch Master Circulation Plans for Planning Units III, V, and VI.

STRIPING AND SIGNAGE PLAN:

1. All incidental signing and striping required by site roadway improvements shall be included on the roadway paving plans.

2. When a detailed striping and signage plan is required to be submitted with final plans, it shall include the following:

   a) All existing improvements and striping within 300 feet of limits of construction.

   b) All signs, striping, or other traffic control devices proposed to accommodate phased and ultimate construction.

SIGHT DISTANCE:

1. Sight distance triangles must be shown on final plans to be clear of landscaping, signs, or other visibility obstructions between 2 feet and 7 feet in height, and 6 inches maximum width or diameter.

2. Sight distance easements shall be dedicated over sight distance triangles.

3. Refer to the following figures: 3.1-13 and 3.1-14 of Section 3.1 of the City's Design Standards and Procedures, published January 1994.

REFUSE COLLECTION:

1. If individual (80 gallon) refuse containers are not planned for the development, the site's trash enclosures shall be constructed to City of Scottsdale's standards.

DRAINAGE AND FLOOD CONTROL STIPULATIONS

DRAINAGE:

1. COMPLIANCE. The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all inclusive of project requirements. The developer shall submit engineering design, reports and plans that demonstrate conformance with city ordinances, the Scottsdale Revised Code and the Design Standards and Policies Manual.

2. FINAL DRAINAGE REPORT. With the final improvement plans submittal, the developer shall submit a final drainage report and plan, subject to Project Quality/Compliance Division approval**.** Before the approval of final improvement plans by city staff, the developer shall submit two (2) hard copies and one (1) disc copy of the complete final drainage report and plan. In addition, the final drainage report and plan shall:

a. *Make reference to an addendum to the master drainage report and plan. The addendum shall be approved by the city's floodplain administrator before the Final Plat may be approved. The addendum shall be applicable for all development within Planning Units III, V, and VI, and shall include discussions on the following items:*

(1) *Locations of all stormwater storage basins (also show the outline of these storage basins, to scale, on drainage plan).*

(2) *Drainage areas that contribute stormwater runoff to each storage basin (also delineate these areas on drainage plan).*

(3) *Capacities, configurations, depths of water, and side slopes of all stormwater storage basins.*

(4) *Functionality of each storage basin (detention, retention, attenuation of peak flows, etc.), and location of bleed-off pipes, where applicable.*

(5) *Timing of construction of each storage basin (list when each basin is proposed to be constructed).*

(6) *References to the master drainage report and plan that are consistent and inconsistent with what is proposed in the addendum (include copies of pages from the master drainage report).*

b. Provide final calculations and detailed analysis that demonstrate consistency with the conceptual drainage plan and report approved in concept by the Community Development Division.

c. *Provide calculations for sizing all road-crossing culverts. Provide calculations for determining depths of flow over all road crossings. Demonstrate that during the 100-year storm, all building lots will be accessible from the north boundary of the development without having to drive through a depth of water of greater than 1 foot.*

d. Show all upstream contributing basin areas, including calculations and analysis for the peak runoff entering the site. Include a discussion of how grading, drainage and finished floor elevations will be affected by development.

e. Demonstrate that historical flow through the site has been maintained and that storm water runoff exiting this site has a safe place to flow.

f. Include an exhibit that indicates where the site lies within the FEMA designated areas and define all pertinent FEMA designations.

3. STORM WATER STORAGE REQUIREMENT. *Storm water storage shall be required per the approved addendum to the master drainage report and plan as stated in 2(a) above.*

4. UTILITY CONFLICT COORDINATION. Before improvement plan approval by the Plan Review and Permit Services Division, the developer shall submit a signed No Conflict form (Not required for city owned utilities) from every affected utility company.

5. GRADING AND DRAINAGE PLAN. A site-specific grading and drainage plan shall be submitted to the Plan Review and Permit Services Division. The grading and drainage Plan shall include, but not be limited to the following:

a. Benchmark datum shall be based on North American Datum of 1988.

b. Provide a base plan sheet with topography at 2-foot minimum contour lines.

c. Contours, or sufficient spot elevations, shall be shown beyond the limits of construction as required to sufficiently reflect the impact of development on the abutting improvements and or rights of way.

d. Show top of curb elevations in front of each lot, at grade breaks and at intersection corners.

e. Show street cross slope direction (use arrows).

f. Show all easements including, but not limited to, slope, public utility, vehicular non-access, waterline, sanitary sewer line, etc.

g. Show all drainage facilities; culverts, storm drains, storm water storage basins (with storage volume required, Vr, and storage volume provided, Vp, noted on the improvement plans).

h. Show $Q_{(100)}$ at culvert inlets, where wash corridors converge, and at storm water entrance/exit points of the parcel boundaries.

i. Show the limits of inundation for all washes having a flow rate of 50 cfs or more using the peak runoff from the 100 year 6 hour storm event.

j. Note: "Rip-rap shall be placed so that a dense, uniform mass of durable, angular stones with no apparent voids or pockets is configured."

k. Show all multi-use paths and multi-use trails.

l. Show all walls, such as perimeter, screening and retaining walls.

6. OFF-SITE RUNOFF. All development shall be designed to satisfactorily convey peak discharge for the 100-year, 6-hour storm event through the site without significant damage to structures.

7. ADEQ REQUIREMENTS. All construction activities that disturb one or more acres shall obtain coverage under the National Pollutant Discharge Elimination System (NPDES) General Permit for Construction Activities. [NOI forms are available in the City of Scottsdale One Stop Shop, 7447 East Indian School Road, Suite 100. Contact Region 9 of the U.S. Environmental Protection Agency at 415-744-1500, and the Arizona Department of Environmental Quality at 602-207-4574 or at web site http://www.epa.gov/region9.]
The developer shall:

   a. Submit a completed Notice of Intent (NOI) to the EPA.

   b. Submit a completed Storm Water Pollution Prevention Plan (SWPPP) to the City of Scottsdale Development Quality and Compliance Division with the improvement plan submittal.

8. NOTICE OF INTENT (NOI). With the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall submit a copy of the NOI.

9. SECTION 404 PERMITS. With the improvement plan submittal to the Plan Review and Permit Services Division, the developer' engineer must certify that it complies with, or is exempt from, Section 404 of the Clean Water Act of the United States. [Section 404 regulates the discharge of dredged or fill material into a wetland, lake, (including dry lakes), river, stream (including intermittent streams, ephemeral washes, and arroyos), or other waters of the United States.]

10. DUST CONTROL PERMITS. Prior to the start of grading on sites 1/10 acre or larger, a Dust Control Permit (earth moving equipment permit) must be obtained from Maricopa County

Division of Air Pollution Control. Call the county (507-6727) for fees and application information.

The preliminary drainage report states that much of the stormwater runoff from this site will be drained into the existing storm drain located along the southern boundary of this site that flows east into the Beardsley Wash. The final drainage report will need to illustrate that this storm drain has adequate capacity for the flows from this site.

The final drainage report will need to evaluate the potential for lateral migration of the Beardsley Wash and provide erosion protection measures if warranted based on the results of the study. Protection measures will not be allowed to be installed on a lot by lot basis if needed.

DRAINAGE STRUCTURES:

1. RETAINING WALLS. Provide a structural design report for retaining walls, including but not limited to, scouring analysis and calculations for active forces based on an associated geotechnical analysis of the soils and soils condition.

BRIDGES:

1. BRIDGES. All drainage crossings, including any configuration of box culverts or pipes which span 20 feet or more (as measured along the roadway centerline) shall be subject to review and approval by the city staff.

2. SUBMITTAL REQUIREMENTS. With the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall submit two (2) separate copies of the improvement plans, subject to city staff approval, for structural review. In addition, the cover sheet shall:

   a. Provide a vicinity map that indicates the precise location of the bridge(s).

   b. Provide the names and addresses of the developer, contractor, and engineer.

   c. Show the associated "DR" or "PP" numbers.

VERIFICATION OF COMPLIANCE

1. REQUIRED SPECIAL INSPECTIONS. Before the approval of the improvement plans, the Plan Review and Permit Services Division staff shall specify those drainage facilities that shall be required to have Special Inspections. See Section 2-109 of the Design Standards and Policies Manual for more information on this process.

CONDITION FOR ISSUANCE OF GRADING & DRAINAGE PERMIT. Before the issuance of a Grading & Drainage Permit:

The developer shall certify that it has retained an Inspecting Engineer by completing Part I (Project Information) and Part II (Owner's Notification of Special Inspection) of the Certificate of Special Inspection of Drainage Facilities (CSIDF); and,

The Inspecting Engineer shall complete Part III (Certificate of Responsibility) of the CSIDF.

2. CONDITION FOR ISSUANCE OF CERTIFICATE OF OCCUPANCY AND/OR LETTER OF ACCEPTANCE. Before the issuance of a Certificate of Occupancy and/or a Letter of Acceptance:

   a. The Inspecting Engineer shall complete the Certificate of Compliance form.

   b. The developer shall submit all required Special Inspection Checklists and the completed Certificate of Compliance form to the Inspection Services Division. The Certificate of Compliance form shall be sealed, signed and dated by the Inspecting Engineer, and shall be attached to all required Special Inspection Checklists completed by the Inspecting Engineer.

3. AS-BUILT PLANS. Before the issuance of a Certificate of Occupancy and/or a Letter of Acceptance:

   a. City staff may at any time request the developer to submit As-built plans to the Inspection Services Division.

   b. As-built plans shall be certified in writing by a registered professional civil engineer, using as-built data from a registered land surveyor.

   c. As-built plans for drainage facilities and structures shall include, but are not limited to, streets, lot grading, storm drain pipe, valley gutters, curb and gutter, flood walls, culverts, inlet and outlet structures, dams, berms, lined and unlined open channels, storm water storage basins and underground storm water storage tanks, bridges as determined by city staff.

<u>TRACTS AND EASEMENTS:</u>

1. DEDICATIONS. Drainage and flood control easements shall be dedicated to the city to the limits of inundation for all vista corridor washes, for all washes having a discharge rate of 50 cfs or more, and for all FEMA regulatory floodways to the extent of the 100 year base flood elevation.

   a. All drainage and flood control easements, including easements for storm water storage, shall be dedicated on the final plat with maintenance responsibility specified to be that of the Homeowners Association and or property owner.

b. Before any building permit is issued for the site, any additional drainage and flood control easements determined necessary due to final design analysis and proposed improvements, shall be dedicated to the city.

2. MAINTENANCE RESPONSIBILITY. Maintenance responsibility shall be that of the Homeowners Association and or property owner. All easement dedications shall demonstrate conformance to the ordinances and the Scottsdale Revised Code – Section 37-45. In addition all easement dedications shall:

   a. Specify the right of the city to enter into the easement for the purposes of the removal of obstructions and or impedance to the watercourse that are deemed to be a public nuisance, when so designated by the Floodplain Administrator.

   b. Note that the Homeowners Association and or property owner shall pay actual costs for the removal of obstructions and or impedance to the watercourse.

WATER AND WASTEWATER STIPULATIONS

WATER & WASTEWATER:

1. COMPLIANCE. The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all inclusive of project requirements. Water and sewer lines and services shall be in compliance with City Engineering Water and Sewer Ordinance Requirements, the Scottsdale Revised Code and Sections 4 and 5 of the Design Standards and Policies Manual.

2. COMPLIANCE. All water and sewer lines shall be constructed in accordance with the city's Water and Wastewater Master Plans *and the approved Master Water and Wastewater Plans for DC Ranch Planning Units III, V, and VI*.

3. BASIS OF DESIGN REPORT (WATER). Before the improvement plan submittal to the Plan Review and Permit Services Division ion, the developer shall submit a basis of design report and plan to the One Stop Shop in Development Services. The report must be approved by the Water Resources Department before the developer submits the second submittal of the improvement plans to the One Stop Shop. The basis of design report shall conform to the Design Standards and Policies Manual. In addition, the basis of design report and plan shall:

   a. Identify the location, size, condition and availability of existing water lines and water related facilities such as water valves, water services, fire hydrants, back-flow prevention structures, etc.

   b. Identify the timing of and parties responsible for construction of all water facilities.

   c. Include a complete description of requirements relating to project phasing.

4. BASIS OF DESIGN REPORT (SANITARY SEWER).). Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall submit a basis of design report and plan to the One Stop Shop in Development Services. The report must be approved by the Water Resources Department before the developer submits the second submittal of the improvement plans to the One Stop Shop. The basis of design report shall conform to the Design Standards and Policies Manual. In addition, the basis of design report and plan shall:

   a. Identify the location of, the size, condition and availability of existing sanitary sewer lines and wastewater related facilities.

   b. Identify the timing of and parties responsible for construction of all sanitary sewer facilities.

   c. Include a complete description of requirements relating to project phasing.

5. APPROVED BASIS OF DESIGN REPORT. Before the second improvement plan submittal to the Plan Review and Permit Services Division, the developer shall have obtained approval of the Basis of Design Report.

6. FIRE CODE. The water system shall be designed to provide two (2) sources of water to the developed site.

7. WATER SAMPLING STATIONS. Prior to the approval of the improvement plans by the Plan Review and Permit Services Division, all water sampling stations shall be shown and labeled on the improvement plans.

   a. Water sampling station locations are subject to review and approval by the Water Quality Division. Contact Mr. Craig Miller at 480-312-5685 in the City of Scottsdale Water Resources Department for questions regarding the status of the review.
   b. The Water Quality Division shall distribute copies of the approved sampling station location(s) to the Plan Review and Permit Services Division.

8. CLEARANCE FROM WALLS. Where walls cross or run parallel with water lines, sewer lines, and or fire lines the following shall apply:

   a. Walls constructed parallel to water and sewer, and or fire lines shall be set such that the face of the wall is a minimum of six (6') feet from the outside diameter of the pipe.

   b. Walls constructed across or perpendicular to water and sewer lines, and or fire lines shall be designed with gates or removable wall panels for maintenance and emergency access or developer shall provide an indemnity agreement.

9. PRESSURE FLOW TEST. At the time of final plan submittal, the developer shall submit an engineer's certification of adequate pressure and flow to the highest fire sprinkler floor elevation and a fire flow test of the water system.

10. MANHOLE LOCATION. Manholes shall not be located on lots.

11. ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY REQUIREMENTS (ADEQ). The developer shall be responsible for conformance with ADEQ regulations and requirements for submittals, approvals, and notifications. The developer shall demonstrate compliance with Engineering Bulletin #10 *Guidelines for the Construction of Water Systems*, and Engineering Bulletin #11 *Minimum Requirements for Design, Submission of Plans, and Specifications of Sewerage Works*, published by the ADEQ. In addition:

    a. Before approval of final improvement plans by the Plan Review and Permit Services Division, the developer shall submit a cover sheet for the final improvement plans with a completed signature and date of approval from the Maricopa County Environmental Services Department (MCESD).

    b. Before issuance of encroachment permits by city staff, the developer shall provide evidence to city staff that a Certificate of Approval to Construct Water and/or Wastewater Systems has been submitted to the MCESD. This evidence will be on a document developed and date stamped by the MCESD staff.

    c. Before commencing construction, the developer shall submit evidence to city staff that Notification of Starting Construction has been submitted to the MCESD. This evidence shall be on a document developed and date stamped by the MCESD staff.

    d. Before acceptance of improvements by the city Inspection Services Division, the developer shall submit a Certificate of Approval of Construction signed by the MCESD and a copy of the As-Built drawings.

    e. Before issuance of Letters of Acceptance by the city Inspection Services Division, the developer shall:

        (1) Provide to the MCESD, As-Built drawings for the water and/or sanitary sewer lines and all related facilities, subject to review and approval by the MCESD staff, and to city staff, a copy of the approved As-Built drawings and/or a Certification of As-Builts, as issued by MCESD.

        (2) Provide to the MCESD a copy of the Engineers Certificate of Completion with all test results, analysis results, and calculations, as indicated on the form.

        (3) Provide to the MCESD a copy of the "Request for Certificate of Approval of Construction" of water/sewer lines with all appropriate quantities.

        (4) Provide the city Inspection Services Division a copy of the Certificate of Approval of Construction, as issued by the MCESD.

12. The final plat shall be revised to provide a widened tract for the existing water and sewer lines along lot 3201 and a portion of 3202 as shown on the preliminary plat. The tract shall provide a minimum 6 feet of clearance from the inside utility or encompass the existing easement,

whichever is greater. The preliminary plat currently shows this existing water on the property line or inside these lots.

13. A tract shall be provided on the final plat for the proposed water and sewer along the west side of lot 3201 as shown on the preliminary plat.

14. The preliminary wall and landscape plan shows a wall placed longitudinally over the proposed water and sewer along the west side of lot 3201 as shown on the preliminary plat. Walls constructed across or perpendicular to water and sewer lines, and or fire lines shall be designed (1) with gates or removable wall panels for maintenance and emergency access; or, (2) as a standard wall and the developer shall indemnify utility companies from damage to walls associated with repair of water and sewer lines.

15. Existing water and sewer stubs within Thompson Peak Parkway along the site will need to either be used by the development or removed or abandoned.

16. Water and sewer easement shall be dedicated by separate instrument for the water and sewer tie-in on planning parcel T3A located near lot 3227 as shown on the preliminary plat.

<u>TRACTS AND EASEMENTS`:</u>

1. UTILITIES IN TRACTS. All utilities between lots shall be located entirely within a dedicated tract (20' minimum width).

2. EASEMENTS AND MAINTENANCE RESPONSIBILITY. All associated water and sewer line easements shall be shown on the final plat with maintenance responsibility specified with the final plat notes.

3. RESPONSIBILITY FOR LANDSCAPING IMPROVEMENTS. Indemnity agreements shall be required when substantial improvements and (or) landscaping are proposed within a utility easement. The agreement shall acknowledge the right of the city to access the easement as necessary for service or emergencies without responsibility for the replacement or repair of any improvements or landscaping within the easement.

ORDINANCE REQUIREMENTS

Some Things You Should Know About Ordinance Requirements:

- Some of the Ordinance requirements that may be relevant to your project are included in the following pages as helpful information.
- There may be some Ordinance requirements, which apply to your project that aren't included here.
- Any appeals must be made in writing to the CITY CLERK'S OFFICE.

ENGINEERING ORDINANCE REQUIREMENTS

ALL STIPULATIONS FROM THE ASSOCIATED REZONING OR USE PERMITCASES CONTINUE TO APPLY.

DRAINAGE AND FLOOD CONTROL:

1. HISTORICAL FLOW. Off-site runoff must enter and exit the site as it did historically.

2. STREET CROSSINGS. Watercourse crossings for roads shall be designed to provide for 100-year access to all lots by at least one route. Accessibility will be considered to exist if it can be shown by the engineer that at the time of the peak flow, the depth of flow over the road will be no greater than 1 foot.

3. SECTION 404 PERMITS. Approval from the Army Corps of Engineers under the conditions of SECTION 404 PERMIT of the Clean Water Act may be required where proposed construction is adjacent to or within washes.

4. DEDICATIONS AND EASEMENTS. All vista corridor easements, drainage easements and easements for storm water storage shall be dedicated on the final plat, and by separate instrument as required and agreed to by city staff, with maintenance the responsibility of the property owner and or the Homeowners Association.

REFUSE REQUIREMENTS:

1. Refuse collection methods and arrangements shall be made prior to final plans approval.

STREET LIGHTS:

1. Public streetlights shall be installed in accordance with DC Ranch standards.

2. The developer shall execute an agreement to participate in an Improvement District for maintenance and operation of streetlights. The Street Light Improvement District will be formed at the time of final plat approval by City Council.

TRAFFIC ORDINANCE REQUIREMENTS:

1. Streets and other related improvements:

STREET NAME	STREET TYPE	R.O.W. DEDICATION	ROADWAY IMPROVEMENT	CURB TYPE	BIKEPATH/ SIDEWALK
Internal Streets	Local Residential	35-foot tract (private)	29 feet B/C to B/C	Vertical or roll	4-foot min. shoulder, 5-foot min. sidewalk as shown on Landscape and Wall Plan

ENGINEERING WATER & SEWER ORDINANCE REQUIREMENTS

WATER DEVELOPMENT ORDINANCE

1. WATER PROVIDER. City of Scottsdale is responsible for supplying the water to this project.

2. HEALTH AND SAFETY REQUIREMENTS. The water system for this project shall meet required health standards and shall have sufficient volume and pressure for domestic use and fire protection.

3. DEVELOPMENT FEES. The developer shall pay a development fee for city water supply in accordance with city Ordinance. This fee shall be paid at the time, and as a condition, of the issuance of a building permit, or if the development does not require a building permit, prior to connection to the city water system. All questions may be referred to Mike Mahoney a 480 312-5685, Water Resources Analyst, in the City of Scottsdale Water Resources Department.

4. WATER METER FEES. Prior to the issuance of any building permit, the developer shall pay a Water Meter Fee for connection to the City water system in accordance with City Ordinance.

SEWER DEVELOPMENT ORDINANCE

1. DEVELOPMENT FEE. The developer shall pay a development fee for city sanitary sewer in accordance with city Ordinance. This fee shall be paid at the time, and as a condition, of issuance of a building permit, or if the development does not require a building permit, prior to connection to the city sewer system. All questions may be referred to Mike Mahoney at 480 312-5685, Water Resources Analyst, in the City of Scottsdale Water Resources Department.

2. SEPTIC SYSTEM. Permission to construct a septic system shall be obtained in writing from the Water Resources Department. Private sewage disposal systems shall comply with all laws and regulations of the State of Arizona, Maricopa County and the City of Scottsdale.

3. CONNECTION TO CITY SEWER. Disconnection of septic and connection to the City sewer system is required within one year of when the City sanitary sewer system becomes available.

PLANNING ORDINANCE REQUIREMENTS

LOT DESIGN:

1. All lots shall abut a public, or private street furnishing satisfactory access thereto.

2. With the final plans submittal, the developer shall submit the maximum allowable lot coverage for each lot to the satisfaction of Planning and Development Services' Plan Review staff.

3. The developer shall submit lot coverage calculations demonstrating compliance with the R4-R district.

LANDSCAPING:

1. All plant materials in right-of-way shall be on the Department of Water Resources (DWR) low water plant list for the Phoenix Active Management Area (AMA).

2. Trees shall be provided at a rate of one tree per lot to be placed in front yard of each unit (per the City Code). Note on final landscape plans that this requirement will be met.

3. Provide documentation required for issuance of a Native Plant Permit as required in Chapter 46 of City Code and outlined in the Zoning Ordinance. The Native Plant Permit is a separate submittal and approval. (See page 12 for specific submittal requirements). Contact the City's Native Plant Officer at 312-7080 to initiate the process.

4. *If models homes are provided*, they shall comply with the City Code

5. Turf in all residential common areas shall comply with the City Code.

GRADING:

1. Prior to final plans submittal a grading report shall be submitted indicating methods and sequencing of grading, proposed locations for stockpiling or disposing of unused materials, and plans for minimizing wind and water erosion on graded areas during development and construction.

OTHER:

Comply with conditions of case No.: 54-ZN-89 #1-8, and the, Town Center GDCP, PMP for Units III, V and VI.