

~~THROUGHOUT THE ENTIRE PROJECT THROUGHOUT TEXT INDICATES REVISIONS AS APPROVED BY DRB & STAFF ON~~
~~11/11/2011~~
~~11/11/2011~~

BUILDING ELEVATIONS AND SITE PLANS APPROVED BY THE DEVELOPMENT REVIEW BOARD MUST BE BUILT PER THE APPROVED PLANS WITH THE MODIFICATIONS PER THE FOLLOWING STIPULATIONS TO OBTAIN BUILDING PERMIT AND/OR CERTIFICATE OF OCCUPANCY.

SITE AND BUILDING DESIGN:

1. *Future phases and development of this project shall conform to the submitted "Design Guidelines for Pad Buildings", except as modified by these stipulations, to the satisfaction of City staff.*
2. *The developer shall revise the proposed REAR elevations for the "Target" building building number 9, 1, 4, 6, 7, AND 11 through additional variation in the roofline. The revised building elevations shall be subject to Development Review Board study session approval, prior to the final plans submittal.*
3. ~~Prior to the final plans submittal, the developer shall revise the proposed wash facing elevations for all buildings adjacent to the wash running through the center of the site, incorporate the details and articulation proposed on the north elevation of building number 3, to the satisfaction of Community Development staff. The revised building elevations shall be subject to Development Review Board study session approval.~~
4. ~~Prior to the final plans submittal, the developer shall provide revised elevations of buildings 6, 7, 9, and 10 to the Community Development staff. The proposed trellis feature on the fronts of these buildings shall be extended to enhance the pedestrian environment, to the satisfaction of Community Development Staff. The trellis of building number 10 shall wrap around and extend down the south side of the building, to the satisfaction of Community Development staff.~~
5. *Shopping carts, dollies, flatbed carts, etc. shall be stored in designated storage areas, which shall be screened by masonry walls to match the building, to the satisfaction of City staff. Alternative types of cart screening proposed by the developer shall be subject to Community Development staff approval prior to final plans submittal. With the final plans submittal the developer shall provide the location, wall height, and other details of the cart storage areas, to the satisfaction of Final Plans staff.*
6. *Special paving shall be provided at crosswalk locations as proposed on the submitted site plan, and for all pedestrian circulation routes through the parking fields. The developer shall revise the proposed plans accordingly.*
7. *Rip rap, if proposed, shall be indigenous to the site, and shall be treated with a desert varnish (eonite or equivalent).*

- ~~8. With the final plans submittal, the developer shall provide a plan identifying all boulders larger than four (4) feet in diameter and all bedrock outcrops, to the satisfaction of Final Plans staff. Boulders meeting the Scottsdale Zoning Ordinance definition of boulder feature shall be protected in conformance with Scottsdale Zoning Ordinance provisions, to the satisfaction of City staff.~~
9. *With the final plans submittal, the developer shall provided documents, to the satisfaction of Final Plans staff, noting the portion of the parcel with the R1-43 district designation shall permanently serve as NAOS and open space for this C-2 district portion of the parcel. The documents shall be recorded with the Maricopa County Recorders Office prior to the final plans approval of the first phase of the project, to the satisfaction of Final Plans staff.*
10. *The portion of the property designated as R1-43 district shall not be lot split away from the remainder of the property designated C-2, to the satisfaction of City staff.*
- ~~11. Prior to the final plans submittal the developer shall provide details of the "Garden Center" enclosure. No chain link or similar material shall be used. The enclosure material shall be opaque, and shall be subject to the approval of Community Development Staff.~~
12. *The final site plan shall show, and the developer shall dedicate an easement to the city, identifying one-hundred (100) foot wide scenic corridor easement along Scottsdale Road, to the satisfaction of Final Plans staff. The width of the scenic corridor shall be measured from the property line after required dedications, and no stormwater storage may be constructed within the scenic corridor, to the satisfaction of City staff.*
13. *Along, and measured from the east boundary of required 100' scenic corridor, the developer shall provide an additional fifty (50) feet of landscape buffer, as proposed on the submitted site plans, to the satisfaction of Final Plans staff.*
14. *Refuse enclosure shall be screened by material compatible with the building materials. Colors and texture to match the building, both sides.*
15. *Modify refuse enclosures as required by the Sanitation Division.*
16. *No exterior vending or display shall be allowed.*
17. *Storage of miscellaneous materials shall be contained completely within the buildings, to the satisfaction of City staff. Exterior storage within and below minimum 6-foot high masonry walls, may be permitted, subject to the approval of the Development Review Board.*
- ~~18. Provide sealant on the brick to prevent efflorescence.~~
19. *Flagpoles, if provided, shall be one piece conical tapered.*
- ~~20. Drives and parking areas to be treated for dust control.~~

21. *Exterior speakers or public address, if proposed, shall be low level and shall not be audible off site as determined by City staff.*

22. Patio umbrellas shall be solid colors and shall not have any advertising in the form of signage or logos.

23. LOADING DOCKS ON THE EAST SIDE OF BUILDINGS 6, 7 AND 9 SHALL BE SCREENED FROM VIEW, AS APPROVED BY STAFF.

BUILDING ELEVATIONS:

1. All roof top mechanical equipment shall be completely screened by parapet walls or within roof structure.
2. All ground mounted mechanical equipment shall be completely screened by screen walls with color and texture to match the building.
3. Roof mounted communication equipment, including satellite dishes, shall be completely screened by the parapet walls or free standing screen walls subject to Project Review approval.
4. Ground mounted communication equipment, including satellite dishes, shall be completely screened by freestanding screen walls subject to Project Review approval.

ROOF ACCESS

1. No exterior visible ladders allowed.

ROOF DRAINAGE:

1. Provide interior roof drainage system (overflow scuppers are permitted).
2. If provided indicate location and design of scuppers, and integrate with the architectural design.

ON-SITE LIGHTING:

1. *All building mounted security lighting shall be full cutoff type fixtures, to the satisfaction of City staff.*
2. The applicant shall provide a revised photometric point-by-point analysis which includes :
 3. A vertical footcandles (FC) reading of 1.9 meters above grade around the perimeter of the entire property, at the property line, as set forth in the IESNA publication, "RP-33 Lighting for Exterior Environments".
 4. Maintained average horizontal footcandles (FC) at grade for the parking lot
(~~this should not exceed 2.0 FC~~) **CONSISTENT WITH THE REVISED LIGHTING PLAN**
 5. Maintained maximum horizontal FC at grade in the parking lot
(~~this should not exceed 8.0 FC~~) **CONSISTENT WITH THE REVISED LIGHTING PLAN**

6. A summary section with the following information :
7. Maintained minimum horizontal FC at grade in the parking lot **CONSISTENT WTH THE REVISED LIGHTING PLAN**
8. Maximum : minimum uniformity ratio at grade for the parking lot **CONSISTENT WTH THE REVISED LIGHTING PLAN**
3. **LIGHTS ON THE REAR ELEVATIONS OF BUILDINGS 6, 7, 9 AND 10 SHALL BE SCREENED AND CUT OFF TYPE AND SHALL BE MOUNTED BELOW THE HEIGHT OF THE SCREEN WALL TO MINIMIZE THE IMPACT ON PROPERTIES TO THE EAST TO BE APPROVED BY PROJECT COORDINATION STAFF.**
4. Provide manufacturer cut-sheets, including full catalog numbers, for luminaire types: SA, SA-1, SA-2 and SB for staff review and approval.
5. Use of the Kastrup luminaire requires separate approval. The applicant shall submit an electronic or hard copy photometric file for the Kastrup luminaire, listing a summary of the candelas in 5-degree increments, from 0 – 180 degrees.
6. If lighting is proposed for the two driveways on the west side of the project, it shall be included in the above mentioned point-by-point analysis.
7. The lighting plan calls out for a 15-foot pole. A maximum of 16-foot pole is allowed, as measured from grade to bottom of luminaire.

SIGNS:

1. Provide note on final documents: Signs require separate approvals and permits.
2. A Master Sign Program shall be approved by the Development Review Board prior to the issuance of a sign permit for multi-tenant buildings.
3. No signs may are permitted on property zoned R1-43 unless a separate Community Sign District has been established through the City's sign permitting process.

BICYCLE/EQUESTRIAN:

1. A bike lane shall be included within the Scottsdale Road improvements and shall be approved by Project Review, and is to be shown on the engineering improvement plans.
2. A public use trail shall be provided within the required 15-foot public use easement along the Scottsdale Road scenic corridor frontage. Location of the trail shall be coordinated with the City's Trails Coordinator and is to be shown on the final site plan landscape, and improvement plans as approved by Project Review.

3. Trails and paths shall be consistent with Section 3.4 and 7.3 of the Design Standards and Policies Manual for the City of Scottsdale.
4. The developer shall include bike rack cut sheets / details with the final plans submittal. The bike rack design shall be subject to Final Plans staff approval. Contact the City Bicycle Coordinator for the approved rack design, or for alternative rack design approval.
5. A path connection shall be provided within the wash that bisects the site connecting the public use path within the Scottsdale Road scenic corridor to the restaurant/pad/building sites adjacent to the wash.

WALL DESIGN:

1. All screen and perimeter walls shall be 6 or 8-inch masonry block and shall match building texture and color, both sides.
2. The perimeter wall and landscaping shall be required to be completed as part of the phase one development and no Certificate of Occupancy shall be issued until perimeter wall and landscape improvements are complete.
3. No chain link fencing shall be allowed.
4. Dooley wall fencing shall not be allowed for walls.

LANDSCAPING:

1. Major tree theme shall incorporate the existing theme of the neighboring properties.
2. Trees shall be provided as noted on the landscape plan proposed at Development Review Board (15 gallon minimum, 680 trees minimum) of which 50% shall be mature as defined in Article III of the Zoning Ordinance or larger. ~~This number of trees required does not include existing trees to remain in place undisturbed, nor existing or proposed cacti.~~
3. Provide low water consumptive plant materials.
4. Incorporate existing vegetation into the landscape design.
5. Provide only plant material indigenous to this site within revegetation areas, to the satisfaction of City staff.

6. Non-indigenous plant materials, which have the potential to exceed 20 feet in height, are not to be introduced on site.
7. Areas in decomposed granite without plant materials/groundcovers shall not exceed dimensions of more than 7 feet in any one direction, measured between plant canopies and/or coverage.
8. 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.
9. Sight distance triangles shall be shown on final plans for driveways from commercial sites and any 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 have a canopy that begins at 7 feet in height upon installation. All heights are measured from nearest street line elevation.
10. No turf areas are to be provided, as noted on the proposed landscape plans.
11. Retention/detention basin depth shall be measured to top of existing grade. Maximum 3 feet water depth allowed. Greater depths shall require Project Review staff approval.
12. Maximum 10:1 width to depth ratio with a 4:1 maximum slope for retention/detention basins. Depth ratios and slopes greater than this shall require Project Review staff approval prior to final plan approval.
13. Retention/detention basins shall be constructed solely from the approved civil plans and shall be rounded and undulate to match the surrounding topography. **DESIGN OF THE RETENTION BASINS SHALL BE INTEGRATED WITH THE LANDSCAPING.** Any alteration of the approved design (additional fill, boulders, etc.) shall require additional final plans staff review and approval.
14. All roadway medians, including alterations to existing medians, required of this project shall be shown on the final landscape plan submittal and shall be landscaped and maintained by project's owner for a period of three years from final acceptance by the Transportation Maintenance Division.
15. All rights-of-way adjacent to this property shall be landscaped and maintained by the property owner.

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. 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):

1. The developer shall provide plans, details, methodologies, etc. for placing additional trees within the undisturbed NAOS areas, as proposed, to the satisfaction of Final Plans staff. The methodology for introducing trees into NAOS areas, including the specific locations and number of trees to be planted, shall be subject to the approval of Final Plans staff. The areas disturbed by the relocation and planting of these trees may, as determined by Final Plans staff, may be treated as revegetated NAOS areas.
2. Areas of riprap or other concrete drainage structures or improvements shall not be included as NAOS easements, to the satisfaction of City staff.

TRAFFIC STIPULATION REQUIREMENTS
CIRCULATION AND REFUSE

ROADWAY, INTERSECTION, AND ACCESS DESIGN:

1. The northern site driveway on Scottsdale Road shall be located approximately 1320 feet north of the Ashler Hills Drive centerline (measured to the driveway and street centerlines). Full site access shall be provided at this location. The developer shall provide pavement widening as necessary to accommodate left-turn access at this location. The design shall be subject to staff approval at the time of final plan review. The driveway shall be designed in general conformance with city of Scottsdale Type CH-2, Standard Detail #2257.
2. The southern site driveway on Scottsdale Road shall be located approximately 660 feet north of the Ashler Hills Drive centerline (measured to the driveway and street centerlines-as shown on the site plan). This driveway shall be located a minimum distance of 500 feet from the northern site driveway. Left-in, right-in, and right-out access shall be provided at this location. The driveway design shall prohibit the left-out movement. The developer shall provide pavement widening as necessary to accommodate the left-turn access at this location. The design shall be subject to staff approval at the time of final plan review. The driveway shall be designed in general conformance with city of Scottsdale Type CH-1, Standard Detail #2257.
3. The developer shall construct a right-turn deceleration lane on Scottsdale Road at both site driveways and Ashler Hills Drive in conformance with city standards.
4. The site driveway on Ashler Hills Drive shall be designed in general conformance with city of Scottsdale Type CH-1, Standard Detail #2257.
5. One-way ingress and egress lanes shall be a minimum width of 16 feet (excluding any curb and gutter).

6. *The developer shall dedicate a cross-access easement to provide access from the adjacent parcel to the north to the northern site driveway on Scottsdale Road and to Ashler Hills Drive.*
7. *DRB approval is contingent on the following: 1) The applicant/developer agrees to hold the City of Scottsdale harmless and agrees to defend and indemnify the City of Scottsdale in any litigation concerning access and/or the Empies' property interest; 2) The applicant/developer must provide one of the following to the City prior to construction of the road: a) Title insurance for the City of Scottsdale guaranteeing title in fee simple subject to such exceptions compatible with use as a public right-of-way as the City approves in writing; or b) consent of Empies; or c) court order resolving property rights; OR D) SOON OTHER ACCESS FOR PUBLIC USES AS MAY BE ACCEPTABLE TO CITY STAFF.*

INTERNAL CIRCULATION:

1. The minimum internal parking aisle width shall be 24 feet.
2. The major access aisles that align with site driveways on Scottsdale Road and Ashler Hills Drive shall be a minimum width of 30 feet.
3. The internal circulation shall be designed to accommodate emergency and service vehicles with a minimum outside turning radius of 45 feet and inside radius of 25 feet.
4. **FAST FOOD** Drive-thru buildings shall have a minimum 120 feet of queuing distance provided.
5. A temporary paved connection from Dove Valley Road to the approved driveway location shall **MAY** be provided as part of the Phase 1 development.

OTHER:

1. All circulation elements shall be in conformance with the Summit at Scottsdale Traffic Impact Study and the approved Whisper Rock Master Circulation Plan.
2. The developer shall construct sidewalk along at least one side of each site driveway on Scottsdale Road and Ashler Hills Drive connecting to the on-site pedestrian circulation system.
3. The developer shall construct sidewalk or similar pedestrian connections along at least one side of cross-access easement on the property to the north providing a connection to Dove Valley Road, **AT SUCH TIME AS WHEN THE CONNECTON IS PROVIDED**
4. Sidewalk shall be provided along the front of the major buildings along the eastern side of the site. Sidewalk shall also be provided to connect each pad building to the major building area. The design and location shall be subject to approval by city staff at the time of final plan review.

STRIPING AND SIGNAGE PLAN:

1. 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.
2. All on-site parking lot striping shall be shown with the paving plans.

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.
2. Sight distance easements shall be dedicated oversight 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. Refuse enclosures shall be constructed to City of Scottsdale's standards (details available upon request). Refuse locations as shown on the current site plan may not be acceptable.
2. An area 14' x 30' long shall be provided for approach to refuse enclosures with slope constant with enclosure floor (to facilitate container pick-up).
3. Refuse enclosures are required as follows:
 - Commercial Building Space: One for 0 to 20,000 s.f.
Two for 20,001 to 40,000 s.f.
Three for 40,001 to 60,000 s.f., etc.

For larger sites, an additional enclosure shall be required for each building space increase up to 20,000 s.f., as shown above.

- Restaurants: One per restaurant

4. Enclosures must:

- Provide adequate truck turning/backing movements for a design vehicle of turning radius R (minimum) = 45 feet vehicle length of L = 40 feet.
- Be positioned to facilitate collection without "backtracking."
- Be easily accessible by a simple route.
- Not require backing more than 35 feet.
- Not be located on dead-end parking aisles.

5. Enclosures serviced on one side of a drive must be positioned at a 30-degree angle to the centerline of the drive.

6. Underground vault-type containers are not allowed.

DRAINAGE AND FLOOD CONTROL STIPULATIONS

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 compliance with city ordinances, the Scottsdale Revised Code and the Design Standards and Policies Manual.

DRAINAGE REPORT AND PLAN

1. **MASTER DRAINAGE REPORT.** The developer shall submit a master drainage report and plan to the Community Development Division, subject to city staff approval. The master drainage report and plan shall conform to the Design Standards and Policies Manual - Drainage Report Preparation. In addition, the master drainage report and plan shall:
 - a. Include a complete description of requirements relating to project phasing.
 - b. Identify the timing of and parties responsible for construction of all storm water management facilities.
2. **APPROVAL OF THE MASTER DRAINAGE REPORT.** Before master drainage report approval by the Community Development Division, the developer shall, when requested by city staff, submit two (2) hard copies and one (1) disc copy of the complete master drainage report.
3. **IMPROVEMENT PLAN SUBMITTAL.** Before the improvement plan submittal to Quality Assurance and Compliance Division, the developer shall have obtained approval of the master drainage report.

4. **FINAL DRAINAGE REPORT.** With the final improvement plans submittal, the developer shall submit a final drainage report and plan, subject to review and approval by the Quality Assurance and Compliance Division. 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. In addition, the final drainage report and plan shall:
 - a. Demonstrate consistency with the approved master drainage plan and report for this site.
 - (1) Any design that modifies the approved master drainage report requires from the developer a site specific addendum to the final drainage report and plan, subject to review and approval by city staff.
 - (2) Addendum generated by the final drainage analysis for this site shall be added to the appendix of the final drainage report.
 - b. Provide final calculations and detailed analysis that demonstrate consistency with the conceptual drainage plan and report accepted by City staff.
 - c. Provide a thorough analysis for this site, including all upstream drainage areas. 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.
 - d. Discuss how storm water storage basins will be drained, (by gravity out-fall, pump, etc.) Provide bleed-off calculations that demonstrate the discharge rate and time to drain.
5. **STORM WATER STORAGE REQUIREMENT.** Prior to final plan approval, the developer shall submit a final drainage report and plan, including calculations for the storm water storage volume required, V_r , and volume provided, V_p , using the 100-year, 2-hour storm event.
 - a. Storage basin capacity SHALL NOT BE REDUCED by proposed landscaping improvements.
 - b. Storage basin design shall incorporate significant landscaping requirements.
6. **BASIN CERTIFICATION.** Before the City will issue Letters of Acceptance for maintenance of any public utilities, storm water storage basins constructed for this site shall be verified by as-built survey. The volume of storm water storage provided shall be certified:
 - a. As equal to or greater than design volumes required in the approved final drainage report and on the approved final improvement plans, and shall meet or exceed the required volume per City Ordinance.
 - b. In writing by a registered professional civil engineer, using as-built data from a registered land surveyor.

7. **STORM WATER STORAGE ON PAVED SURFACES.** Up to 50% percent of required storm water storage may be provided in parking areas when the following conditions are met:
 - a. Storage system shall be designed to store first 30% of required runoff volume off paved areas (to avoid ponding of nuisance water on pavement).
 - b. Parking lot storage areas shall be designed so as to minimize interference with pedestrian traffic. Depth of water shall not exceed six inches within the parking area.
8. **BASIN CONFIGURATION.** Basin side slopes shall not exceed 4:1, and the basin depth shall not exceed 3 feet.
9. **BASIN OUT-FALL AND DRAIN TIME.** Storm water storage basin bleed-off rates shall be set so that the storage basins do not drain completely in less than 24 hours. Storage basins must drain completely within 36-hours.
10. **POINT OF OUT-FALL.** Demonstrate that historical flow through the site has been maintained and that storm water runoff exiting this site has a safe place to flow.
11. **RELATIONSHIP TO ABUTTING PROPERTY.** Contours or sufficient spot elevations shall be shown on the grading and drainage plan and on all abutting properties and or rights of way, and shall clearly demonstrate elevations of natural ground and or proposed structures and finished grades, existing and proposed walls or retaining walls, and shall be sufficient to reflect the impact of development on the abutting properties and existing improvements.
13. **UTILITY CONFLICT COORDINATION** The final improvement plans that are submitted to Project Review shall contain a completed No Conflict Title Block on the cover sheet and be accompanied by a completed and signed No Conflict form from every affected utility company. Final improvement plans will not be accepted by the city without this documentation.
13. **GRADING AND DRAINAGE PLAN.** A site specific grading and drainage plan shall be submitted to Project Review. 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 (NAD 1988). Prior to submittal of improvement plans to Project Review, benchmark datum not in compliance with NAD 1988 shall be submitted to Project review and shall be subject to approval by city staff.
 - b. Show all easements and tracts.
 - c. Clearly show all phasing lines and limits of construction.
 - d. Show all drainage facilities including, but not limited to point(s) of roof out-fall, channels, wash corridors, culverts, storm drain pipe, weirs, rip rap, and storm water storage basins (with storage volume required, V_r , and storage volume provided, V_p , noted on the improvement plans).

- e. Show $Q(100)$ at culvert inlets, where wash corridors converge, and at storm water entrance/exit point of the parcel boundaries.
- f. Show extents of areas inundated due to a 100-year storm event.
- g. Show top of curb elevations in front of each lot, at grade breaks and at intersection corners.

14. UNDERGROUND STORM WATER STORAGE. Underground storm water storage is not permitted.

OFF-SITE RUNOFF:

- 1. CONVEYANCE OF PEAK DISCHARGE. All developments shall be designed to satisfactorily convey the 100-year peak discharge through the site without significant damage to structures.

FLOODPLAIN:

- 1. FLOOD INSURANCE RATE MAP. The final drainage report shall include an exhibit that indicates where the site lies within the FEMA designated areas and shall define all pertinent FEMA designations.

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 submit the following:
 - a. Two separate copies of the construction plans.
 - b. Vicinity map and precise description of location.
 - c. Names and addresses of developer, contractor, and engineer.
 - d. Associated "DR" or "PP" number.

DRAINAGE STRUCTURES/CHANNELS:

- 1. RETAINING WALLS. RETAINING WALLS. Provide a structural design report for retaining walls, if applicable, including but not limited to, sourcing analysis and calculations for active forces based on an associated geotechnical analysis of the soils and soils condition.
- 2. EROSION CONTROL. The final drainage report shall include calculations for rip-rap lined channels and rip-rap outlet structures using the design criteria for characteristic sizing, gradation, thickness and filter-blanket requirements from the Drainage Design Manual for Maricopa County, Volume II, Section 6.5.3.

DRAINAGE EASEMENTS:

1. DEDICATIONS. Drainage and flood control easements shall be dedicated to the city to the limits of inundation for all vista corridor washes [where $Q(100) \geq 750$ cfs], for all washes having a capacity of 50 cfs, 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 with maintenance responsibility specified to be that of the property owner.
 - b. Before any building permit is issued for the site, all drainage and flood control easements determined necessary due to final design analysis and proposed improvements, shall be dedicated to the city.

GRADING & DRAINAGE REQUIREMENTS:

1. EPA. The EPA requires that all construction activities that disturb five or more acres obtain coverage under the NPDES General Permit for Construction Activities. Completion of a Notice of Intent (NOI) and preparation of a Storm Water Pollution Prevention Plan (SWPPP) are required by EPA. A copy of the NOI must accompany final plan submittal to the city before final plans are approved. Contact Region 9 of the U.S. Environmental Protection Agency, (415) 744-1500 EPA, Arizona Department of Environmental Quality at (602) 207-4574, or at the web site <http://www.epa.gov/region9>. NOI forms are available in the City of Scottsdale One Stop Shop, 7447 East Indian School Road, Suite 100.
2. SECTION 404 PERMITS. Before the City issues development permits for a project, the developer 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.]
3. 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.

WATER AND WASTEWATER STIPULATIONSWATER and 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. **MASTER WATER AND WASTE WATER PLAN AND REPORT.** The developer shall submit a master water and waste water plan and report subject to review and approval by the Community Development Division. The master water and waste water plan and report shall conform to the Design Standards and Policies Manual - Master Plan.
 - a. Include a complete description of requirements relating to project phasing.
 - b. Identify the timing of and parties responsible for construction of all water and waste water facilities.
 - c. Any design that modifies the approved master report and plan requires from the developer a site specific addendum to the report and plan, subject to review and approval by city staff.
3. **APPROVED MASTER REPORTS AND PLANS.** Before the improvement plan submittal to the Quality Assurance and Compliance Division, the developer shall have obtained approval of the master water and waste water report and plan.
4. **WATER SOURCES.** The water system shall be designed to provide two (2) sources of water to the developed site.
5. **PRIVATE SEWER SYSTEM.** On-site sanitary sewer shall be privately owned and maintained.
6. **HORIZONTAL CLEARANCE.** Minimum distance from outside of waterline pipe to outside of sanitary sewer pipe is six (6') feet.
7. **CLEARANCE FROM WALLS.** In cases where there are property walls and utility easement conflicts, the following shall apply:
 - a. All walls parallel to the easement shall be set such that the face of the wall is at a six (6') feet from the outside diameter of the water or sewer line.
 - b. All walls set across or perpendicular to utility lines shall be designed with gates or removable wall panel to allow service or emergency access.
8. **SERVICE CONNECTIONS TO THE MAIN.** Existing water and sewer service lines to this site shall be utilized or shall be abandoned by disconnection at the main.
9. **WATER AND SEWER NEEDS REPORT.** A completed Water and Sewer Needs Report shall be submitted for review with the final improvements plans. Approval will not be given for improvement plans until the Water and Sewer Needs Report is approved by Project Review.

EASEMENTS:

1. **DEDICATIONS.** All water line easements shall be dedicated to the City prior to the issuance of permits.
2. **LOCATION & CLEARANCE.** Privately owned sanitary sewer shall not run parallel within the waterline easement.

THE DEVELOPMENT REVIEW BOARD

Some Things You Should Know About the Development Review Board:

- * Review of development proposal by the Development Review Board is the first step toward obtaining a building permit.
- * Development Review Board approval expires ONE YEAR from the date of approval if a building permit has not been issued - unless a different expiration date is made a condition of the approval.

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 maybe some Ordinance requirements, which apply to your project that, are not included here.
- * City staff and the Development Review Board do not have the authority to "waive" Ordinance requirements.
- * Any appeals must be made in writing to the CITY CLERK'S OFFICE.

STIPULATIONS

Stipulations are staff recommendations, which, after ratification by the Development Review Board, become development requirements.

ENGINEERING ORDINANCE REQUIREMENTS

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

DRAINAGE AND FLOOD CONTROL:

1. **STORM WATER STORAGE REQUIREMENT.** Storm water storage is required on-site for all site runoff generated by a 2-hour, 100-year frequency design storm.
2. **HISTORICAL FLOW.** Off-site runoff must enter and exit the site as it did historically.
3. **STORM WATER DISCHARGE.** Storm water storage basins should be designed to meter flow to historic out-fall point. Where no out-fall exists (or metering is not possible), other methods of discharge may be considered.
4. **STORM WATER RUNOFF.** Storage basins must drain completely within 36-hours.
5. **BASIN LOCATION.** Storm water storage basins may not be constructed within utility easements or dedicated right-of-way (exceptions may be granted with written approval from appropriate utility company).
6. **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.
7. **SECTION 404 PERMITS.** Approval from the Army Corps of Engineers under the conditions of SECTION 404 PERMIT is required where proposed construction is adjacent to or within major washes.
8. **DEDICATIONS AND EASEMENTS.** All vista corridor easements, drainage easements and easements for storm water storage shall be dedicated to the city as drainage and flood control easements, with maintenance the responsibility of the owner.

REFUSE REQUIREMENTS:

1. Refuse collection methods, i.e., site plan circulation will be approved at final plan review.
2. Refuse collection can be provided by the City of Scottsdale's Sanitation Division, at 312-5600.

STREET LIGHTS:

1. Public streetlights shall be installed in accordance with City of Scottsdale Revised Code, Section 48-149. The developer shall be responsible for coordinating a street layout and cost estimate with the utility company. No building permits may be issued until all street light arrangements (including fee requirements) have been made.

PUBLIC TRAIL:

1. A minimum 15-foot wide public access easement shall be dedicated along the site frontage on Scottsdale Road within the scenic corridor. The developer shall construct an urban shared-use trail within this easement in conformance with the Design Standards and Policies Manual Section 7.3. The developer shall be responsible for providing maintenance and signing as directed by the city's Parks/Trails Planning Office (312-2408). The final alignment shall be subject to approval by the city's Parks/Trails Planner or designee prior to dedication and acceptance.

PARKING LOTS:

1. Parking areas shall be improved with a minimum of 2.5 inches of asphalt over 4 inches of aggregate base.

TRAFFIC ORDINANCE REQUIREMENTS:

1. Streets and other related improvements:

STREET NAME	STREET TYPE	R.O.W. DEDICATION	ROADWAY IMPROVEMENT	CURB TYPE	BIKEPATH/ SIDEWALKS
Scottsdale Road	Major Arterial	75' half	56' CL-BC ^A	Vertical Angled*	8' Sidewalk
Ashler Hills Drive	Major Collector	45' half	35' CL-BC ^B	Roll	5' Sidewalk

* The curb along Scottsdale Road shall match the existing angled curb to the south along the Bellasera Community frontage.

- A. At the direction of city staff, before any building permit is issued for the site, the developer shall not construct the street improvements specified by the table above, but shall make an in lieu payment to the city. Before any final plan approval, the developer shall submit an engineer's estimate for plan preparation, design and construction costs of a major arterial half street, including 2 lanes of pavement with curb and gutter, half median improvements (curb, gutter and landscaping), and any required drainage structures. The in lieu payment shall be based on this estimate, plus five percent (5%) contingency cost and other incidental items, as determined by city staff. The developer shall obtain letter from the city's Transportation Department that outlines an agreement between the developer and the city with respect to method of satisfying the required Scottsdale Road street improvements. This letter shall be submitted with the final plan submittal.
 - B. Prior to any final plan approval, the developer shall submit a plan identifying the proposed design for the Ashler Hills Drive construction. The design shall identify the right-of-way, cross section, and any phased or interim improvements. This plan shall be subject to staff review and approval.
2. The developer shall be responsible for 75 percent of all costs associated with design and construction of traffic signals at the following locations: Scottsdale Road and Ashler Hills Drive.

ENGINEERING WATER & SEWER ORDINANCE REQUIREMENTS

WATER DEVELOPMENT ORDINANCE

1. **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.
2. **DEVELOPMENT FEES.** The developer shall pay a Water Development Fee and Water Resources 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 Water Resources at 312-5650.
3. **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 Sewer Development Fee for City sewer service 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 sewer system. All questions may be referred to Water Resources at 312-5650.
2. **GREASE INTERCEPTORS.** Grease interceptors shall be provided at restaurant connections to the sanitary sewer. The interceptors shall be located as to be readily and easily accessible for cleaning and inspection.

FINAL PLANS SUBMITTAL REQUIREMENTS

1. Plans shall be submitted on the following paper sizes:
 - a) Architectural Plans: 11" x 17" minimum, up to 30" x 42" maximum
 - b) Landscaping/Irrigation Plans: 24" x 36"
 - c) Civil Plans: 24" x 36"
2. Provide intent as to maintenance responsibility of all landscape areas. Provide note on the landscape plans.
3. Provide a landscape plan of all existing trees and/or cactus for staff analysis of trees and/or cactus to remain or to be transplanted. Indicate size and specimen.
4. Provide the necessary design documents and plans as established for the "Environmentally Sensitive Lands District".
5. Provide a schedule indicating the timing on installation of all improvements required by planning.
6. Provide a contour map of the existing topography.
7. Provide a site plan with the following information:
 - a) Zoning of property, and adjacent properties.
 - b) Vicinity map.
 - c) Property lines and dimensions, street names, centerline of street.
 - d) Setback of structures - front, side, rear.
 - e) Parking lot dimensions - stall width and length, driveway width, parking angle.
 - f) Location and details of refuse enclosure & bicycle racks.
 - g) Parking calculations required/provided.
 - h) Location of handicap parking spaces & van accessible spaces.
 - i) All development on adjacent property within 50 feet of this project.
8. Provide building elevations with the following information:
 - a) Height of building (see Section 3.100 of the Zoning Ordinance for definition of building height) above finished floor/natural grade.
 - b) Label colors of all exterior materials (matching those approved at Development Review Board).

9. Provide landscaping and irrigation plans with the following information:
 - a) Plant palette (type, size, quantity)
 - b) Retention/detention basin slope
 - c) Perimeter wall elevations with the following information:
 - i) Height of perimeter wall above finished grade (both interior and exterior).
 - ii) Colors of all exterior materials (as required by Sec. 7.854 E of the Zoning Ordinance/matching those approved by Development Review Board).
 - d) Provide catalog cut sheets of all on-site lighting fixtures in common areas.
10. Obtain a native plant permit for disturbance of any protected plants on the site by submitting the following: ☼
 - a) Completed Native Plant Narrative & Application form
 - b) Three copies of the site plan indicating the location by tag number of each plant protected per the native plant ordinance.
 - c) Three copies of the numbered plant inventory corresponding to the tag numbers on the site plan, indicating the following:
 - i) plant type
 - ii) plant size in caliper inches
 - iii) plant condition
 - iv) whether the plant will remain in place, be relocated, or be destroyed
 - d) Location of plant nursery
 - e) Copy of vicinity map indicating the location of the project
 - f) Copy of Natural Area Open Space exhibit if applicable for the site
 - g) A copy of the 'Arizona Department of Agriculture Notice of Intent to Clear Land' form, issued through the State's Native Plant section at (602) 542-3292.
 - h) Letter of authorization from the property owner or authorized agent identifying the approved salvage contractor and verifying that all salvaged plants are to be incorporated in landscaping and used back on site.
 - i) Upon tagging the plants in accordance with Sec. 46-116 of the Scottsdale Revised Code, contact the City's Native Plant Officer at 994-7080 for inspection and permit approval.

☼ **The submittal for native plant permit approval is in addition to the native plant submittal required for DR approval**

FINAL PLANS ORDINANCE REQUIREMENTSSCREENING:

1. The height of the parapet or other screening device shall be (equal to or higher/minimum 1 foot higher) than the height of the air conditioning unit or other mechanical appurtenances.
2. All equipment, utilities, or other appurtenances attached to the building shall be an integral part of the building design in terms of form, color and texture.
3. *Parking lot to be screened from abutting streets with landscaping and NAOS areas.*

BUILDING HEIGHT:

1. *The building height shall be measured from natural grade in conformance with the ESL Ordinance. With the final plans submittal the developer shall provide height analysis for each building and pad, including finished floor and pad heights, building elevations, and natural grade and contour information, to the satisfaction of Final Plans staff.*

OPEN SPACE & NAOS:

1. *With the final plans submittal, the developer shall provide a slope analysis for the gross parcel (R1-43 district, C-2 district, and all existing and proposed right of way) to the satisfaction of Final Plans staff. The area of slope measurement shall be based upon 100' runs, to the satisfaction of City staff.*
2. *Monument signs shall not be included in areas of NAOS. With the final plans submittal, the developer shall provided a maintenance access route to the sign and a minimum of 5 feet surrounding the sign which shall not be dedicated as NAOS, to the satisfaction of Final Plans staff.*
3. *With the final plans submittal, the developer shall provide detailed graphics and calculations for parking lot landscape required and provided.*
4. All areas calculated as NAOS shall be a minimum of 30 feet in width, except along roadsides where it may be reduced to 20 feet. Any alterations to this shall be approved by Project Coordination staff.
5. All areas calculated as undisturbed NAOS shall be left untouched, except that additional plant materials, indigenous to the site only, may be introduced to NAOS as approved by the Project Review staff in compliance with Section 7.583.D.1 of the Zoning Ordinance.
6. **FINAL PLANS SHALL NOT BE APPROVED** until a protection program indicating construction boundaries, and techniques used to insure that NAOS is not disturbed during construction, has been submitted and field approved by Project Review staff.

LANDSCAPING:

1. A minimum of 1/3 of the required landscaped area for the parking lot for more than 20 cars shall be in planting areas distributed throughout the lot rather than on the perimeter. Planting areas shall have a minimum width of 7 feet and a minimum area of 120-square feet per Section 9.106 of the Zoning Ordinance.
2. *In conformance with the Scottsdale Zoning Ordinance, the maximum separation between landscape islands is 15 stalls. The developer shall provide additional landscape islands as necessary for conformance, to the satisfaction of Final Plans staff. Only landscape areas meeting the Scottsdale Zoning Ordinance minimums for width and area, as determined by City staff, shall be considered parking lot landscape islands.*
3. 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).
4. Provide documentation required for issuance of a Native Plant Permit as required in Chapter 46 of City Code and outlined in Section 7.500 of the Zoning Ordinance. The Native Plant Permit is a separate submittal and approval. (See page 7 of this section for specific submittal requirements). Contact the City's Native Plant Officer at 994-7080 to initiate the process.
5. Fountains, if proposed, shall comply with the requirements of Sec. 49-80 of the City Code.
6. Prior to the establishment of water service, non-residential projects with an estimated annual water demand of ten (10) acre-feet or more shall submit a conservation plan in conformance with Section 49-82 of the City Code to the Water Conservation Office.
7. Provide 6-inch vertical concrete curb between any driveways or parking areas and landscape areas.

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.
2. Cuts and fills exceeding limits outlined in Sec. 204 of the Design Guidelines & Policies for Environmentally Sensitive Lands shall require Development Review Board approval.

OTHER:

1. *With the initial final plans submittal, the developer shall provide an accounting of required parking based upon the known tenants and proposed building sizes. At the time of each building, tenant improvement and /or phase final plans submittal, the developer shall provide an update to the required parking calculations for the center, to the satisfaction of City staff.*
2. Provide 4% of required parking as handicap parking spaces. A minimum of one of every eight required accessible space is required to be van accessible per Section 9.105 of the Zoning Ordinance.
3. *Accessible stalls shall be distributed throughout the site based upon the parking requirements of the adjacent building (or pad), to the satisfaction of City staff.*
4. Provide one bicycle parking space per each 10 required vehicle parking spaces per Section 9.103 of the Zoning Ordinance.
5. *Bicycle stalls shall be distributed throughout the site based upon the parking requirements of the adjacent building (or pad), to the satisfaction of City staff.*

FINAL PLANS REQUIREMENTS

DETAILED INFORMATION REGARDING CONSTRUCTION PLAN PREPARATION FOR PLANS SUBMITTED TO THE CITY OF SCOTTSDALE FOR APPROVAL CAN BE FOUND IN THE SCOTTSDALE DESIGN STANDARDS AND POLICIES MANUAL.

PLAN SHEET DIMENSIONS SHALL CONFORM TO THE FOLLOWING SIZES:

- * BUILDING PLANS: 11" X 17 MINIMUM, UP TO 30" X 42" MAXIMUM
- * LANDSCAPING/IRRIGATION PLANS: 24" X 36" (MYLAR ORIGINALS)
- * CIVIL PLANS: 24" X 36" (MYLAR ORIGINALS)

EACH ITEM LISTED WITHIN THESE SUBMITTAL REQUIREMENTS MUST BE INCLUDED. A COPY OF THIS LIST MUST ALSO ACCOMPANY YOUR FIRST SUBMITTAL. INCOMPLETE SUBMITTALS WILL NOT BE ACCEPTED.

ALL CONSTRUCTION PLANS, REPORTS, ETC., MUST BE IN CONFORMANCE WITH THOSE APPROVED BY THE DEVELOPMENT REVIEW BOARD.

THE FOLLOWING INFORMATION MUST APPEAR ON THE COVER SHEET:

- * BOOK, MAP AND PARCEL NUMBER OF PROPERTY ON WHICH IMPROVEMENTS ARE BEING PROPOSED.
- * SITE ADDRESS.
- * PLAN CHECK NUMBER AND ALL APPLICABLE CASE NUMBERS MUST APPEAR WITHIN THE BOTTOM OR RIGHT-HAND MARGIN IN 1/2 INCH LETTERS.
- * NAME, ADDRESS AND PHONE NUMBER OF THE OWNER AND THE PARTY PREPARING THE PLANS.

FINAL PLAN SUBMITTAL REQUIREMENTS
THIS FORM MUST ACCOMPANY ALL FINAL PLAN SUBMITTALS

The following items are the **BASIC MINIMUM** requirements **NECESSARY** to submit final plans for review.

BUILDING PLAN SUBMITTAL REQUIREMENTS:

CIVIL PLANS AND BUILDING PLANS MUST BE SUBMITTED AT THE SAME TIME IN SEPARATE PACKAGES.

DETAILED INFORMATION REGARDING MINIMUM PLAN SUBMITTAL REQUIREMENTS FOR SINGLE FAMILY DWELLINGS CAN BE OBTAINED FROM THE ONE-STOP SHOP.

- ☐ Building plans may be reviewed at the One-Stop Shop counter
- ☒ Building plans shall be submitted to Project Review for final plans review
- ☒ Four sets which shall include each of the following:

- * Site Plan
- * Project Data
- * Elevations
- * Floor Plans
- * Foundation Plans
- * Building Sections
- * Wall Sections
- * Architectural Details
- * Schedules
- * Mechanical Plans and Details
- * Structural Plans and Details
- * Electrical Plans and Details

In addition provide two additional copies of site plan and two additional copies of elevations plan(s) with the submittal.

- ☐ One copy of structural, electrical, and water calculations (may be on drawings)
- ☐ One copy of geotechnical report accompany building plans

CIVIL PLAN SUBMITTAL REQUIREMENTS:

CIVIL PLANS AND BUILDING PLANS MUST BE SUBMITTED AT THE SAME TIME IN SEPARATE PACKAGES.

Improvement Plans:

- ☒ Grading and Drainage Plan
- ☒ Water Plans
- ☒ Sewer Plans
- ☒ Paving Plans
- ☐ Traffic Signal Plans
- ☐ Striping & Signage Plans
- ☒ Structural Plans (including details & calculations)

Surveys:

- ☒ Results of Survey ☐ Boundary Survey

Plats:

- ☐ Preliminary Plat ☐ Final Plat

Reports:

- | | | | | | | |
|---------------|-------------------------------------|--------------|--------------------------|------------|-------------------------------------|-------|
| Drainage | <input checked="" type="checkbox"/> | Master | <input type="checkbox"/> | Conceptual | <input checked="" type="checkbox"/> | Final |
| Water | <input checked="" type="checkbox"/> | Master | <input type="checkbox"/> | Conceptual | <input type="checkbox"/> | Final |
| Sewer | <input checked="" type="checkbox"/> | Master | <input type="checkbox"/> | Conceptual | <input type="checkbox"/> | Final |
| Circulation | <input type="checkbox"/> | Master | <input type="checkbox"/> | Conceptual | <input type="checkbox"/> | Final |
| Signalization | <input type="checkbox"/> | Master | <input type="checkbox"/> | Conceptual | <input type="checkbox"/> | Final |
| | <input checked="" type="checkbox"/> | Geotechnical | <input type="checkbox"/> | Structural | | |

- ☒ The completed 404 Certification Form (must be signed by a registered professional engineer)
- ☒ The completed No-Conflict Form (must be signed by associated utility)
- ☐ The completed Waiver Request Form (must be signed by city staff)

Engineer's cost estimates for payment in-lieu of:

- ☐ Street improvements
- ☐ Signalization
- ☐ Storm water storage

- ☒ Title Report (not more than 60 days old)
- ☒ Cut sheets and specifications for outdoor lighting fixtures
- ☒ Two (2) additional architectural site plans
- ☒ Wall elevations
- ☒ Landscape & irrigation plans
- ☒ NAOS graphic & calculation worksheet
- ☒ Native plant program, or confirmation of compliance

FEE SCHEDULE**PLAN REVIEW:****BUILDING:**

Livable	\$.21 Sq. Ft.
Covered	\$.10 Sq. Ft.
Fences	\$.07 Lin. Ft.

ENGINEERING:

Lower Desert (ESLO)	\$432.00 per sheet
Upper Desert (ESLO)	\$460.00 per sheet
Hillside (ESLO)	\$476.00 per sheet

AT THE TIME OF FINAL PLAN SUBMITTAL, THE FOLLOWING FEES MUST BE PAID:**[] ENCROACHMENT PERMIT FEES:**

Encroachment permit fees are based on construction quantities. Fee rates are available from the One Stop Shop

[] FINAL PLAT FEES:

Base plan review	\$3,000.00
PLUS: \$94.00 per lot	_____

[X] MONTHLY FIRE HYDRANT MAINTENANCE FEE:

\$4.00 per fire hydrant - 8	<u>\$32.00</u>
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[x] PAYMENT FOR IMPROVEMENTS IN LIEU OF CONSTRUCTION:

Amount shall be based on sealed engineer's construction cost estimate approved by final plans and paid prior to building permit issuance for the following improvements:

LOCATION	IMPROVEMENTS REQUIRED
Scottsdale Road & Ashler Hills Drive	75% of traffic signal design and construction

Traffic signal in-lieu fees may be based on \$80,000 for 100 percent of design and construction costs.

[] IN LIEU PARKING (For Downtown)

\$7500 per space, or \$500 initial deposit and \$71 per month per space for a term of 15 years there after (number of spaces to be determined at final plans)

DEDICATION REQUIREMENTS

N.

[] RIGHT-OF-WAY DEDICATIONS:

STREET NAME	REQUIRED RIGHT-OF-WAY	REQUIRED EASEMENTS	DEDICATION DEADLINE
Scottsdale Road	75' half	One foot V.N.E.	Prior to C. of O.
Ashler Hills Drive	45' half		Prior to C. of O.

[x] OTHER EASEMENTS/DEDICATIONS REQUIRED: _____

	TYPE	SIZE	LOCATION	DEDICATION DEADLINE
x	Public Trail	15' min. width	Along Scottsdale Road	Prior to C. of O.
	Bike Path			
	NAOS			
	Drainage			
	Scenic Vista Corridor			
x	Cross Access	30' min. width	From adjacent parcel to Ashler Hills and northern site driveway	



NELSEN ARCHITECTS INC.
SCOTTSDALE AUSTIN

Architecture
Interiors
Planning

July 31, 2000

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Austin, Texas 78701
Tel (512) 457-8400
Fax (512) 457-8770

Mr. Tom J. Rief
Development Coordination Manager
7447 E. Indian School Road, Ste. 125
Scottsdale, Arizona 85251

RE: The Summit @ Scottsdale
Case # 118-DR-99

Dear Tom,

The following letter is to serve as a formal recap to aid in our re-submittal back into the City for our first review comments. The specific issue that this letter addresses is the comment that our exterior elevations do not match those submitted during DR. As you know we had to modify some of the elevations in a DRB Study Session. We also modified some tower elements to be more consistent throughout the project and submitted them with the revised rear elevations as part of the Study Session.

In addition we have made a block modification and a paint modification from DR to Construction Documents. The reason for the change is that block color- Copper turns very pink, so we are using Aztec Red instead. This is an approved color submitted in our DRB material package. The paint color modification is due to the actual color, not being what we envisioned so we have substituted "Wellington" with "Great Desert", the hue is a natural green color and not as pastel. We think this is more consistent with our overall goal of blending in to the natural surroundings.

Thank you for your assistance regarding this issue.

Sincerely,
Nelsen Architects, Inc.

George A. Melara, AIA
Design Director

APPROVED
8/2/00
TJR
INITIALS



NELSEN ARCHITECTS INC.
SCOTTSDALE AUSTIN

Architecture
Interiors
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FACSIMILE TRANSMISSION

DATE: 7/31/00

TO: City of Scottsdale

ATTN.: Tom Rief

FAX #:480-312-7781

TEL #:480-312-7059

FROM: George Melara

PAGES: 2

NAI JOB#: 99029

RE: The Summit at Scottsdale

ORIGINAL TO FOLLOW BY MAIL: no

COMMENTS: Dear Tom,

Enclosed is a letter to assist us in our re-submittal, Per our discussion with Greg Williams regarding elevations . Thank you.

The information contained in this facsimile message is privileged and confidential information intended only for the use of the individual or entity named above. If the reader of this message is not the intended recipient, or the employee or agent responsible to deliver it to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please immediately notify us by telephone and return the original message to us at the above address via the United States Postal Service.