TO:	DEVELOPMENT REVIEW BOARD **DATE:** August 21, 2003
FROM:	CURRENT PLANNING SERVICES
SUBJECT:	CASE 36-DR-2003
REQUEST:	Approve site plan & elevations for a new church complex
PROJECT NAME:	Scottsdale First Assembly of God - Dream Center
LOCATION:	South of the SWC of Pima & Via Dona Roads

DEVELOPER/OWNER:	DREAM CENTER Scottsdale First Assembly
ARCHITECT/DESIGNER:	Debartolo Architects
ENGINEER:	N/A
APPLICANT/COORDINATOR:	Debartolo Architects/Jack DeBartolo 4450 N 12 St Rm 268 Phoenix, AZ 85014 602-264-6617

STAFF RECOMMENDATION: APPROVE subject to the attached stipulations.

PUBLIC COMMENTS: Comments have been received from surrounding property owners and other interested citizens expressing opposition to the proposed 40' tower height. Exchanging the tower height for larger and more visible signage on Pima Road was discussed, however an amendment to the sign ordinance would be required. Opposition has also been expressed toward the proposed contemporary architectural style and building materials.

REQUEST: This is a request for approval of the site plan and elevations of a new place of worship. This is also a request for approval of heights in excess of the 24-foot maximum building height requirement in the Environmentally Sensitive Lands District (ESL).

LOCATION & ZONING: The 24-acre site is located south of Via Dona Road and west of Pima Road in the Desert Foothills Character Area. The Planned McDowell Sonoran Preserve is located on the east side of Pima Road. The property is zoned Low Density Residential/Environmentally Sensitive Lands district (R1-190/ESL), is in the Foothills Overlay district (FO), and is located in the Upper Desert landform.

CHARACTERISTICS: The property's rolling terrain has slopes ranging from 0-15%, and the Rawhide Wash runs through the west side of the property. The site slopes in a southwest direction, with a gradual elevation drop of 50 feet.

DISCUSSION: The 26,600 square foot building is positioned near the center of the 24-acre site, with setbacks ranging from 250 feet to 550 feet from the surrounding property lines. Two driveways are proposed off of Pima Road, and the applicant is providing a 100' scenic corridor easement along Pima Road.

The maximum building height limit in the R1-190/ESL District is 24 feet. The Development Review Board has the authority to approve non-residential buildings that exceed 24 feet in height upon finding that the increased height is appropriate and compatible with the character of the neighborhood (up to 30 feet; and 45 feet for towers). The majority of the proposed building is approximately 24 feet measured from natural grade. Due to the varying terrain, approximately 1/3rd of the roof area exceeds the 24-foot limit (but less than 30 feet tall). The proposed 64-square-foot cooling tower/steeple at the building entrance is approximately 40 feet tall.

The proposed building will be constructed with integrally colored concrete block and has a contemporary design using straight horizontal and vertical lines. Some exterior walls will have weathered cor-ten steel siding and a weathered steel shade trellis. The cooling tower/steeple will also be block and accented at the top with a perforated fiberglass translucent resin material. The accent top of the tower will not be internally lit.

Thirty six percent (36%) of the site will be designated as natural area open space (NAOS), with an additional 35% of the site left as undisturbed open space. New landscaping in disturbed areas will consist of native desert materials. Public trail and drainage, N.A.O.S., and vista corridor easements will be provided along the Rawhide Wash. Low level lighting fixtures will be provided in the parking lot and building areas, with a maximum pole height of 16 feet.

KEY ISSUES: Building height
Architectural style and materials

RELATED CASES: 32-LT-2001, 3-AB-2001

Tim Curtis
Project Coordination Manager
480-312-4210

ATTACHMENTS:
#1-Project Narrative
#2-Context Aerial
#2A-Aerial Close-Up
#3-Zoning Map
#4-Site Plan
#5-Landscaping Plan
#6-Elevations
#7-Perspective
A-Stipulations/Ordinance Requirements

PROJECT NARRATIVE | debartolo architects | may 2003

This proposed project strives to create architecture that is **regionally sympathetic** as well as grounded in the **context** and **community** of its place. We can not fall back on superficial fads or historical "styles" that are so common in this region today. If we imitate the form of these historical buildings without recognition of the original content – we have degraded the importance of history and created a skin-deep copy. We are recommending a new architecture for this place that sensitively responds to the site and the client's needs in this unique context.

The proposed development of 26.2 acres in north Scottsdale is for the congregation of the Dream Center, Scottsdale First Assembly. The native desert site along Pima Road is covered with a scattering of Ironwood, saguaros and yucca and was specifically selected for its natural beauty and physical characteristics. The mild undulating slope of the topography enriches the quality of the site, inviting an intimate and grounded design solution. The views to the nearby Pinnacle Peak provide a distant focus and landmark that locks the building into this unique place. The building complex occupies the central portion of the site adjacent to a major wash(e). The building orientation and geometry are informed by this unique land characteristic.

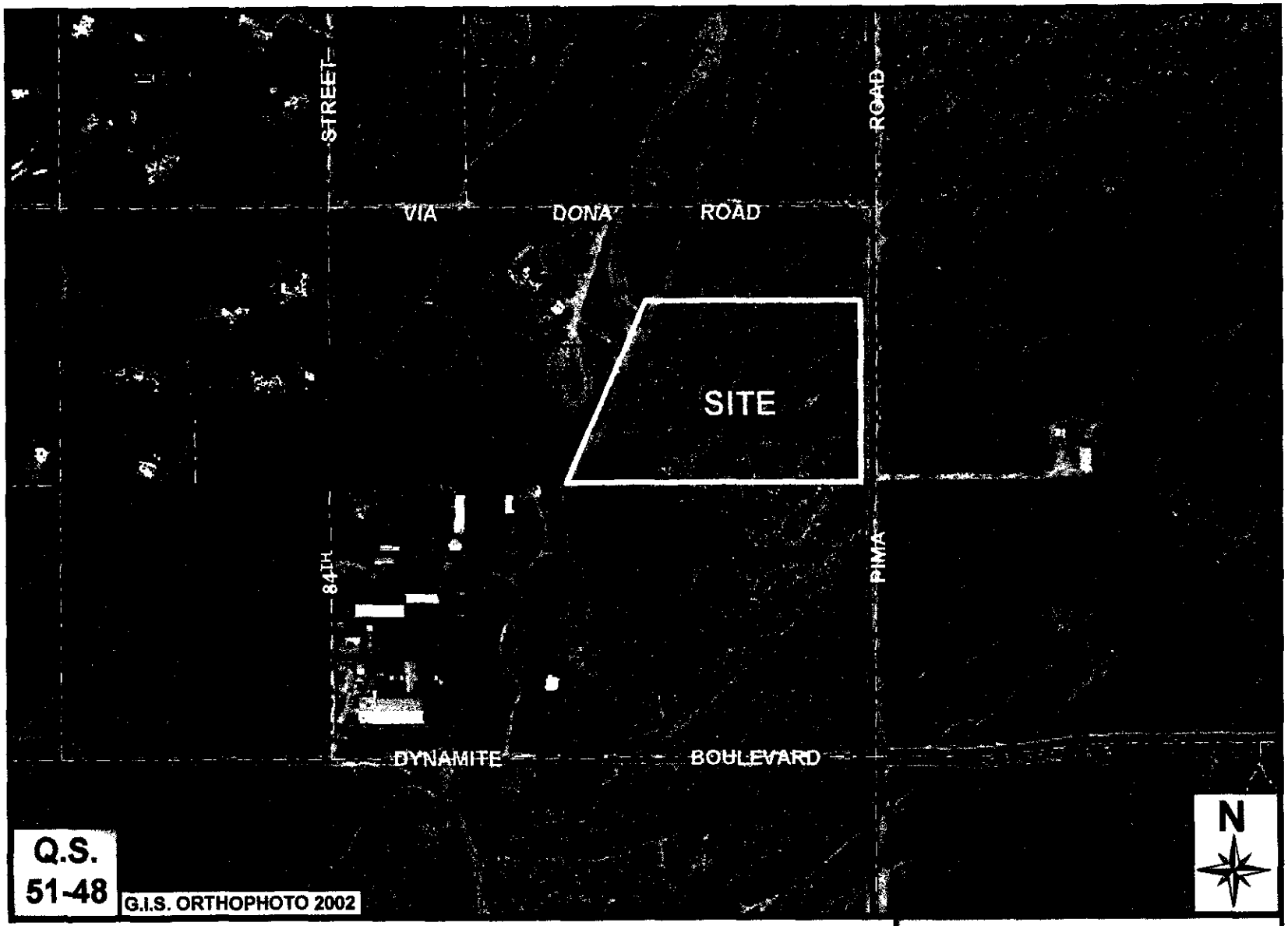
The proposed 27,000 square foot grouping of buildings will accommodate an assembly space, administration and Christian education classrooms. The building is a simple yet rich environment of masonry walls and trellises shaped around the owner's needs and the site. In order to select the material palate, we looked to the local sheds, fences, rails, wagon wheels, vegetation and native landscape – the rich colors, textures and materials of the desert. Complimenting the natural character and richness of the site, we have made an effort to avoid paint and artificiality; the resulting structure roots itself in weathered, humble materials organized in a simple and ordered form to create a 'new' environment for the Scottsdale congregation.

Driving into the site from Pima Road, one first passes through the natural desert and rises 10' immediately from the elevation of Pima to park in the desert-parking garden. Walking along pedestrian paths, one is shaded by native Ironwood, Mesquite and Palo Verde trees. Entering into the mesquite plaza, an urban gathering place , one is drawn by a 40-foot tall cool-tower that passively cools the plaza as it invites the cool air from above to fall to the plaza floor below. The thermal effect will be enhanced by a fine mist of cool water emitted by dozens of stainless steel atomizing nozzles located in the tower. The heat exchange that takes place as the water evaporates in the dry climate creating a cushion of air cooled 20 degrees without a mechanical system. The top of the tower, fabricated of perforated fiberglass resin, is translucent – evoking the changing ambient light of the desert and rising above the surrounding structure creating a soft edge to the sky. Shaded by native desert vegetation, the plaza becomes the central meeting point for the congregation.

The church's weathered cor-tin steel and masonry forms, like some rusted artifact from a cowboy camp, are oriented to frame prime views. The texture of the exterior contrasts with the refinement of the interior palette of white plaster, stainless steel, maple and translucent glass. The unpainted integral colored masonry walls (articulated by using a combination of 4" and 8" block)to reinforce human scale and interest while supporting the science of thermal mass absorbing heat during the day and releasing it at night. Entering the low volume lobby from the mesquite plaza – with its shaded south-facing 1" insulated low-e solex glazing, one is welcomed by an efficient and orderly space with access to the sanctuary. The sanctuary serves as the main assembly space of the project – accommodating up to 1,000 people for services and special events. The high-volume, acoustically tuned space maximizes the 24' limit and focuses itself on the ministry platform.

Access to the classrooms and administration spaces is along outdoor walkways, shaded by a simple weathered galvanized trellis – the connection to the site is maximized and the visitor is united repeatedly with the place and views to the mountains and washes beyond. Using a simple palate of thermal mass materials, natural ventilation, shaded trellis walkways, deep set windows and weathered cor-tin steel – the weathered desert church will quietly and respectfully blend into the desert site.

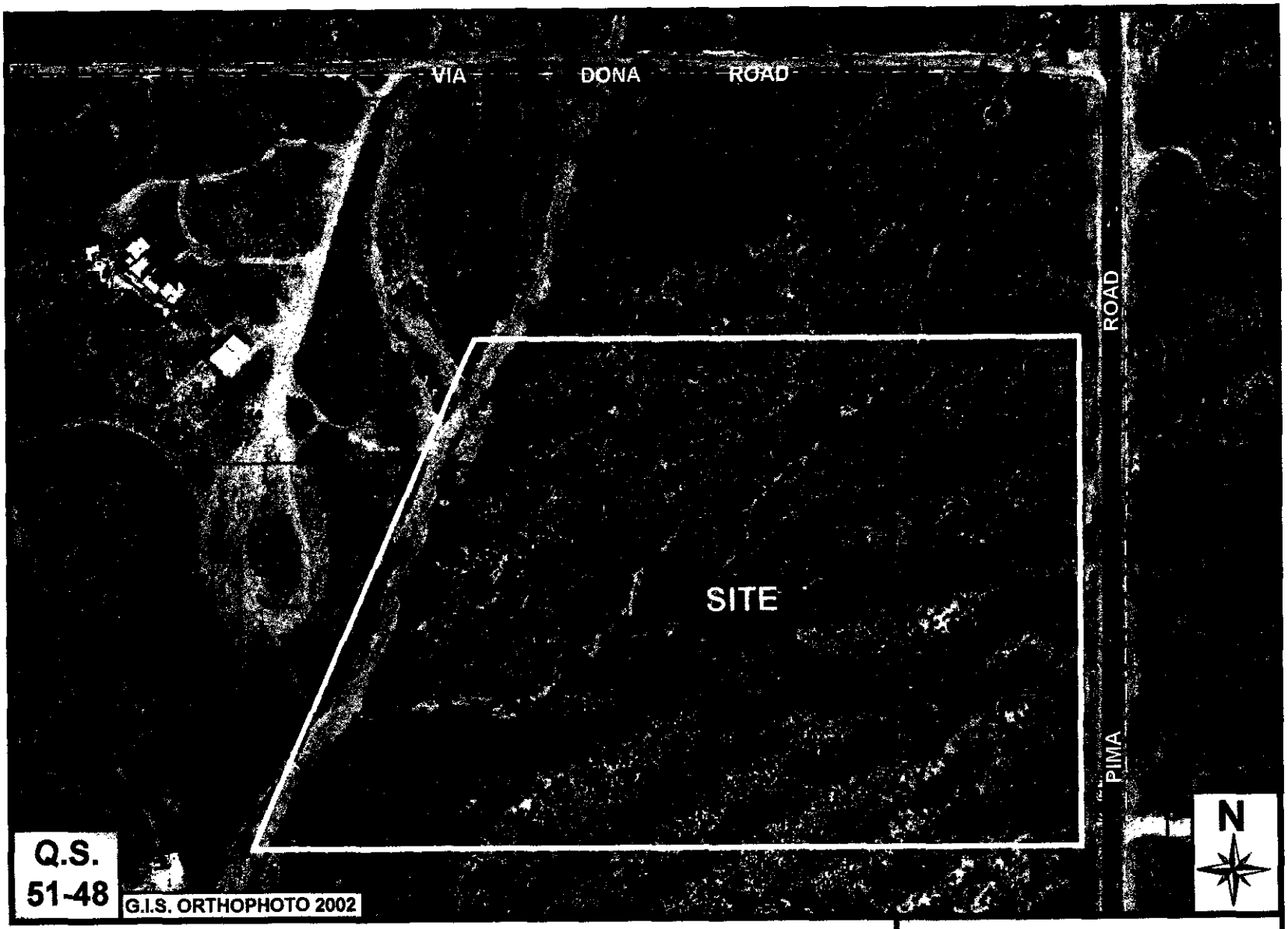
With the significantly increased setbacks, the site lends itself to preserving the quality of the desert without limiting the vision of the church. Through sensitive development and preservation of nature, this new congregation will gently occupy the site and fulfill the demand for culture and faith in the north Scottsdale community.



Scottsdale First Assembly of God – Dream Center

36-DR-2003

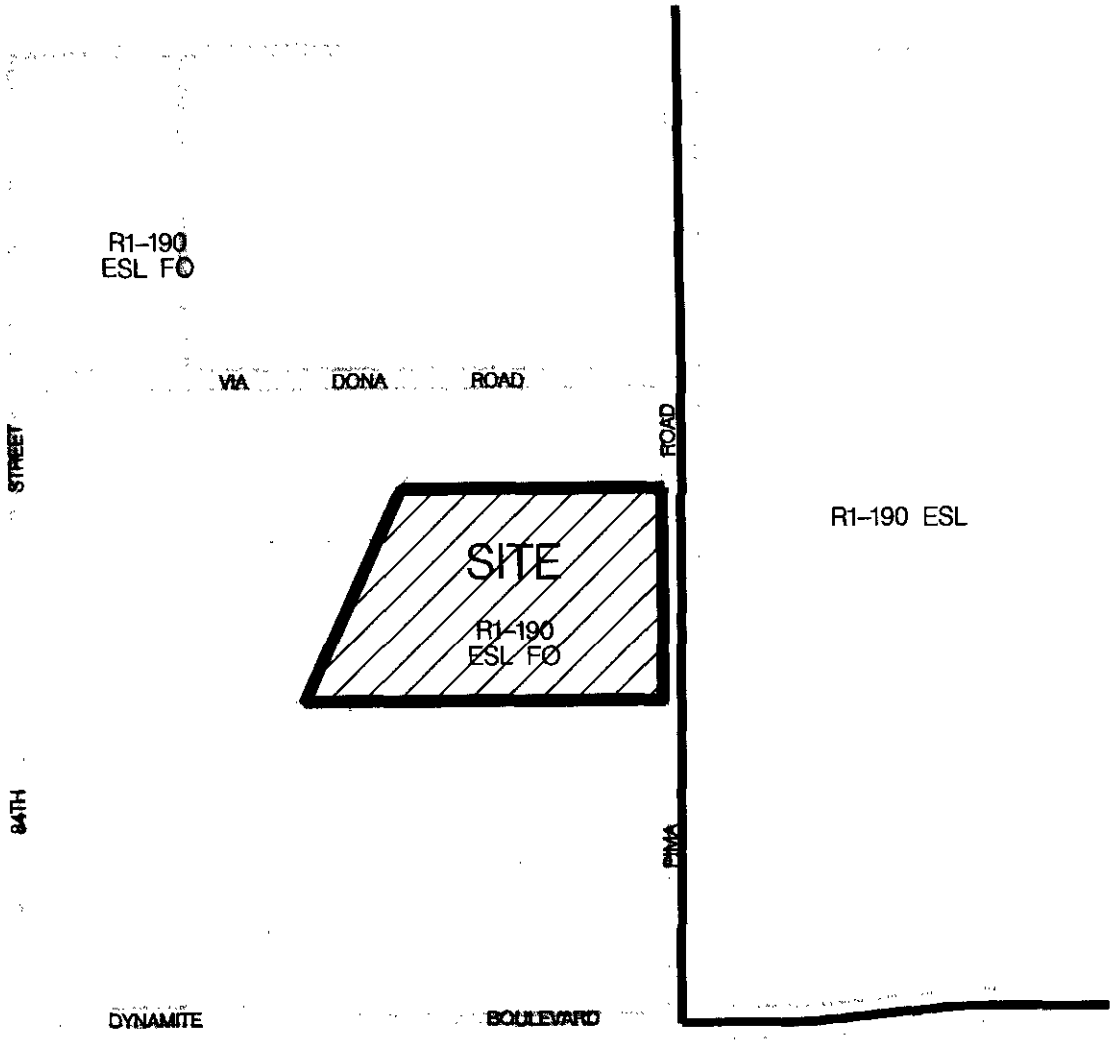
ATTACHMENT #2



Scottsdale First Assembly of God – Dream Center

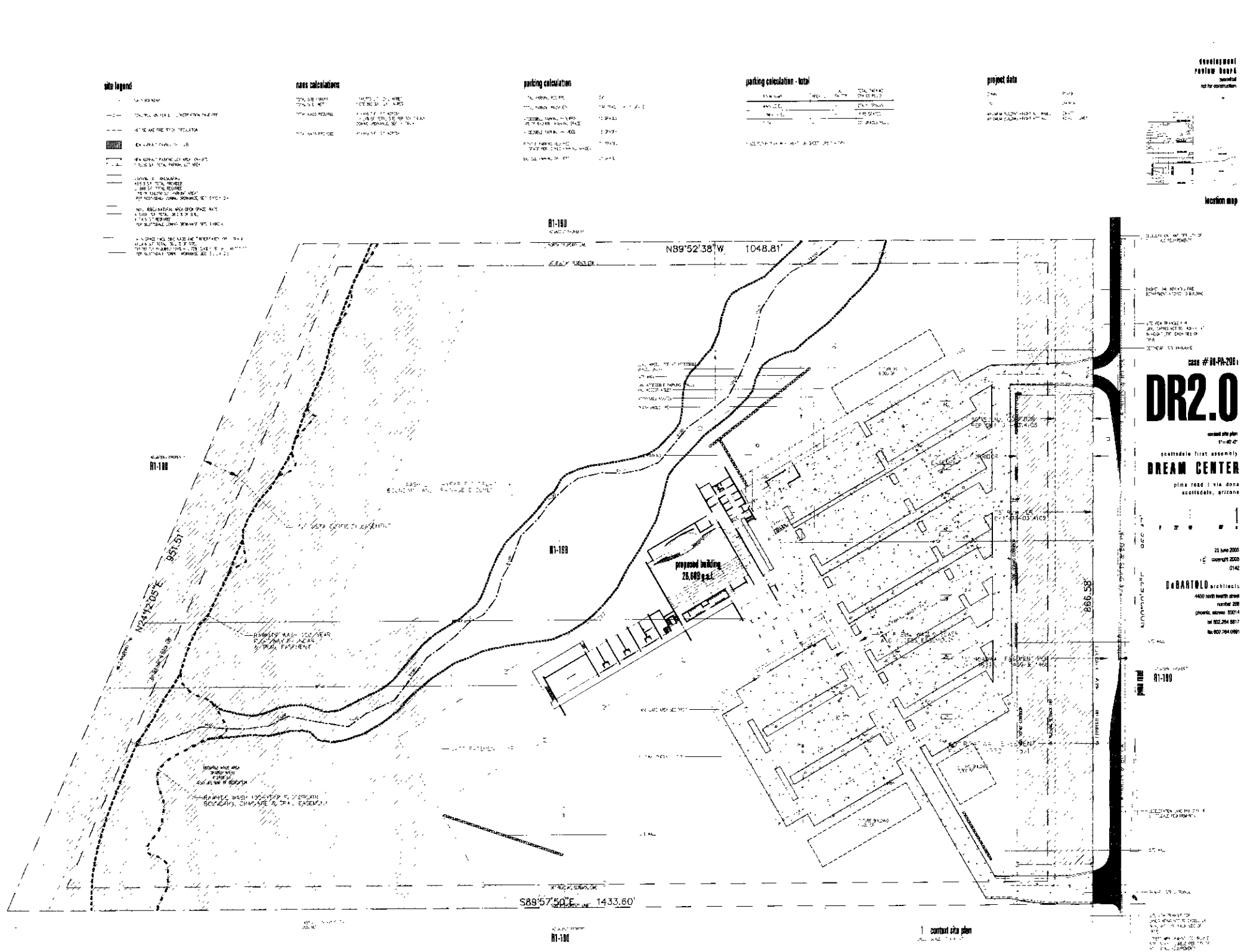
36-DR-2003

ATTACHMENT #2A



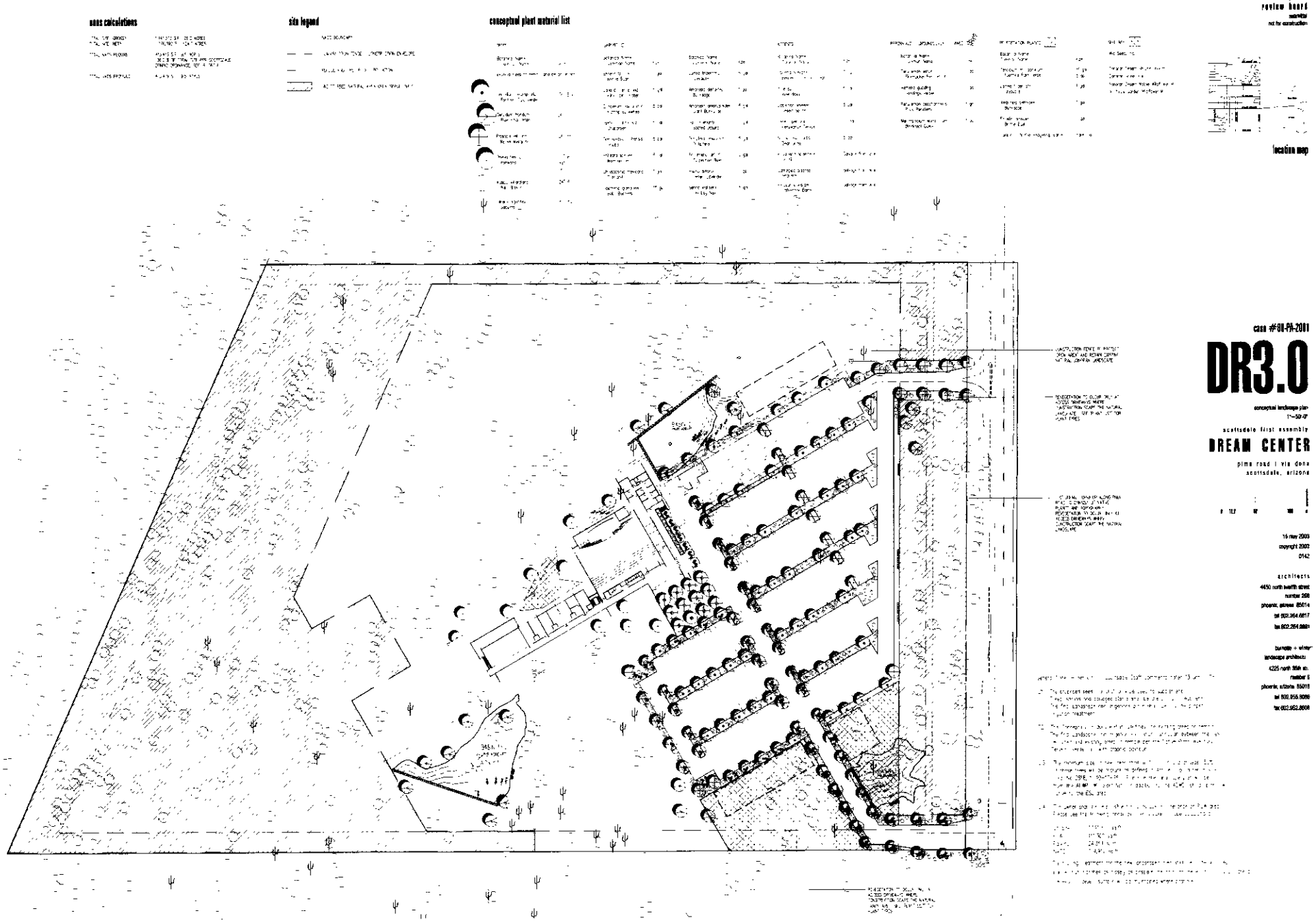
36-DR-2003

ATTACHMENT #3



ATTACHMENT #4

36-DR-2003
07/24/2003



ATTACHMENT #5

1 conceptual landscape plan

36-DR-2003
07/24/2003

development review board
submittal
not for construction

case #88-PA-2001

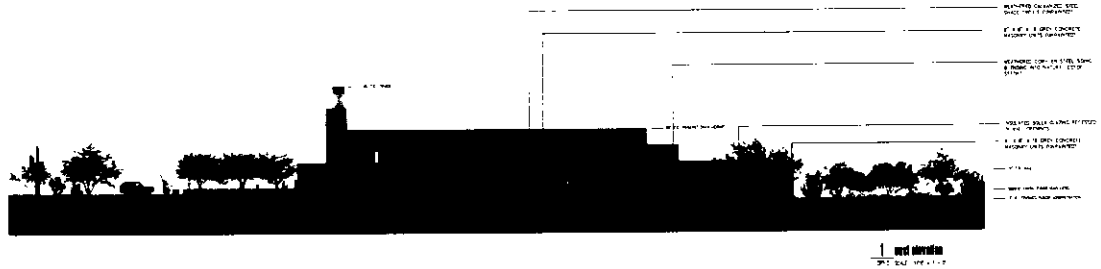
DR5.0

elevations
1/16" = 1'-0"

accessible first assembly

DREAM CENTER

vine road | vía dana
scottsdale, arizona



1 west elevation
3/32" SCALE: 1/16" = 1'-0"

2 south elevation
3/32" SCALE: 1/16" = 1'-0"

3 west elevation
3/32" SCALE: 1/16" = 1'-0"

4 north elevation
3/32" SCALE: 1/16" = 1'-0"

DeBARTOLO architects
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ATTACHMENT #6

88-PA-2001#2

36-DR-2003
05/20/2003

development review board

case #36-DR-2003

DR5.1

DREAM CENTER

DeBARTOLO architects

ATTACHMENT #7

36-DR-2003
05/20/2003

Stipulations for Case:
Scottsdale First Assembly of God – Dream Center
36-DR-2003

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

PLANNING

APPLICABLE DOCUMENTS AND PLANS:

DRB Stipulations

1. Except as required by the City Code of Ordinances, Zoning Regulations, Subdivision Regulations, and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
    a. Architectural elements, including dimensions, materials, form, color, and texture, shall be constructed to be consistent with the building elevations submitted by DeBartolo Architects with a drawing date of May 13, 2003.
    b. The location and configuration of all site improvements shall be constructed to be consistent with the context site plan submitted by DeBartolo Architects with a staff received date of 7/24/2003.
    c. Landscaping, including quantity, size, and location of materials shall be installed to be consistent with the conceptual landscape plan submitted by DeBartolo Architects with a staff received date of 5/20/2003.
    d. Building height from natural grade shall be in constructed to be consistent with the Roof Plan submitted by DeBartolo Architects with a staff received date of 7/24/2003.

ARCHITECTURAL DESIGN:

DRB Stipulations

2. Colors and materials shall match the samples on file with the City.
3. All exterior mechanical, utility, and communications equipment shall be screened by parapet or wall that matches the architectural color and finish of the building. Wall or parapet height for roof-mounted units shall meet or exceed the height of the tallest unit. Wall height for ground-mounted units shall be a minimum of 1' higher than the tallest unit.
4. Any exterior conduit and raceways shall be painted to match the building.
5. No exterior roof ladder shall be allowed where they are visible to the public or from an off-site location.
6. Roof drainage systems shall be interior, except that overflow scuppers are permitted. If overflow scuppers are provided, they shall be integrated with the architectural design.
7. Wall enclosures for refuse bins or trash compactors shall be constructed of materials that are compatible with the building(s) on the site in terms of color and texture.
8. All walls shall match the architectural color, materials and finish of the building(s).

Ordinance

A. The light reflective value of colors on the building exterior shall not exceed 35, and shall be disclosed on the architectural elevation drawings at the time of final plans submittal.

SITE DESIGN:

DRB Stipulations

9. Future buildings shown on the applicable site plan document require separate approval from the Development Review Board.
10. Public use trail locations shall be shown on the site plan at the time of final plans submittal. The trail location shall be subject to the approval of the City Trails Coordinator.

Ordinance

B. The site plan shall be revised to indicate the required number of bicycle parking spaces within 50 feet of the main building entrance.

LANDSCAPE DESIGN:

DRB Stipulations

11. Upon removal of the salvageable native plants the salvage contractor shall submit completed Native Plant Tracking Form as well as a list identifying the tag numbers of the plants surviving salvage operations to the City's Inspection Services Unit within 3 months from the beginning of salvage operations and/or prior to the issuance of the Certificate of Occupancy.
12. Cut and fill slopes shall be rounded to blend with the existing contours of the adjacent natural grades.
13. At the time of final plans, the landscape plan shall show N.A.O.S. locations consistent with the site plan and the proposed instrument of dedication.
14. Any drainage structures, if proposed, shall be integrally colored to blend with the colors of the surrounding natural desert.
15. Rip rap, if proposed, shall be indigenous stone, and shall be treated with a desert varnish (eonite or equal).

Ordinance

C. The landscape plan shall be revised to clearly distinguish between existing trees to remain, existing trees as relocated, and new trees by species and location.

D. The quantity of all species used shall be specified in the plant palette at the time of final plans submittal.

E. The landscape plan will demonstrate conformance with an approved Native Plant Permit and associated documents.

F. Non-Residential: Mature Trees – 50% of the trees required of this project shall be the following sizes: a) 1.5-inch average caliper for multi-trunked trees, b) 3-inch caliper for single trunk trees c) 16 foot minimum trunk height for palms.

G. The species of all new plants on site shall be selected solely from the City of Scottsdale Indigenous Plants for Environmentally Sensitive Lands list.

EXTERIOR LIGHTING DESIGN:

DRB Stipulations

16. All exterior luminaries shall meet all IESNA requirements for full cutoff, and shall be aimed downward and away from property line, except sign, parking lot canopy and landscape lighting.
17. The individual luminarie lamp shall not exceed 250 watts.
18. The "warmth" of light emitting from all fixtures shall be 3000 degrees Kelvin or "warmer".
19. The minimum Light Loss Factors used on the photometric study shall be 0.70.
20. The maximum height from finished grade to the bottom of the any exterior luminiare shall not exceed 16 feet.
21. All exterior light poles, pole fixtures, and yokes, shall be a flat black or dark bronze.

22. No lighting shall be permitted in dedicated NAOS easements, Vista Corridor easements.

23. Incorporate into the project's design, the following:

Parking Lot and Site Lighting:

a. The maintained average horizontal illuminance level, at grade on the site shall not exceed 6.0 foot-candles.

b. The maintained maximum horizontal illuminance level, at grade on the site, shall not exceed 1.5 foot-candles. All exterior luminaries shall be included in this calculation.

c. The initial vertical illuminance at 6.0 foot above grade, along the entire property line (or 1 foot outside of any block wall exceeding 5 foot in height) shall not exceed 0.3 foot-candles. All exterior luminaries shall be included in this calculation.

Building Mounted Lighting:

d. All luminaries shall be recessed or shielded so the light source is not directly visible from property line.

Landscape Lighting

e. All landscape lighting directed upward shall utilize the extension visor shields to limit the view of the lamp source.

f. Landscaping lighting shall only be utilized to accent plant material.

g. All landscape lighting directed upward, shall be aimed away from property line.

h. All landscape lighting hanging in vegetation, shall contain recessed lamps, and be directed downward and away from property line.

i. The landscape lighting lamp shall be an incandescent or halogen incandescent source, and shall not exceed 50 watts.

VEHICULAR AND BICYCLE PARKING:

DRB Stipulations

24. Bike rack design shall be in conformance with City of Scottsdale M.A.G. Details unless otherwise approved in writing by the City of Scottsdale's Transportation Department.

ADDITIONAL PLANNING ITEMS:

DRB Stipulations

25. No exterior vending or display shall be allowed.

26. Flagpoles, if provided, shall be one piece, conical, and tapered.

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

RELEVANT CASES:

Ordinance

H. At the time of review, the applicable zoning case for the subject site was: 36-ZN-1984.

ENGINEERING

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.

APPLICABLE DOCUMENTS:

28. Preliminary Drainage Report for the Dream Center – Scottsdale First Assembly, prepared by HEC Engineering, dated November 25, 2002.

DRAINAGE AND FLOOD CONTROL:

DRB Stipulations

29. A final drainage report shall be submitted that demonstrates consistency with the conceptual drainage report approved in concept by the Planning and Development Services Department.
    a. Before the approval of improvement plans by city staff, the developer shall submit two (2) hard copies and one (1) compact disc copy of the complete final drainage report and plan.
30. Basin Configuration:
    a. Basin side slopes shall not be steeper than 4:1, and basin depths shall not exceed 3 feet.
    b. A maximum of 50% of the front open space may be used as a retention/detention basin unless approved by the Project Coordination Manager
    c. Stormwater Storage on Paved Surfaces. Up to 50% of required stormwater storage may be provided in parking areas when the following conditions are met:
    d. Storage system shall be designed to store first 30% of required runoff volume off paved areas (to avoid ponding of nuisance water on pavement).
    e. 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.

Ordinance

I. On-site stormwater storage is required for the full 100-year, 2-hour storm event. The design of the storage basin capacity shall account for any proposed landscaping improvements. The landscaping improvements within the basins shall not reduce the capacity of the basins under the required volume.
    (1) 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.
    (2) Infiltration of stormwater through the basin floor is not acceptable as the sole means of draining the basin. Stormwater storage basins should be designed to meter flow to the historic out-fall point. Where an historic out-fall point does not exist (or metering is not possible), other methods of discharge such as pumps, etc. may be considered.
    (3) Stormwater 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).
    (4) Off-site runoff must enter and exit the site as it did historically.
    (5) All development shall be designed to satisfactorily convey the 100-year peak discharge through the site without significant damage to structures.

J. With the final improvement plans submittal to the Plan Review and Permit Services Division, the developer shall submit a final drainage report and plan, subject to City staff approval.

K. Underground Stormwater Storage:

(1) Underground stormwater storage is prohibited unless approval is obtained from the City's Floodplain Administrator.

(2) Drywells are not permitted.

L. Street Crossings:

(1) 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 not be greater than 1 foot.

ROADWAY, INTERSECTION, AND ACCESS DESIGN:

Streets and other related improvements:

STREET NAME	STREET TYPE	R.O.W. DEDICATION	ROADWAY IMPROVEMENT	CURB TYPE	BIKE PATH, SIDEWALK, TRAILS
Pima Road	Major Arterial	75 ft half street (75 ft existing)	Driveways, left turn lanes and right turn lanes. In lieu contribution for half street improvements to Pima Road.	None	No sidewalk 6 foot bike lane, continuous through the deceleration lanes.

DRB Stipulations

31. The north and south site driveways on Pima Road shall be designed in general conformance with city of Scottsdale Type CH-1, Standard Detail #2257.
32. The developer shall determine the thickness of the existing pavement section on Pima Road (asphalt and base material). All new Pima Road pavement shall match the existing pavement section on Pima Road.
33. With the final plan submittal, the developer's traffic engineer shall determine the appropriate length for the left and right turn bays on Pima Road based upon traffic engineering principles.
34. Provide a 6 foot wide bike lane on the east and west sides of Pima Road. The bike lanes shall be continuous through the deceleration lanes on Pima Road.
35. Provide a southbound right turn deceleration lane for both the north and south driveway entrances.
36. Provide a northbound left turn bay from Pima Road into the south site driveway.
37. Provide a 10 foot wide pavement shoulder on the west side of Pima Road along the entire site frontage. Call Rod Ramos or Bob Forsyth at 480-312-8111 for shoulder pavement structure details.
38. 10 foot wide shoulders may exist on both sides of Pima Road. The developer shall not use the pavement of the existing shoulders for the new turn lanes for this site. The shoulder pavement does not have the durability for regular use.
39. The developer shall provide in-lieu contributions for half street improvements to Pima Road. The basis of costs for the half street improvements shall consists of one-traffic lane with curb and gutter, and an 8-foot sidewalk along the entire site frontage, or otherwise determined by the Transportation Dept. General Manager. The in-lieu contributions shall be deposited into the Pima Road construction account. Please contact the Transportation Department for the proper account number.
40. The north site driveway shall be approximately 660 ft south of Via Donna, and access at this driveway shall be restricted to right in/right only. Also, the developers shall construct a raised concrete control feature in the driveway to delineate the right in/ right out access. Information signs will also be required.

41. The developer shall dedicate a 25-foot wide strip of right way or roadway and public utility easement at the southeast corner of the site as shown on the Map of Dedication for the site.

42. The location of the south driveway shall be in general conformance to the location shown on the preliminary site plan dated 7/24/2003 for case no. 36-DR-2003.

Ordinance

M. The developer shall submit a detailed striping and signage plan with final plans. The striping and signage plan shall include all existing improvements and striping within 300 feet of the limits of construction, and all signs, striping, or other traffic control devices proposed to accommodate phased and ultimate construction.

INTERNAL CIRCULATION:

DRB Stipulations

43. The developer shall provide a minimum parking-aisle width of 24 feet.

44. The developer shall provide internal circulation that accommodates emergency and service vehicles with an outside turning radius of 45 feet and inside turning radius of 25 feet.

Ordinance

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

EASEMENTS AND DEDICATIONS

EASEMENT / DEDICATION	DESCRIPTION
Vista Corridor Easement	All watercourses with a 100 year peak flow rate of 750 cfs or greater shall be designated as Vista Corridors. The easement shall be a minimum of 100 feet wide, and to include any existing low flow channels, all major vegetation, and the area between the tops of the banks of the watercourses.
Scenic Corridor Easement	Total width of 100' measured from the Pima Road Right-of-Way.
Natural Area Open Space Easement	In accordance with the Zoning Ordinance to be dedicated by Map of Dedication.
Emergency and Services Vehicle Access Easement	The developer shall dedicate a minimum 24-foot wide emergency and service vehicle access easement over the main internal drive aisles.
Public Access Easement	Dedicate a public access easement equal to the length and width of the drainage easement over the large main wash along the west property line.

DRB Stipulations

45. Easements:

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

    b. 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.

    c. Refer to the following figures: 3.1-13 and 3.1-14 of Section 3.1 of the City's Design Standards and Policies Manual, published December 1999.

46. Vehicular Non-Access Easement:

a. Prior to final plan approval, the developer shall dedicate a 1-foot wide vehicular non-access easement along the property frontage on Pima Road except at approved driveway locations.

47. Indemnity Agreements:

a. When substantial improvements or landscaping are proposed within a utility easement, an indemnity agreement shall be required. 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

O. Drainage Easement:

(1) 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, for all FEMA regulatory floodways to the extent of the 100-year base flood elevation, and for all stormwater storage basins. All drainage and flood control easements shall be dedicated to the City with maintenance responsibility specified to be that of the property owner.

P. Waterline and Sanitary Sewer Easements:

(1) Before the issuance of any building permit for the site, the developer shall dedicate to the City, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual, all water easements necessary to serve the site.

Q. Vista Corridor Easements:

(1) All vista corridor easements, drainage easements and easements for stormwater storage shall be dedicated to the City as drainage and flood control easements, with maintenance the responsibility of the owner.

REFUSE:

DRB Stipulations

48. Refuse enclosures shall be constructed to City of Scottsdale's standards. Details for construction of trash enclosures can be found in the City of Scottsdale Supplements to MAG Standards.

49. Enclosures must:

a. Provide adequate truck turning/backing movements for a design vehicle of turning radius R (minimum) = 45 feet vehicle length of L = 40 feet.

b. Be positioned to facilitate collection without "backtracking."

c. Be easily accessible by a simple route.

d. Not require backing more than 35 feet.

e. Not be located on dead-end parking aisles.

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

Ordinance

R. Refuse enclosures are required as follows: This site shall provide 2 refuse enclosures.

(1) 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.

S. Underground vault-type containers are not allowed.

T. Refuse collection methods, i.e., site plan circulation will be approved at final plan review.

U. Refuse collection can be provided by the City of Scottsdale's Sanitation Division, at 480-312-5600.

WATER AND WASTEWATER STIPULATIONS

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, the Scottsdale Revised Code and Sections 4 and 5 of the Design Standards and Policies Manual.

DRB Stipulations

50. Where walls cross or run parallel with public water mains, public sewer mains, or public fire lines the following shall apply:

    a. For walls constructed parallel to these pipes, the walls shall be a minimum of six (6) feet from the outside diameter of the pipe.

    b. For walls constructed across or perpendicular to these pipes, the walls shall be constructed with gates or removable wall panels for maintenance and emergency access.

Ordinance

V. Water and Sewer Needs Report.

    (1) A completed Water and Sewer Needs Report shall be submitted for review with the final improvement plans. Approval will not be given for improvement plans until the Plan Review and Permit Services Division approves the Water and Sewer Needs Report.

WATER:

DRB Stipulations

51. Basis of Design Report (Water):

    a. Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall obtain approval of the Water Basis of Design Report from the City's Water Resources Department. The report shall conform to the draft Water and Wastewater Report Guidelines available from the City's Water Resources Department.

Ordinance

W. The water system for this project shall meet required health standards and shall have sufficient volume and pressure for domestic use and fire protection.

X. 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 480-312-5650.

Y. 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. If there is an existing water meter for this project, applicable water meter fees must be paid only if a larger meter is required.

Z. Arizona Department of Environmental Quality (ADEQ):

    (1) 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 applicable chapters of the Arizona Administrative Code, *Title 18, Environmental Quality*. In addition:

AA. Maricopa County Environmental Services Department (MCESD):

Construction Document Submittal Requirements:
Case Name
36-DR-2003

A copy of these construction document submittal requirements must accompany your first plan review submittal. Provide each item listed on the submittal checklists at your first submittal. Incomplete submittals will not be accepted.

- Civil plans and building plans must be submitted at the same time in separate packages.
- All Landscaping/Irrigation, Civil plan sheets must be 24" X 36" size, including Mylar originals.
- All Building sheets shall be a minimum 24" X 36" size.

The cover sheet must contain the following information:

1) County Assessor parcel number of property on which improvements are being proposed.
2) Full street address assigned by the City of Scottsdale Records Department
3) Provide space for City of Scottsdale Plan check number in the right hand margin. All applicable case numbers must be in 1/4-inch letters.
4) Provide the name, address, phone number, and email address of the owner, the party preparing the plans, the architect, and the developer.

Detailed information regarding construction plan preparation to the City of Scottsdale can be found in the City of Scottsdale's DESIGN STANDARDS AND POLICIES MANUAL. You may access the manual online at http://www. scottsdaleaz.gov/dspm - or call the One Stop Shop at 480-312-2500.

All construction plans, reports, etc., must be in conformance with those approved by the Development Review Board.

Listed below are items to be completed before construction document submittal. Provide documentation of completion of these requirements at the time of construction document submittal:

- ☐ _____
- ☐ _____
- ☐ _____
- ☐ _____

Architectural Plan Submittal Requirements

Each item on listed checklist must be submitted at your first construction document submittal, along with a copy of this list. Incomplete submittals will not be accepted. All plans must be signed and sealed. If necessary, the plan reviewer may require additional information and plans after the first submittal.

The following items are the minimum requirements necessary to submit construction documents for review. Civil plans and building plans must be submitted at the same time, in separate packages.

BUILDING

1. Provide two (2) sets of the following – minimum 1/8" scale or larger so plans are legible when reduced. **(sets must include a complete set of civil plans and landscape plans- for reference only):**
   a. Site Plan
   b. Retaining Wall Details
   c. Project Data
   d. Electrical Plans and Details
   e. Elevations
   f. Structural Plans and Details
   g. Floor Plans
   h. Mechanical Plans and Details
   i. Foundation Plans
   j. Schedules
   k. Building Sections
   l. Architectural Details
   m. Wall Sections
2. One (1) copy of structural, electrical, and water calculations (may be on drawings)
3. One (1) copy of soils report to accompany building plans.

PLANNING

4. Provide one (1) complete set of building plans (1a through 1m), set shall include a complete set of civil plans and landscape plans- for reference only, and the following items:
   n. Open Space Plan
   o. Parking Analysis (on site plan)
   p. Floor Plan Worksheet
   q. Photometric Plan
   r. Site Details
   s. Exterior Lighting Cutsheets (On 24" x 36" Sheet)
   t. Roof Plan (height analysis)
5. Provide two (2) additional sheets of the following:
   t. Site Plan
   u. Building Elevation(s)
6. Provide the following documents:
   - ☐ Copy of Certificate of No Effect for Archaeological Resources signed by the City Archaeologist
   - ☐ Copy of Certificate of Approval for Archaeological Resources signed by the City Archaeologist
   - ☐ "Purchase Agreement In-Lieu Parking Credits" original, signed by applicant.
   - ☐ Documentation of approval from the Airport Director or designee for aviation hazard easements, noise disclosure statements, soundproofing requirements, and building height [edit to include only applicable requirements based on noise contour].
   - ☐ Documentation of water resource department approval of water features/fountains.

FIRE

7. Provide:
   a. One (1) complete set of building plans (1a through 1m)
   b. One (1) grading and drainage plan- for reference only.

Civil Improvement Plan Submittal Requirements

Each item listed on this checklist must be submitted at your first construction document submittal, along with a copy of this list. Incomplete submittals will not be accepted. All plans must be signed and sealed. If necessary, the plan reviewer may require additional information and plans after the first submittal.

- Required Plan Size: 24" X 36"
- Minimum Horizontal Scale: 1" = 20'
- Minimum Vertical Scale: 1" = 2'

CIVIL

The following items are the basic minimum requirements necessary to submit construction documents for review. Civil plans and building plans must be submitted at the same time, in separate packages.

1. Provide the following documentation:
   - ☑ **A sealed engineer's statement on the cover sheet of all civil plan sets stating that, "The engineer of record on these plans has received a copy of the approved stipulations for this project and has designed these plans in conformance with the approved stipulations."**
   - ☑ **Title Report and Letter of Update (not more than 60 days old)**
   - ☑ **Two Copies of Completed 404 Certification Form**
   - ☑ **Two Copies of the Notice of Intent (NOI)**
   - ☑ **Copy of the No-Conflict Form (Originals must be signed by each utility prior to plan approval)**
   - ☑ **ALTA Survey**

IMPROVEMENT PLANS

2. Provide one (1) set that includes the following:
   - ☑ **Grading and Drainage Plan (Including water and sewer services)**
     - Benchmark datum shall be based on North American Datum of 1988.
     - Show all easements and tracts.
     - 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.
     - Show all drainage facilities including, but not limited to point(s) of roof out-fall, channels, culverts, storm drain pipe, weirs, curb openings, weep holes, valley gutters, rip rap, and storm water storage basins (with storage volume required, Vr, and storage volume provided, Vp, noted on the improvement plans).
     - Show $Q_{(100.6)}$ at culvert inlets, where wash corridors converge, and at storm water entrance/exit points of the parcel boundaries.
     - Show the limits of inundation for allow washes having a flow rate of (25) 50 cfs or more using the peak runoff form the 100-year, 6-hour storm event.
     - Show top of curb elevations at grade breaks and at intersection corners.
     - Show all walls, such as perimeter, screening and retaining walls. A structural design report shall be provided which includes calculations for active forces based on an associated geotechnical analysis of the soils.
     - Clearly show the limits of proposed construction
   - ☐ **Water Plans**
   - ☐ **Sewer Plans**
   - ☑ **Paving Plans (including striping & signage)**
     - All on-site parking lot striping shall be shown with the paving plans.

☐ **Traffic Signal Plans**

- Plan set shall include general notes, signal plan and wiring diagram sheets.

☑ **Striping & Signage Plans**

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

☐ **Structural Plans (including details & calculations)**

☐ **Final Plat (for reference only)**

☐ **Map of Dedication**

ENGINEERING REPORTS

☑ **Final Drainage Report.**

- Include final calculations and detailed analyses that demonstrate consistency with the conceptual drainage report and plan accepted in concept by the Current Planning Services Division.
- Include calculations and details that demonstrate how the stormwater storage requirement will be met. The drainage exhibit shall show the location, configuration, depth of water and high water surface elevations for all stormwater storage basins.
- Include an exhibit that indicates where the site lies within the FEMA designated areas and define all pertinent FEMA designations.
- Show all upstream contributing basin areas, including calculations and analyses for the peak runoff entering the site.
- Include a discussion of how the lowest floor elevations are established.
- Discuss how stormwater storage basins will be drained (by gravity out-fall, pump, etc.). Include bleed-off calculations that demonstrate the discharge rate and time to drain.
- Demonstrate that historical flow through the site has been maintained and that stormwater runoff exiting this site has a safe place to flow.
- 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.

☑ **Water Basis of Design Report (BOD)**

- Identify the location, size, condition, and availability of existing water lines and water related facilities such as valves, service lines, fire hydrants, etc.
- Evaluate the project's water demands and their impact on the existing water system.
- Determine the need for any additional water lines and water related facilities to support the proposed development.
- Conform to the City's Integrated Water Master Plan.
- Identify the timing of and parties responsible for construction of all water facilities.

☑ **Sewer Basis of Design Report (BOD)**

- Identify the location of, size, condition, and availability of existing sanitary sewer lines and wastewater-related facilities.
- Evaluate the project's wastewater demands and their impact on the existing wastewater system.
- Determine the need for any additional wastewater lines and related facilities to support the proposed development.
- Conform to the City's Wastewater System Master Plan.
- Identify the timing of and parties responsible for construction of all wastewater facilities.

ENGINEER'S ESTIMATES (FOR PAYMENT IN-LIEU)

- [x] **Street improvements**
- [ ] **Signalization**

REFERENCE DOCUMENTS

- [ ] **Master Drainage Report ****
- [ ] **Master Water Report****
- [x] **Basis Of Design Report – Water****
- [x] **Basis Of Design Report – Sewer****
- [ ] **Master Circulation Report****
- [ ] **Final Circulation Report****
- [ ] **Master Signalization Plan****
- [ ] **Final Signalization Plan****
- [x] **Geotechnical Report**

**Note: Requires copies of approved reports before submittal of Improvement Plans for Plan Review. Developer shall, as a minimum, provide a copy of the cover sheet with City Staff signatures of acceptance.

OTHER

- [ ] **Structural Report**
- [ ] **The approved Stormwater Storage Waiver Request Form (must be signed by City Staff)**
- [ ] _____
- [ ] _____
- [ ] _____

PLANNING

3. Provide one (1) set of the selected Improvement Plans (#5 above), and the following items:

- [x] **Landscape & irrigation plans**
- [x] **Slope Analysis (provide copy of most recent - June 25th, 2003)**
- [x] **NAOS graphic & calculation worksheet**
- [x] **Map of Dedication for NAOS**
- [x] **Native plant program, or confirmation of compliance**
- [ ] **Fountain/Water feature details and elevations**