



STAFF APPROVAL NO. 406-SA-2003

**SUBMIT ONE COPY OF THIS APPROVAL LETTER WITH THE FOLLOWING PLAN SETS TO THE ONE-STOP SHOP FOR PLAN REVIEW:**

**BUILDING:** X 2 sets of architectural plans and 1 set of civil improvement plans  
**FIRE:** X 1 set of architectural plans  
**PLANNING:** X 1 set of architectural plans and 2 additional site plans & elevations  
**CIVIL:** X 1 set of civil improvement plans

PROJECT NAME: 2nd & Brown Parking - Livery

LOCATION: 3802 N Brown Av

COMPANY NAME: City of Scottsdale

APPLICANT'S NAME: Madeline Clemann

ADDRESS: 7447 E Indian School Road Scottsdale, AZ 85251

PHONE: 480-312-2732 FAX: \_\_\_\_\_

REQUEST: Livery for 2nd & Brown Parking Garage

### STAFF APPROVAL NOTIFICATION

This letter is notification that your REQUEST is approved conceptually by Planning and Development Services Staff. Plans shall be submitted for permits as required by the One-Stop Shop. **This approval expires one (1) year from date of approval if a permit is required but has not been issued.**

x STIPULATIONS:

#### APPLICABLE DOCUMENTS AND PLANS:

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 Dick & Fritsche Design Group with a submittal date of November 17, 2003.
  - b. The location and configuration of all site improvements shall be constructed to be consistent with the site plan submitted by Dick & Fritsche Design Group with a submittal date of November 17, 2003.
  - c. Landscape plans were not submitted with this application.

#### ARCHITECTURAL DESIGN:

2. The face of the service entrance section(s) shall be flush with the building façade and painted to match the building.
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. All 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).

### **LANDSCAPE DESIGN:**

9. The shrubs and ground cover species shall be revised to delete the Barrel/Golden Barrel Cactus and replace that species with a suitable alternative such as multi-stemmed tall cactus and large yucca; replace the Thunder Cloud Sage with Texas Sage; add rock to the planter beds where decomposed granite is shown on the plans, all subject to project coordinator staff approval with the final plans review.
10. Lantana or other dense, leafy ground covers shall not be allowed.

### **EXTERIOR LIGHTING DESIGN:**

11. All exterior luminaires, except for sign lighting, shall meet all IESNA requirements for full cutoff and shall be aimed downward and away from property line.
12. The individual luminaire lamp shall not exceed 250 watts.
13. All exterior HID lamp sources shall be HPS.
14. All exterior light poles, pole fixtures, and yokes shall be a flat black, dark bronze, or rust color.
15. Incorporate into the project's design, the following:

#### **Site Lighting:**

- a. The maintained average horizontal illuminance level, at grade on the site shall not exceed 2.5 foot-candles.
- b. The maintained maximum horizontal illuminance level, at grade on the site, shall not exceed 10.00 foot-candles. All exterior luminaires shall be included in this calculation.
- c. The initial vertical illuminance at 6.0 foot above grade, with the "lightmeter aimed perpendicular into the site and at 90-degrees above nadir, along the entire property line (or 1 foot outside of any block wall exceeding 5 foot in height) shall not exceed 1.5 foot-candles. All exterior luminaires shall be included in this calculation.

### **VEHICULAR AND BICYCLE PARKING:**

16. 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.

### **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 AND PLANS:**

17. A conceptual Civil Site Plan 2<sup>nd</sup> Street & Brown Avenue was not submitted with this staff approval application. Any final plans submittal will need to be accompanied by a Civil Site Plan.
18. Preliminary Site Plan, City of Scottsdale Parking Structures, OLD TOWN submitted by Dick & Fritsche Design Group and dated November 17, 2003.

#### **CIVIL IMPROVEMENT PLAN REQUIREMENTS:**

21. A Transit stop shall be provided on 2<sup>nd</sup> Street as close to the corner of 2<sup>nd</sup> and Brown as possible. If that location is not possible then the Transit stop may locate at the commemorative plaza on 2<sup>nd</sup> Street. The transit stop should include a shelter, sign, bench and trash receptacle. If a Transit stop is provided between this livery site and the west side of the proposed parking located west of the livery then no Transit stop should be required at the corner.

#### **DRAINAGE AND FLOOD CONTROL:**

22. A final drainage report shall be submitted that demonstrates consistency with the approved Stormwater storage wavier.
  - 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.
23. 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.

#### **ROADWAY, INTERSECTION, AND ACCESS DESIGN:**

24. The developer shall design and construct entrances and driveways in general conformance with the referenced applicable Preliminary site plan

## EASEMENTS and dedications

EASEMENT / DEDICATION	DESCRIPTION
Sight Distance Easement	Sight Distance Easements at the exit points of the garage.

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

- a. 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.
- b. 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.

26. Waterline and Sanitary Sewer Easements:

- a. 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.

### WATER:

27. 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.

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

### WASTEWATER:

29. Wastewater Basis of Design Report. Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall obtain approval of the Wastewater 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.

30. A new sanitary sewer connection shall be provided as shown on the applicable conceptual civil plan.

### CONSTRUCTION REQUIREMENTS

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

- a. As-built plans shall be certified in writing by a registered professional civil engineer, using as-built data from a registered land surveyor.
- b. As-built plans for drainage facilities and structures shall include, but are not limited to, streets, lot grading, storm drain pipe, valley gutters, curb and gutter, flood walls, culverts, inlet and outlet structures, dams, berms, lined and unlined open channels, storm water storage basins, underground storm water storage tanks, and bridges as determined by city staff.

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

SIGNATURE: \_\_\_\_\_

Kira Wauwie

Date November 21, 2003

Approved: \_\_\_\_\_

STAFF: Please distribute to the list below and return this letter, along with approved plans, to the Coordination Specialists.

- c Project File
- Applicant
- Code Enforcement