

**AMENDED
STIPULATIONS**

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. Refuse enclosure shall be screened by material compatible with the building materials. Colors and texture to match the building, both sides.
2. Flagpoles, if provided, shall be one piece conical tapered.
3. As per Case 134-ZN-85#2, the applicant shall provide design methodology to mitigate noise created by airport activity to be submitted at the time of final site plan review to be approved by Project Coordination staff.
TO ACHIEVE AN OUTDOOR TO INDOOR SOUND ATTEN. OF 25 DB
4. Provide warranty as to color fastness of concrete roof tile.

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BUILDING ELEVATIONS:

1. All roof top mechanical shall be completely screened by parapet walls or within roof structure.
2. All ground mounted mechanical shall be completely screened by screen walls with color and texture to match the building.
3. Carport design to be compatible with the building in use of colors, texture and detailing.
4. Carport roofing to be of a prefinished non-reflective material. No exposed galvanized metal allowed. Provide a minimum 4 inch fascia to cover edge of roof decking.
5. Show location and elevation of carports including fascias on all elevations and type of lighting.

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.

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ATTACHMENT #14

ON-SITE LIGHTING:

1. Provide plans indicating all exterior on-site lighting and lighting fixtures (re: diffusing, standards, glare, height, etc.) at the time of final plans submittal.
2. All pole mounted lighting *located east of the main access drive* shall be a maximum of 16 feet in height, *and shall be designed with horizontal cut-off and directed downward as per Case 134-ZN-85#2.*

SIGNS:


1. Provide note on final documents: Signs require separate approvals and permits.

WALL DESIGN:

1. All screen walls shall be 6 or 8 inch masonry block and shall match building texture and color, both sides.
2. No chain link fencing shall be allowed.
3. Submit elevations and details of perimeter walls for staff review and approval.
4. Dooley wall fencing shall not be allowed.

LANDSCAPING:

1. *Landscape* theme shall incorporate the existing theme of the *perimeter center*.
2. Provide low water consumptive plant materials.
3. Incorporate existing vegetation into the landscape design.
4. Non-indigenous plant materials which exceed 25 feet in height are not to be introduced on site, *as per 134-ZN-85#2.*
5. At the time of final plans submittal, the applicant shall identify the location of backflow preventors, and what type of screening shall be provided.
6. 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 or coverage and/or plant coverage.

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7. Upon removal of the salvageable native plants the salvage contractor shall submit a list identifying the tag numbers of the plants surviving salvage operations to the City's Landscape Inspector prior to issuance of the Certificate of Occupancy. *Cacti not protected by the native plant ordinance shall be stockpiled during construction and shall be replanted in landscape areas as per Case 134-ZN-85#2.*
8. *The applicant shall increase the amount of trees located along the southern most row of apartments and the golf course in order to minimize the possible incidence of golf balls intruding with residential activities as per Case 134-ZN-85#2. A revised landscape plan shall be submitted at the time of final landscape plan submittal for staff review and approval which indicates the existing trees on the golf course within the easement that serves as a buffer in addition to the proposed trees.*
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. *The applicant shall clearly define the location of the proposed shrubs and groundcovers on the final landscape plans for staff review and approval.*
11. Turf areas are to be a minimum of 10 feet in width.
12. Turf areas are not to exceed 25% of the required open space.
13. Retention/detention basin depth shall be measured to top of existing grade. Maximum 3 feet depth allowed. Greater depths shall require Project Review staff approval.
14. 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.
15. Only 50% of front open space can be used for retention/detention basin.
16. Provide 8% slope away from walk or curb for 5' 0" along all streets.
17. Setback all spray and stream type irrigation heads 4'-0" from back of curb or sidewalk to reduce overspray, or provide design alternatives to achieve similar results to be approved by Project Review staff.
18. All right-of-ways adjacent to this property shall be landscaped and maintained by the property owner.
19. **LANDSCAPING PLAN SHALL RETURN TO DEVELOPMENT REVIEW BOARD STUDY SESSION FOR REVIEW AND APPROVAL.**

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TRAFFIC STIPULATION REQUIREMENTS
CIRCULATION AND REFUSE

ROADWAY, INTERSECTION, AND ACCESS DESIGN:

1. *The location, cross section and alignment of the access roadway from Bell Road shall be per the approved traffic analysis. Full width construction of this roadway to the site entrance shall be provided prior to the issuance of any certificate of occupancy for the development.*
2. *Security gates shall be located a minimum distance of 75 feet from the adjacent street back of curb. An automobile turn-around shall be provided between the gate and the adjacent roadway (minimum width of 50 feet).*
3. *Separate ingress and egress lanes shall be a minimum width of 16 feet with 20 feet of driveable surface provided. Security gates shall have a minimum clearance of 20 feet.*

INTERNAL CIRCULATION:

1. *Maintain a minimum 24 foot wide aisle width throughout the site.*
2. *A 24 foot wide emergency/service vehicle access easement shall be dedicated over the internal roadway.*

OTHER:

1. *A five foot wide sidewalk shall be constructed on Bell Road along the site frontage.*
2. *A five foot wide sidewalk shall be constructed on the entry roadway along the site frontage. This sidewalk shall extend into the site along at least one side of the project entrance.*
3. *A minimum 4 foot wide sidewalk or pathway shall connect all of the dwelling units to the exercise/pool area.*

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.*

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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 (detail available upon request).
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:
 - Apartments: One for 0 to 20 units
Two for 21 to 40 units
Three for 41 to 60 units, etc.

For larger sites, an additional enclosure shall be required for each unit increase up to 20 units, as shown above.

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.

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DRAINAGE AND FLOOD CONTROL STIPULATIONSSTORMWATER STORAGE BASINS:

1. Stormwater storage requirements for this site are waived. In lieu of providing stormwater storage, the applicant shall dedicate easements and construct the regional drainage channel along the western boundary of the development.

OFF-SITE RUNOFF:

1. All developments shall be designed to satisfactorily convey the 100-year peak discharge through the site without significant damage to structures.
2. The drainage report shall address any offsite flows which will affect the site, grading drainage and finished floor elevation.

GRADING & DRAINAGE PLAN REQUIREMENTS:

1. 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 the EPA's Storm Water Hotline at (703) 821-4823. NOI forms are available in the One Stop Shop, 7447 East Indian School Road, Suite 100.
2. The U.S. Army Corp of Engineers may require a Section 404 Permit for discharges of dredged or fill materials to washes under their jurisdiction. Contact the Corps' Phoenix Regulatory Office for a jurisdictional determination and further information. Written communication with the State Historic Preservation Officer (SHPO) may be required as part of the 404 Permit process as well as state water quality certification from Arizona Department of Environmental Quality. The city requires that prior to issuance of any permits, applicants shall submit evidence that applicable state and federal permits have been obtained.
3. 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 STIPULATIONS

1. At the time of final plan submittal, the applicant shall submit water and wastewater design reports which comply with the requirements of Chapters 4 and 5 of the City Design Standards and Policies Manual. The reports shall be reviewed and approved by the Water Resources Department.

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