

## STIPULATIONS FOR CASE 1-ZN-2005

Stipulations added after the Planning Commission hearing are shown in **BOLD CAPS and strikethrough**.

### PLANNING/ DEVELOPMENT

1. **CONFORMANCE TO SITE PLAN.** Development shall conform with the site plan submitted by LVA Urban Design Studio, LLC and dated 10/04/05 by City staff. These stipulations take precedence over the above-referenced site plan. Any proposed significant change, as determined by the Zoning Administrator, shall be subject to subsequent public hearings before the Planning Commission and City Council.
2. **MAXIMUM DWELLING UNITS/MAXIMUM DENSITY.** The number of dwelling units on the site shall not exceed 122 units without subsequent public hearings before the Planning Commission and City Council.
3. **CONFORMANCE TO AMENDED DEVELOPMENT STANDARDS.** Development shall conform with the amended development standards dated 11/15/05 by City staff and attached as Attachment 1A. Any change to the development standards shall be subject to subsequent public hearings before the Planning Commission and City Council.
4. **PEDESTRIAN CIRCULATION PLAN.** With the Development Review Board submittal, the developer shall submit a Pedestrian Circulation Plan for the site, which shall be subject to city staff approval. This plan shall indicate the location and width of all sidewalks and pedestrian pathways.
5. **RESPONSIBILITY FOR CONSTRUCTION OF INFRASTRUCTURE.** The developer shall be responsible for all improvements associated with the development or phase of the development and/or required for access or service to the development or phase of the development. Improvements shall include, but not be limited to washes, storm drains, drainage structures, water systems, sanitary sewer systems, curbs and gutters, paving, sidewalks, streetlights, street signs, and landscaping. The granting of zoning/use permit does not and shall not commit the city to provide any of these improvements.

### ENVIRONMENTAL DESIGN

1. **NATURAL AREA OPEN SPACE – QUANTITY.** There shall be a minimum of 205 acres of NAOS dedicated on the site.
2. **NATURAL AREA OPEN SPACE – LOCATION.** NAOS shall be dedicated on site, to the satisfaction of City staff, in general conformance with the City's NAOS Priority Areas maps and the Preliminary NAOS Exhibit prepared by LVA Urban Design Studio, LLC dated 10/04/05 by City staff.

### CIRCULATION MASTER PLAN

1. **MASTER CIRCULATION PLAN.** With the Development Review Board submittal, the developer shall submit a Master Circulation Plan for the site, which shall be subject to city staff approval. This plan shall indicate the internal street layout, off-site improvements, street cross sections, public trail locations, **IMPROVEMENT PHASING**, access for surrounding parcels, internal roadway easements to be abandoned, and existing and projected traffic volumes.

### CIRCULATION

1. **STREET CONSTRUCTION.** Before issuance of any certificate of occupancy for the site, the

developer shall dedicate the following right-of-way and construct the following street improvements **IN ACCORDANCE WITH THE PHASING PLAN APPROVED AS PART OF THE MASTER CIRCULATION PLAN AND** in conformance with the Design Standards and Policies Manual:

Street Name/Type	Dedications	Improvements	Notes
Happy Valley Road/ 118 <sup>th</sup> Street Minor Arterial	None	Half street; Fig. 5.3-4, 36' CL-BC	A, G
Alameda Road Minor Collector	50' full street	26' BC-BC	B
Ranch Gate Road Local Collector	50' full street	Full street, Fig. 5.3- 16, 28' BC-BC	C, G
128 <sup>th</sup> Street Minor Collector	40' half street		D
122 <sup>nd</sup> Street Local Residential	20' half	None	E
126 <sup>th</sup> Street Local Residential	20' half	None	E
Mariposa Grande Dr. Local Residential	20' half	None	E
Internal Streets Local Residential	40' tract (Private Street)	Full street, Fig. 5.3- 19, 24 ft BC to BC	F, G

- A. The developer shall construct the extension of Happy Valley Road/118<sup>th</sup> Street from its current termination to **THE EXISTING ROAD IMPROVEMENTS OR** Jomax Road, prior to the elimination of Alameda Road from the Street Classification Map. The improvement shall consist of a minimum of two lanes and shall transition to the existing improvements at the southern end.
  - B. Alameda Road shall be extended from its current termination to the proposed development gate as a public street. The cross section shall match the existing improvements to the west.
  - C. The developer shall construct Ranch Gate Road from Happy Valley Road to 128<sup>th</sup> Street prior to the elimination of Alameda Road from the Street Classification Map. The improvements shall include a minimum 4-foot wide trail along the south side of the street within the right-of-way or a public access easement.
  - D. In lieu of improvements for 128<sup>th</sup> Street, the developer will construct 118<sup>th</sup> Street from its current termination point to **THE EXISTING ROAD IMPROVEMENTS OR** Jomax Road. The right-of-way requirement for 128<sup>th</sup> Street reflects the Rural/ESL Character cross section with trail.
  - E. Public right-of-way shall be required along these street alignments unless determined to be not necessary at the time of ~~preliminary plat~~ **FINAL PLAT** Approval. No street improvements shall be required along these local residential streets.
  - F. The local residential street cross section shall include minimum 6 foot shoulders.
  - G. The street cross sections shall be as indicated unless an alternative cross section is approved in the master circulation plan.
2. **IN LIEU PAYMENTS.** At the direction of city staff, before issuance of any building permit for the site, the developer shall not construct the street improvements specified by the **Notes** in the stipulation 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 for the specified half street, including pavement with curb and gutter, 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.

3. ~~CONSTRUCTION ACCESS RESTRICTIONS. All single-family home construction traffic shall be required by the developer to use Ranch Gate Road or 128<sup>th</sup> Street to access the site; single-family home contractors and their sub-contractors shall not use Alameda Road west of the site. All construction hours shall be restricted as follows:~~
- ~~A. 6:30 am to 6:30 pm on Monday through Friday,~~
  - ~~B. 9 am to 5 pm on Saturday,~~
  - ~~C. No construction on Sunday.~~

**ALAMEDA ROAD SHALL NOT BE UTILIZED FOR CONSTRUCTION ACCESS RELATED TO THE CONSTRUCTION OF THE RESIDENCES WITHIN THIS PROJECT. HOWEVER, TEMPORARY CONSTRUCTION ACCESS WILL BE ALLOWED ON ALAMEDA FOR THE CONSTRUCTION OF THE SUBDIVISION IMPROVEMENTS AND AMENITIES FOR THIS PROJECT UNTIL SUCH TIME THAT RANCH GATE ROAD IS COMPLETED AND AVAILABLE FOR USE OR FOR A PERIOD NOT TO EXCEED SIX (6) MONTHS AS MEASURED FROM THE DATE THE FIRST GRADING PERMIT IS ISSUED FOR THE SUBDIVISION. FURTHERMORE, CONSTRUCTION TRAFFIC USE OF ALAMEDA WILL BE RESTRICTED TO THE HOURS OF 6:30 AM TO 6:30 PM MONDAY THROUGH FRIDAY AND 9:00 AM TO 5:00 PM SATURDAY WITH NO CONSTRUCTION TRAFFIC USE ON SUNDAY. THIS RESTRICTION IS THE RESULT OF AGREEMENTS MADE BETWEEN THE APPLICANT AND ADJACENT RESIDENTS. 128<sup>TH</sup> STREET OR OTHER ROUTE ACCEPTABLE TO THE CITY MAY BE USED FOR CONSTRUCTION ACCESS AT THE END OF THE AFOREMENTIONED PERIOD SHOULD RANCH GATE ROAD BE UNAVAILABLE. THIS STIPULATION MAY BE AMENDED AS DEEMED NECESSARY WITH THE CONCURRENCE OF CITY STAFF.**

4. **RIGHT-OF-WAY ABANDONMENT.** With the final plat submittal, the developer shall submit an application to abandon any existing right-of-way, Goldie Brown roadway easements, and GLO Patent roadway easements that are not to be incorporated in the site street system. The city makes no commitment to approve the application for abandonment.
5. **EXCEPTION PARCEL ACCESS.** Before any final plan approval, the developer shall dedicate an extension of the private street tracts or public right-of-way to provide acceptable access to the following exception parcels: APN 217-01-023D, 217-01-023E, 217-01-023F, 217-01-023G, & 217-01-011A. The access shall be in a form acceptable to city staff or as approved in the master circulation plan. Documentation shall be provided from any of these property owners that will utilize private street access indicating their consent to eliminate their public access prior to city approval of the abandonment of the public roadway easements.
6. **MULTI-USE TRAIL.** Before any certificate of occupancy is issued for the site, the developer shall dedicate and construct the following trails **IN ACCORDANCE WITH THE PHASING PLAN APPROVED AS PART OF THE MASTER CIRCULATION PLAN :**
- a. A minimum 4-foot wide multi-use trail along the west side of 128<sup>th</sup> Street within the required right-of-way.
  - b. A minimum 4-foot wide multi-use trail within a 25-foot wide easement connecting the main development gate on the west side of the property to 128<sup>th</sup> Street.
  - c. A minimum 4-foot wide multi-use trail along the south side of Ranch Gate Road as noted above.
- The alignment of these trails shall be subject to approval by the city's Trails Planner prior to dedication. The trail shall be designed in conformance with the Design Standards and Policies Manual - Landscaping and Parks.
7. **PRIVATE STREET CONSTRUCTION.** All private streets shall be constructed to full public street standards, except equivalent construction materials or wider cross-sections may be approved by city staff. In addition, all private streets shall conform to the following requirements:
- A. No internal private streets shall be incorporated into the city's public street system at a future date unless they are constructed, inspected, maintained and approved in conformance with the city's public street standards. Before any lot is sold, the developer shall record a notice

- satisfactory to city staff indicating that the private streets shall not be maintained by the city.
- B. Before issuance of any certificate of occupancy for the site, the developer shall post access points to private streets to identify that vehicles are entering a private street system.
  - C. Secured access shall be provided on private streets only. The developer shall locate security gates a minimum of 75 feet from the back of curb to the intersecting street. The developer shall provide a vehicular turn-around between the public street and the security gate.

### DRAINAGE AND FLOOD CONTROL

- 1. **CONCEPTUAL DRAINAGE REPORT.** With the Development Review Board submittal, the developer shall submit a conceptual drainage report and plan subject to city staff approval. ~~The conceptual report and plan shall conform to the approved Storm Water Waiver request (Plan Check #749-05-1),~~ and the Design Standards and Policies Manual - Drainage Report Preparation.

### WATER

- 1. **BASIS OF DESIGN REPORT (WATER).** Before the improvement plan submittal to the Project Quality/Compliance Division, the developer shall submit a basis of design report and plan subject to Water Resources Department approval. The basis of design report shall conform to the approved Master Plan (Plan Check #749-05), and the Design Standards and Policies Manual. In addition, the basis of design report and plan shall:
  - a. Identify the location, size, condition and availability of existing water lines and related water related facilities such as water valves, water services, fire hydrants, back-flow prevention structures, etc.
  - b. Identify the timing of and parties responsible for construction of all water facilities.
  - c. Include a complete description of requirements relating to project phasing.
- 2. **APPROVED BASIS OF DESIGN REPORT.** Before the improvement plan submittal to the Project Quality/Compliance Division, the developer shall have obtained approval of the Basis of Design Report.
- 3. **WATERLINE EASEMENTS.** Before the issuance of any building permit for the site, the developer shall dedicate to the city, in conformance with the Scottsdale Revised Code the Design Standards and Policies Manual, all water easements necessary to serve the site.

### WASTEWATER

- 1. **BASIS OF DESIGN REPORT (SANITARY SEWER).** Before the improvement plan submittal to the Project Quality/Compliance Division, the developer shall submit a basis of design report and plan subject to Water Resources Department approval. The basis of design report shall be in conformance with the approved Master Plan (Plan Check #749-05), and the Design Standards and Policies Manual. In addition, the basis of design report and plan shall:
  - a. Identify the location of, the size, condition and availability of existing sanitary sewer lines and wastewater related facilities.
  - b. Identify the timing of and parties responsible for construction of all sanitary sewer facilities.
  - c. Include a complete description of requirements relating to project phasing.
- 2. **APPROVED BASIS OF DESIGN REPORT.** Before the improvement plan submittal to the Project Quality/Compliance Division, the developer shall have obtained approval of the Basis of Design Report.

3. **SANITARY SEWER EASEMENTS.** 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 sewer easements necessary to serve the site.
4. **CONVEYANCE OF TRACTS/LOTS.** Unless otherwise agreed to in writing by the Asset Management Coordinator, each tract or lot dedicated to the city shall be:  
conveyed by a general warranty deed, and  
accompanied by a title policy in favor of the city, both to the satisfaction of city staff as designated by the Asset Management Coordinator.

## ADDITIONAL INFORMATION FOR CASE 1-ZN-2005

### PLANNING/DEVELOPMENT

1. **FINAL LOT LOCATION.** The specific location of each lot shall be subject to Development Review Board approval.
2. **DEVELOPMENT REVIEW BOARD.** The City Council directs the Development Review Board's attention to:
  - a. a plan indicating the treatment of washes and wash crossings,
  - b. wall design,
  - c. improvement plans for common open space, common buildings and/or walls, and amenities such as ramadas, landscape buffers on public and/or private property (back-of-curb to right-of-way or access easement line included).
  - d. major stormwater management systems, and
  - e. walls adjacent to NAOS tracts and corridors.
3. **NOTICE TO PROSPECTIVE BUYERS.** The developer shall give the following information in writing to all prospective buyers of lots on the site:
  - a. The development's private streets shall not be maintained by the city.
  - b. The city shall not accept any common areas on the site for ownership or maintenance.
4. **BOULDER AND ROCK OUTCROPS PROTECTION.** The protection and maintenance of boulder and rock outcrops shall be subject to Development Review Board approval.
5. **NATIVE PLANT PRESERVATION.** The owner shall secure a native plant permit as defined in the Scottsdale Revised Code for each parcel. City staff will work with the owner to designate the extent of the survey required within large areas of proposed undisturbed open space. Where excess plant material is anticipated, those plants shall be offered to the public at no cost to the owner in accordance with state law and permit procedure or may be offered for sale.
3. **NATURAL AREA OPEN SPACE (NAOS) – IDENTIFICATION.** With the Development Review Board submittal, the developer shall submit a plan for the site identifying the required NAOS and a table identifying, as to each lot and tract, the required amount of NAOS, the percentage of slope, and the type of land form. (upper desert or hillside)
4. **NATURAL AREA OPEN SPACE – DEDICATION, CONVEYANCE AND MAINTENANCE.** With the Development Review Board submittal, the developer shall submit documents, to the satisfaction of City staff, showing that all required NAOS shall be dedicated or conveyed in conformance with the Scottsdale Revised Code and permanently maintained as NAOS.
5. **NATURAL AREA OPEN SPACE – STAKING.** Before issuance of any building permit for the site, the developer shall survey all NAOS boundaries and stake all boundaries between NAOS areas and development, in conformance with the approved grading plan. Such surveying and staking shall be subject to inspection and approval prior to construction in each development phase.
6. **NATURAL AREA OPEN SPACE – PROTECTION DURING CONSTRUCTION.** Before any construction on a lot, the developer shall protect the NAOS on and adjacent to the lot to the satisfaction of city staff, so that access to the construction is within the construction envelope or designated driveway.
7. **NATURAL AREA OPEN SPACE – ADJACENT FENCES.** All fences located adjacent to NAOS shall be constructed as view fences with three (3) feet or less of solid, opaque wall above the

natural grade.

8. **NATURAL AREA OPEN SPACE – REVEGETATION.** Before final site inspection, the developer shall revegetate NAOS in conformance with the Scottsdale Zoning Ordinance, to the satisfaction of city staff.
9. **BOULDERS AND BEDROCK OUTCROPS.** With the Development Review Board submittal, the developer shall submit a plan identifying all boulders larger than four (4) feet in diameter and all bedrock outcrops. Boulders and bedrock outcroppings that meet the minimum standards for protection as defined in Scottsdale Zoning Ordinance shall be protected by a boulder easement encompassing the boulder or bedrock outcropping and extending twenty (20) feet from the perimeter of the boulder or bedrock outcrop.
10. **HEIGHT OF NON-INDIGENOUS PLANT MATERIAL.** Non-indigenous plant material which has the potential to reach a mature height greater than twenty (20) feet shall not be planted on the site. A plant list that complies with this stipulation is subject to Development Review Board approval. The developer shall state this stipulation on the final plans.
11. **NON-PROTECTED NATIVE PLANTS.** Native plants which are not protected by the Scottsdale Revised Code native plant provisions, but which are necessary for on-site revegetation, are suitable for transplanting, or are necessarily uprooted for road building or similar construction, as determined by city staff, shall be stockpiled during construction and shall be replanted in on-site landscape areas by the developer before the final site inspection.
12. **LOCATION OF INTERNAL STREETS AND DRIVEWAYS.** Before the Development Review Board submittal, the developer shall stake the alignments for all internal streets and driveways subject to inspection by city staff to confirm that the proposed alignments result in the least environmental and hydrological impact. The Zoning Administrator may approve the use of rectified aerial photographs in lieu of on-site staking.
13. **MAINTENANCE AND PRESERVATION – RECORDED AGREEMENT.** Before any building permit for the site is issued, the developer shall record an agreement, satisfactory to city staff, detailing the maintenance and preservation by the developer and its successors of all common areas, landscape buffers, natural areas, drainage easements and private access ways on the site and abutting rights-of-way. These designated areas shall not be accepted for maintenance or be accepted for ownership by the city without the approval of the City Council.
14. **FINAL CONSTRUCTION ENVELOPES.** Before issuance of any building permit for the site, the developer shall stake the construction envelopes for inspection by city staff. All construction shall take place inside the construction envelopes. With the preliminary plat submittal, the developer shall submit an unrecorded supplemental document identifying the construction (building) envelopes for review by City staff.

## ENGINEERING

1. **FEES.** The construction of water and sewer facilities necessary to serve the site shall not be in-lieu of those fees that are applicable at the time building permits are granted. Fees shall include, but not be limited to the water development fee, water resources development fee, water recharge fee, sewer development fee or development tax, water replenishment district charge, pump tax, or any other water, sewer, or effluent fee. **HOWEVER, CREDITS FOR OVERSIZING OFFSITE FACILITIES IDENTIFIED IN THE APPROVED WATER AND SEWER BASIS OF DESIGN REPORTS AS CREDIT ELIGIBLE SHALL STILL APPLY AS APPROVED IN SAID REPORTS.**
2. **STREET CONSTRUCTION STANDARDS.** The streets for the site shall be designed and

constructed to the standards in the Design Standards and Policies Manual.

3. CITY CONTROL OF ACCESS. The city retains the right to modify or void access within city right-of-way. The city's responsibility to promote safe conditions for the traveling public takes precedence over the stipulations above.
2. STORMWATER STORAGE WAIVER: The developer **HAS WITHDRAWN THE** ~~currently has a stormwater storage waiver being evaluated by the city staff (Plan Check #749-05-1). It has not been approved at this time. The stormwater storage waiver for this project must have City of Scottsdale approval prior to the preliminary plat submittal.~~
3. STORM WATER STORAGE EASEMENTS. With the Development Review Board submittal, the developer shall submit a site plan subject to city staff approval. The site plan shall include and identify tracts with **OR** easements dedicated for the purposes of storm water storage, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual.
4. DRAINAGE EASEMENTS. 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 drainage easements necessary to serve the site.

#### VERIFICATION OF COMPLIANCE

1. REQUIRED SPECIAL INSPECTIONS. Before the approval of the improvement plans, the Project Quality/Compliance Division staff shall specify those drainage facilities that shall be required to have Special Inspections. See Section 2-109 of the Design Standards and Policies Manual for more information on this process.
2. CONDITION FOR ISSUANCE OF GRADING & DRAINAGE PERMIT. Before the issuance of a Grading & Drainage Permit:
  - a. The developer shall certify to the Project Quality/Compliance Division, that it has retained an Inspecting Engineer by completing Part I (Project Information) and Part II (Owner's Notification of Special Inspection) of the Certificate of Special Inspection of Drainage Facilities (CSIDF); and,
  - b. The Inspecting Engineer shall seal, sign and date Part III (Certificate of Responsibility) of the CSIDF.
3. CONDITION FOR ISSUANCE OF CERTIFICATE OF OCCUPANCY AND/OR LETTER OF ACCEPTANCE. Before the issuance of a Certificate of Occupancy and/or a Letter of Acceptance:
  - a. The Inspecting Engineer shall seal, sign and date the Certificate of Compliance form.
  - b. The developer shall submit all required Special Inspection Checklists and the completed Certificate of Compliance form to the Inspection Services Division. The Certificate of Compliance form shall be sealed, signed and dated by the Inspecting Engineer, and shall be attached to all required Special Inspection Checklists completed by the Inspecting Engineer.
4. AS-BUILT PLANS. City staff may at any time request the developer to submit As-built plans to the Inspection Services Division. As-built plans shall be certified in writing by a registered professional civil engineer, using as-built data from a registered land surveyor. As-built plans for drainage facilities and structures shall include, but are not limited to, streets, lot grading, storm drain pipe, valley gutters, curb and gutter, flood walls, culverts, inlet and outlet structures, dams,

berms, lined and unlined open channels, storm water storage basins and underground storm water storage tanks, bridges as determined by city staff.

#### OTHER REQUIREMENTS

1. **ENVIRONMENTAL PROTECTION AGENCY (EPA) REQUIREMENTS.** All construction activities that disturb five or more acres, or less than five acres if the site is a part of a greater common plan, shall obtain coverage under the National Pollutant Discharge Elimination System (NPDES) General Permit for Construction Activities. [NOI forms are available in the City of Scottsdale One Stop Shop, 7447 East Indian School Road, Suite 100. Contact Region 9 of the U.S. Environmental Protection Agency at 415-744-1500, and the Arizona Department of Environmental Quality at 602-207-4574 or at web site <http://www.epa.gov/region>.

The developer shall:

- a. Submit a completed Notice of Intent (NOI) to the EPA.
  - b. Submit a completed Storm Water Pollution Prevention Plan (SWPPP) to the EPA.
2. **NOTICE OF INTENT (NOI).** With the improvement plan submittal to the Project Quality/Compliance Division, the developer shall submit a copy of the NOI.
  3. **SECTION 404 PERMITS.** With the improvement plan submittal to the Project Quality/Compliance Division, the developer' engineer must certify that it complies with, or is exempt from, Section 404 of the Clean Water Act of the United States. [Section 404 regulates the discharge of dredged or fill material into a wetland, lake, (including dry lakes), river, stream (including intermittent streams, ephemeral washes, and arroyos), or other waters of the United States.]
  4. **DUST CONTROL PERMITS.** Before commencing grading on sites 1/10 acre or larger, the developer shall have obtained a Dust Control Permit (earth moving equipment permit) from Maricopa County Division of Air Pollution Control. Call the county 602-507-6727 for fees and application information.
  5. **UTILITY CONFLICT COORDINATION.** With the improvement plan submittal to the Project Quality/Compliance Division, the developer shall submit a signed No Conflict form (not required for city owned utilities) from every affected utility company.
  6. **ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY REQUIREMENTS (ADEQ).** The developer shall be responsible for conformance with ADEQ regulations and requirements for submittals, approvals, and notifications. The developer shall demonstrate compliance with Engineering Bulletin #10 Guidelines for the Construction of Water Systems, and Engineering Bulletin #11 Minimum Requirements for Design, Submission of Plans, and Specifications of Sewerage Works, published by the ADEQ. In addition:
    - a. Before approval of final improvement plans by the Project Quality/Compliance Division, the developer shall submit a cover sheet for the final improvement plans with a completed signature and date of approval from the Maricopa County Environmental Services Department (MCESD).
    - b. Before issuance of encroachment permits by city staff, the developer shall provide evidence to city staff that a Certificate of Approval to Construct Water and/or Wastewater Systems has been submitted to the MCESD. This evidence shall be on a document developed and date stamped by the MCESD staff.

- c. Before commencing construction, the developer shall submit evidence to city staff that Notification of Starting Construction has been submitted to the MCESD. This evidence shall be on a document developed and date stamped by the MCESD staff.
- d. Before acceptance of improvements by the city Inspection Services Division, the developer shall submit a Certificate of Approval of Construction signed by the MCESD and a copy of the As-Built drawings.
  - (1). Before issuance of Letters of Acceptance by the city Inspection Services Division, the developer shall:
    - (2). Provide to the MCESD, As-Built drawings for the water and/or sanitary sewer lines and all related facilities, subject to approval by the MCESD staff, and to city staff, a copy of the approved As-Built drawings and/or a Certification of As-Built, as issued by the MCESD.
    - (3). Provide to the MCESD a copy of the Engineers Certificate of Completion with all test results, analysis results, and calculations, as indicated on the form.
    - (4). Provide to the MCESD a copy of the Request for Certificate of Approval of Construction of water and/or sanitary sewer lines with all appropriate quantities.
    - (5). Provide the city Inspection Services Division a copy of the Certificate of Approval of Construction, as issued by the MCESD.

**DEVELOPMENT STANDARDS**

SUBDIVISION NAME: Sereno Canyon  
 CASE #: 1-ZN-2005  
 ZONING R1-130 ESL

	ORDINANCE REQUIREMENTS	AMENDED STANDARDS
<b>A. MIN. LOT AREA</b>	130,000 sf	49,000 sf
<b>B. MIN. LOT WIDTH</b>		
1. Standard Lot	200'	150'
2. Flag Lot		20'
<b>C. MAXIMUM BUILDING HEIGHT</b>	24' per ESL	24' per ESL
<b>D. MIN. YARD SETBACKS</b>		
1. FRONT YARD		
• FRONT (to face of building)	60'	45'
• FRONT (to face of garage)	60'	45'
• FRONT (corner lot, side street)	60'	45'
• FRONT (corner lot, adjacent to key lot, side street)	60'	45'
• FRONT (double frontage)	60'	45'
2. SIDE YARD		
• Minimum	30'	22.5'
• Minimum aggregate	60'	45'
3. REAR YARD		
• Standard Depth	60'	45'
<b>E. DISTANCE BETWEEN BUILDINGS (MIN)</b>		
1. Accessory & Main	10'	10'
2. Main Buildings/Adjacent Lots	60'	45'
<b>F. MAXIMUM WALL HEIGHT</b>		
1. FRONT	3'	3'
2. SIDE	8' (1)	8' on PL
3. REAR	8' (1)	8' on PL
<b>G. APPLICABLE ZONING CASES</b>		1-ZN-2005
<b>H. NOTES &amp; EXCEPTIONS</b>		
(1) Individual lot or site walls shall be setback a minimum of fifteen (15) feet from a side or rear property line, per ESL.		