

# DEVELOPMENT REVIEW BOARD REPORT



MEETING DATE: OCTOBER 19, 2006

ITEM NO. \_\_\_\_\_

**CASE NUMBER/  
PROJECT NAME**

69-DR-2006  
Grand Lux Cafe

**LOCATION**

7014 E. Camelback Road, west of the tenant space formerly occupied by Robinsons-May, and west of the tenant space occupied by Anthropologie

**REQUEST**

Request approval regarding elevations, materials and site plan for a proposed restaurant storefront addition to Scottsdale Fashion Square.

**OWNER**

Westcor  
602-953-6250

**ENGINEER**

Rick Engineering Company  
602-957-3350

**ARCHITECT/  
DESIGNER**

ADC  
714-997-9734

**APPLICANT/  
COORDINATOR**

Scott Duffner  
Fancher Development  
Services, Inc.  
714-258-1808

**BACKGROUND**

**Zoning.**

The site is zoned D/RCO-2 PBD DO (Downtown/Regional Commercial Office, Type 2, Planned Block Development Overlay, Downtown Overlay District).

**Context.**

The site is located within the Scottsdale Fashion Square, east of the tenant space formerly occupied by Robinsons-May, west of the tenant space occupied by Anthropologie, and is visible from Camelback Road.

**Adjacent Uses:**

- North: Scottsdale Fashion Center zoned D/RCO-2 PBD DO
- South: (Across Camelback Road) Waterfront commercial center zoned D/RCO-2 PBD DO
- East: Scottsdale Fashion Center zoned D/RCO-2 PBD DO
- West: Scottsdale Fashion Center zoned D/RCO-2 PBD DO

**APPLICANT'S  
PROPOSAL**

**Applicant's Request.**

Grand Lux Café intends to occupy a vacant tenant space at Scottsdale Fashion Square, and proposes modifications to the existing site plan and exterior elevations.

Proposed modifications to the existing site involve reconfiguration of the loading and service yard to include an entry and patio for the restaurant along a screened service yard. A revised loading and delivery zone for both the restaurant and

adjacent retail tenants is proposed west of the outdoor dining patio. Although sub-grade parking is available for service vehicles, the height clearance is insufficient for trucks with racks that need to service the mall from this area. The purpose of the proposed loading area is to facilitate mall access for service vehicles. The west patio wall would obscure diners' view of the service area.

The applicant indicates the proposed exterior elevations will incorporate an Italian Renaissance style utilizing ornate detailing with rich materials. The design includes flat roof forms with a maximum height of 40 feet at the parapets. The dining room elevation curves outward, while the other elevations feature plane changes to correspond with the angle of the curb and sidewalk.

**Development Information:**

- Existing Use: Tenant space and a portion of the loading/service area
- Proposed Use: Restaurant
- Building Size: 10,502 square feet
- Building Height Allowed: 65 feet
- Building Height Proposed: 40 feet

The design includes a number of architectural details such as:

- Fiberglass cornice with bronze finish, on dining parapet and entry parapet
- Fiberglass frieze with bronze finish, on dining parapet and entry parapet
- Fiberglass cornice with terra cotta finish, on lobby parapet
- Fiberglass rope molding with terra cotta finish, several locations
- Fiberglass angels with antique bronze finish, backlit and uplit
- Fiberglass canopy with bronze finish, at dining room windows
- Custom painted panel (resembling mosaic tile), above entry parapet
- Custom stencil panel on exterior stucco omega color – mustard, on entry and patio parapet
- Custom stencil panel on exterior stucco, flanking all arched dining room windows
- Custom stencil panel on exterior stucco, above main entry windows
- Glass tile mosaic entry surround
- Custom carved glass panels with gold inlay at main entry
- Exterior stucco omega color – mustard
- Fiberglass trim – painted, several locations
- Custom wood window – stained, four windows flanking entry
- Multi-color tile pattern, beneath all arched dining room windows
- Decorative railing and gates in patio
- Multi-color stone wainscot
- Granite base
- Antique bronze gas lamps

**DISCUSSION OF  
KEY ISSUES**

The original proposal was presented to the Development Review Board at the September 7, 2006 study session. Staff identified context as the key issue. The following is a synopsis of the Board's input at the study session.

- Proposed design is not compatible, but it is fun
- Over the top, tone it down
- Would be acceptable with more refinement
- Take a classier approach instead of an over-the-top Vegas approach
- Colors are rich, interesting, and compatible, and provide quality design, but the yellow is too vibrant for the other colors. Suggested that creamy beige may be more acceptable
- Stencil application is not compatible with the design
- Simplify the design by removing one or two treatments and tone down the colors

The applicant proposes to revise the typical mustard finish to a custom cream finish, and to change the stenciled fascia band to a mosaic of tumbled marble. No other changes are proposed.

The tone of the proposed cream finish is slightly less vibrant than the original mustard finish. Staff does not find the proposed modifications a significant response to the Board's concerns.

**STAFF  
RECOMMENDATION**

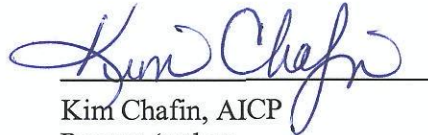
Staff finds that the two proposed revisions are not responsive enough to the Board's concerns, and therefore, recommends continuance.

In the event the Board chooses to approve the project, staff has prepared the attached stipulations.

**STAFF CONTACT(S)**

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**APPROVED BY**

  
Kim Chafin, AICP  
Report Author

  
Lusia Galav, AICP  
Director, Current Planning  
Phone: 480-312-2506  
E-mail: lgalav@scottsdaleAZ.gov

**ATTACHMENTS**

- A. Stipulations/Zoning Ordinance Requirements
- B. Fire Ordinance Requirements
- 1. Applicant's Narrative
- 2. Context Aerial
- 2A. Aerial Close-Up
- 3. Zoning Map
- 4. Site Plan
- 5. Floor Plan
- 6. Landscape Plan
- 7. Elevations
- 8. Perspectives
- 9. Photos of Sawgrass, Dallas and Houston buildings
- 10. Context Photos
- 11. Minutes of DRB 9-7-06 Study Session regarding 69-DR-2006



**Stipulations for Case:  
Grand Lux Cafe  
Case 69-DR-2006**

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 with a staff receipt date of 10-12-06.
  - b. The location and configuration of all site improvements shall be constructed to be consistent with the site plan submitted by SIXTY-FIRST PLACE ARCHITECTS with a staff receipt date of 9-1-2006.
  - c. Landscaping, including quantity, size, and location of materials shall be installed to be consistent with the conceptual landscape plan submitted by NEILL/VECCHIA & ASSOCIATES, INC. with a staff receipt date of 7-19-06.

**ARCHITECTURAL DESIGN:**

**DRB Stipulations**

2. 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 foot higher than the tallest unit.
3. All exterior conduit and raceways shall be painted to match the building.
4. No exterior roof ladders shall be allowed where they are visible to the public or from an off-site location.
5. 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.
6. Wall enclosures for refuse bins or trash compactors shall be constructed of materials that are compatible with the building on the site in terms of color and texture.
7. Dooley wall fencing shall not be allowed.
8. All walls shall match the architectural color, materials and finish of the buildings.
9. *The stenciled fascia band identified on the elevations shall be a mosaic of tumbled marble.*
10. *The "exterior stucco omega color – mustard" shall be replaced with "revised cream finish".*

**EXTERIOR LIGHTING DESIGN:**

**DRB Stipulations**

11. All exterior luminaires shall meet all IESNA requirements for full cutoff, and shall be aimed downward and away from property line except for sign and parking lot canopy lighting.

12. The individual luminaire lamp shall not exceed 250 watts.
13. The maximum height from finished grade to the bottom of the any exterior luminaire shall not exceed 20 feet.
14. 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 10.0 foot-candles. All exterior luminaires 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 1.5 foot-candles. All exterior luminaires shall be included in this calculation.

Building Mounted Lighting:

- d. The maintained average horizontal illuminance at grade at the storefront entries including any spill light from store interior shall not exceed the maintained average horizontal illuminance level at grade of (5) foot-candles. The maintained maximum horizontal illuminance level at grade along the storefront entries shall not exceed fifteen (15) foot-candles.

**ADDITIONAL PLANNING ITEMS:**

**DRB Stipulations**

15. No exterior vending or display shall be allowed.
16. Flagpoles, if provided, shall be one piece, conical, and tapered.
17. Patio umbrellas shall be solid colors and shall not have any advertising in the form of signage or logos.

**RELEVANT CASES:**

**Ordinance**

- A. At the time of review, the applicable zoning, DRB, Use Permit, and etc. case(s) for the subject site were: 59-ZN-1987, 51-ZN-1988, 47-ZN-1988, 6-ZN-1989, 22-ZN-1996 and 22-ZN-1996#2.



## 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:

18. Architectural site plan, context aerial site plan.

### DRAINAGE AND FLOOD CONTROL:

#### **DRB Stipulations**

19. With the final plans submittal, the developer shall submit a final drainage report for review and approval.
  - 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.
20. Basin Configuration:
  - a. A maximum of 50% of the front open space may be used as a retention/detention basin unless approved by the Project Coordination Manager.
  - b. Stormwater Storage on Paved Surfaces. Up to 50% of required stormwater storage may be provided in parking areas when the following conditions are met:
  - c. Storage system shall be designed to store first 30% of required runoff volume off paved areas (to avoid ponding of nuisance water on pavement).
  - d. 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**

- B. 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).
- C. All development shall be designed to satisfactorily convey the 100-year peak discharge through the site without significant damage to structures.

### INTERNAL CIRCULATION:

#### **DRB Stipulations**

21. The developer shall maintain a minimum of 10-foot clear pedestrian space adjacent to the new building.
22. The developer shall design the proposed loading and delivery zone stalls to be large enough to accommodate delivery and service vehicles for loading/unloading purposes. The area shall be striped and signed to indicate this area is to be used solely for commercial delivery vehicles and service vehicles to prevent use by the public or valet services.

#### **Ordinance**

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

#### **DRB Stipulations**

23. 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.

24. 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**

E. 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.

**REFUSE:**

**DRB Stipulations**

25. 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, standard detail #2146-2 for single enclosures.

26. 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**

- F. The refuse enclosure shall include a trash compactor.

**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**

27. 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.



**WATER:****DRB Stipulations**

The developer shall be responsible for removal and relocation of a portion of the existing 8" ACP water main that will conflict with the building extension into the existing sidewalk area. The abandoned portion of the 8" water main shall be removed from the ground and be disposed of by the developer in compliance with the federal, State and County requirements.

**Ordinance**

- G. 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:****DRB Stipulations****Private Sewer System**

28. On-site sanitary sewer shall be privately owned and maintained.
29. Existing water and sewer service lines to this site shall be utilized or shall be abandoned by disconnection at the main.

**Ordinance**

- H. Privately owned sanitary sewer shall not run parallel within the waterline easement.

**GREASE INTERCEPTORS.**

- I. Grease interceptors shall be provided at restaurant connections to the sanitary sewer. The interceptors shall be located as to be readily and easily accessible for cleaning and inspection.

**CONSTRUCTION REQUIREMENTS****DRB Stipulations**

30. 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.

**Ordinance**

- J. 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.]

**VERIFICATION OF COMPLIANCE****DRB Stipulations**

31. Condition for issuance of grading and drainage permit: Before the issuance of a Grading & Drainage Permit:
- a. Add any conditions that would have to be met prior to final plan approval.



**GRAND LUX CAFE  
7014 E. CAMELBACK**

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## FIRE ORDINANCE REQUIREMENTS

(INCORPORATE INTO BUILDING PLANS AS GENERAL NOTE BLOCK - USE ONLY THE DESIGNATED STIPULATIONS)

- ☒ 1. PREMISES IDENTIFICATION TO BE LEGIBLE FROM STREET OR DRIVE & MUST BE ON ALL PLANS.
- ☒ 2. FIRE LANES & EMERGENCY ACCESS SHALL BE PROVIDED & MARKED IN COMPLIANCE WITH CITY ORDINANCE & IFC AT THE FOLLOWING LOCATIONS.  
  
MAINTAIN EXISTING  
\_\_\_\_\_  
\_\_\_\_\_
- ☐ 3. IT IS THE DEVELOPER'S RESPONSIBILITY TO DETERMINE ULTIMATE COMPLIANCE WITH THE FAIR HOUSING AMENDMENTS ACT & AMERICANS WITH DISABILITIES ACT & INCORPORATE SAME INTO THEIR BUILDING PLANS.
- ☒ 4. SUBMIT PLANS & SPECS FOR SUPERVISED AUTOMATIC EXTINGUISHING SYSTEM FOR ALL COOKING APPLIANCES, HOOD PLENUMS & EXHAUST DUCTS.
- ☒ 5. PROVIDE A KNOX ACCESS SYSTEM:
  - ☒ A. KNOX BOX
  - ☐ B. PADLOCK
  - ☐ C. KNOX OVERRIDE & PRE-EMPTION STROBE SWITCH FOR AUTOMATIC GATES.
- ☐ 6. INSTALL AN AS BUILT DRAWING CABINET ADJACENT TO THE FIRE SPRINKLER RISER. IT SHALL BE OF ADEQUATE SIZE TO ACCOMMODATE BOTH THE FIRE SPRINKLER & FIRE ALARM DRAWINGS. THE CABINET SHALL BE PROVIDED WITH A LOCK & KEYED TO MATCH THE FIRE ALARM CONTROL PANEL & SUPERVISED BY THE FACP IF APPLICABLE.
- ☒ 7. SUBMIT PLANS FOR A CLASS B TI FIRE ALARM SYSTEM PER SCOTTSDALE REVISED CODES.
- ☐ 8. PROVIDE INTERIOR TENANT NOTIFICATION WHEN OFF-SITE MONITORING IS REQUIRED.  
(SEE FIRE ALARM INTERPRETATIONS FOR CLARIFICATION)
- ☐ 9. ADD 2-1/2" WET FIRE HOSE VALVES (NSHT) IF FLOOR AREA EXCEEDS 10,000 SQ. FT. PER FLOOR LEVEL AND/OR IF FIRE DEPT. ACCESS IS LIMITED TO LESS THAN 360°. \_\_\_\_\_  
\_\_\_\_\_
- ☒ 10. BUILDINGS MAY BE SUBJECT TO INSTALLATION AND TESTING REQUIREMENTS FOR A PUBLIC SAFETY RADIO AMPLIFICATION SYSTEM.
- ☐ 11. BACKFLOW PREVENTION WILL BE REQUIRED ON VERTICAL RISER FOR CLASS 1 & 2 FIRE SPRINKLER SYSTEMS PER SCOTTSDALE REVISED CODE.
- ☐ 12. PROVIDE ALL WEATHER ACCESS ROAD (MIN. 16') TO ALL BUILDINGS & HYDRANTS FROM PUBLIC WAY DURING CONSTRUCTION.
- ☐ 13. SEE APPROVED CIVILS FOR THE NUMBER OF FIRE HYDRANTS REQUIRED. DEVELOPER SHALL HAVE THE REQUIRED HYDRANTS INSTALLED & OPERABLE PRIOR TO THE FOOTING INSPECTION. HYDRANTS SHALL BE SPACED AT A MAXIMUM OF \_\_\_\_\_ AT \_\_\_\_\_ GPM. THE DEVELOPER SHALL MAKE THE C.O.S. APPROVED CIVIL WATER PLANS AVAILABLE TO THE FIRE SPRINKLER CONTRACTOR.
- ☒ 14. PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED. SEE SHEET(S) \_\_\_\_\_
- ☒ 15. EXIT & EMERGENCY LIGHTING SHALL COMPLY WITH THE C.O.S. ORDINANCE & THE IFC. SEE SHEETS \_\_\_\_\_
- ☐ 16. SUBMIT MSDS SHEETS & AGGREGATE QUANTITY FOR ALL HAZARDOUS MATERIALS INCLUDING FLAMMABLES, PESTICIDES, HERBICIDES, CORROSIVES, OXIDIZERS, ETC. A PERMIT IS REQUIRED FOR ANY AMOUNT OF HAZARDOUS MATERIALS STORED, DISPENSED, USED OR HANDLED. COMPLETE AN HMMP & SUBMIT WITH THE BUILDING PLANS.
- ☒ 17. FIRELINE, SPRINKLER & STANDPIPE SYSTEM SHALL BE FLUSHED & PRESSURE TESTED PER NFPA STANDARDS & SCOTTSDALE REVISED CODES.
- ☒ 18. FDC SIAMESE CONNECTIONS FOR SPRINKLERS AND/OR STANDPIPES WILL BE LOCATED PER ORDINANCE AND/OR AT AN APPROVED LOCATION. MINIMUM SIZE 2-1/2 x 2-1/2 x EXISTING (NSHT)
  - ☐ 4' TO 8' BACK OF CURB; INDEP. WET LINE.
  - ☐ WALL MOUNTED - 15' CLEAR OF OPENINGS.
- ☒ 19. ADEQUATE CLEARANCE SHALL BE PROVIDED AROUND FIRE RISER. DIMENSIONS FROM FACE OF PIPE SHALL MEASURE A MINIMUM OF 12" OFF THE BACK OF WALL, 18" ON EACH SIDE & 36" CLEAR IN FRONT WITH A FULL HEIGHT DOOR. THE FIRE LINE SHALL EXTEND A MAXIMUM OF 3' INTO THE BUILDING FROM INSIDE FACE OF WALL TO CENTER OF PIPE.

- 20 ☒ SPRINKLER SYSTEM SHALL BE INSTALLED TO COMPLY WITH MINIMUM NFPA CRITERIA 2002 EDITION & SCOTTSDALE REVISED CODES SYSTEMS WITH 100 HEADS OR MORE SHALL HAVE OFF-SITE MONITORING AFTER BUILDING PLAN REVIEW, INSTALLING CONTRACTOR SHALL SUBMIT (3) THREE COMPLETE SETS OF DRAWINGS & HYDRAULIC CALCULATIONS REVIEWED BY A MINIMUM NICET III DESIGN TECHNICIAN
- ☐ A MODIFIED NFPA 13-D SYSTEM WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS (2002 EDITION)
- ☐ B MODIFIED NFPA 13R SYSTEM (2002 EDITION) WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS IN DWELLING UNITS & ATTIC AREAS FED FROM SEPARATE FIRELINE PER C O S ORDINANCE & INTERPRETATIONS & APPLICATIONS CALCULATE UP TO FOUR REMOTE HEADS & 900 SQ FT MIN IN ATTIC
- ☒ C NFPA 13 2002 EDITION COMMERCIAL SYSTEM / DESIGN CRITERIA LIGHT/ORDINARY HAZARD I TI SEISMIC DESIGN CATEGORY SHALL BE DETERMINED BY STRUCTURAL ENGINEER
- ☐ D THE FIRE SPRINKLER SYSTEM DESIGN FOR WAREHOUSE / STORAGE OCCUPANCIES SHALL BE BASED ON THE FULL HEIGHT CAPACITY OF THE BUILDING PER SCOTTSDALE REVISED CODE DENSITY CRITERIA
- ☐ E SPRINKLER DESIGN CRITERIA FOR UNSPECIFIED WAREHOUSE COMMODITIES 45 OVER 3000 SQ FT
- ☐ F THE PROJECT SPECIFICATIONS SHALL BE SUBMITTED WITH CONTRACT DRAWINGS

Submit three (3) complete sets of drawings submitted by installing contractor, after building plan review is complete Please refer questions to Fire Dept Plan Review, 312-7070, 312-7684, 312-7127, 312-2372



# Project Narrative

This document will be uploaded to a Case Fact Sheet on the City's web site

Date \_\_\_\_\_

Project No 567 - PA - 2006

Coordinator \_\_\_\_\_

Case No 69-DR-2006

Project Name \_\_\_\_\_

## Project Location

NWC Camelback & Scottsdale Roads - Fashion Square Mall

## Property Details

☐ Single-Family Residential    ☐ Multi-Family Residential    ☒ Commercial    ☐ Industrial

Current Zoning RCO-2 (Reg Comm/Ofc)

Proposed Zoning Same

Number of Buildings 1

Parcel Size 55 457 Acres

Gross Floor Area/Total Units 10,502 SF

Floor Area Ratio/Density 71

Parking Required Per Development Agreement

Parking Provided Per Development Agreement

Setbacks    N - n/a    S - n/a

E - n/a    W - n/a

## Description of Request

The applicant seeks DRB approval of design for the proposed remodel and tenant improvement of a portion of the Scottsdale Fashion Square Mall. The applicant is proposing a Grand Lux Cafe Restaurant to be located in the area between the recently opened Anthropology retail to the West and the soon to be remodeled Robinsons-May to the East.

The project will entail reconfiguration of what is currently being utilized as loading and service yard into an elaborate entry and patio for the restaurant along a small screened service yard.

The proposed layout is consistent with the design intent of remodeling the mall to present a more appealing and inviting exterior facade. The restaurant will be accessible solely from the exterior and add significantly to the mall's appearance from Camelback Road.

## Planning and Development Services Department

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 • Phone 480-312-7000 • Fax 480-312-7088



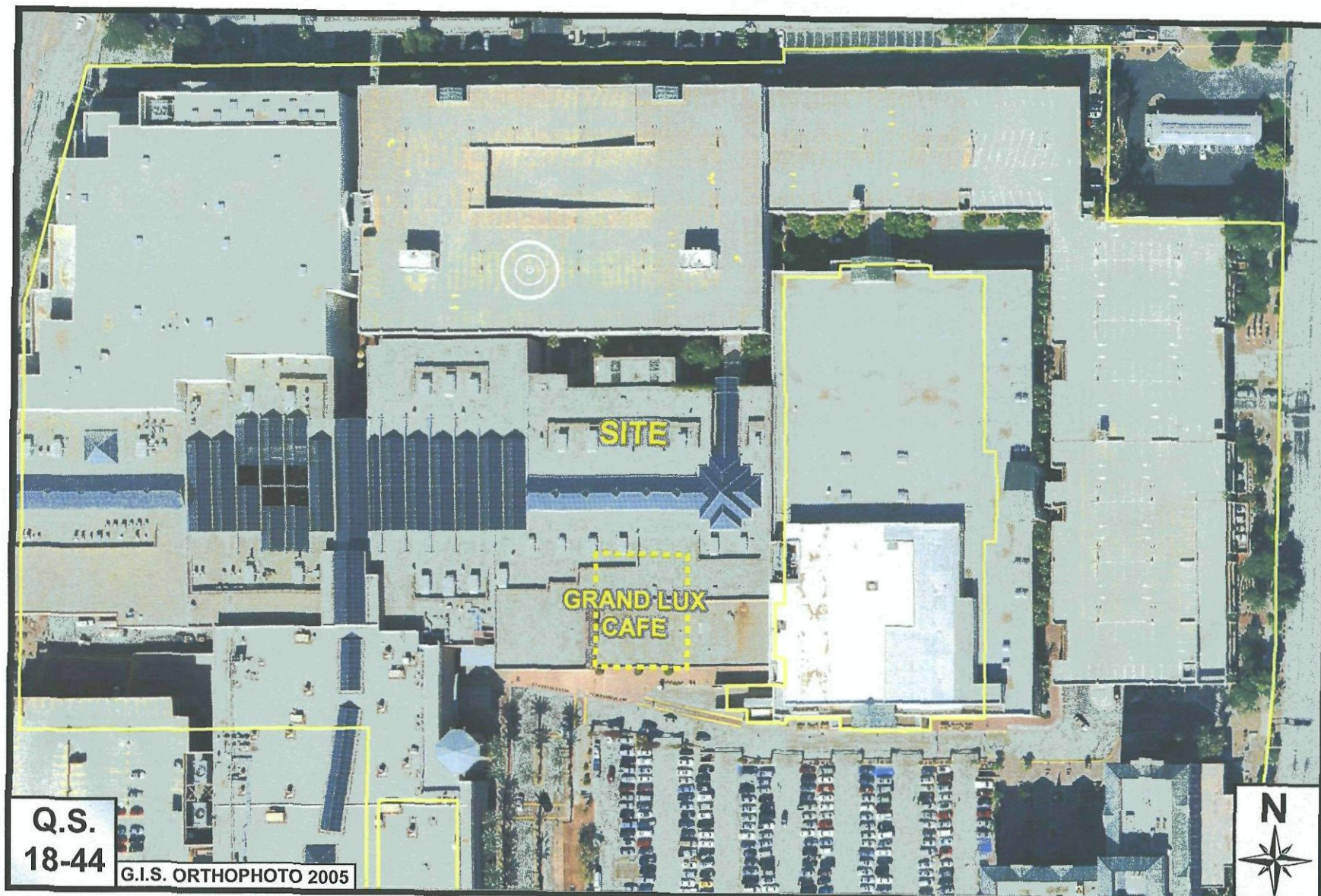


GRAND LUX CAFE

69-DR-2006

ATTACHMENT #2





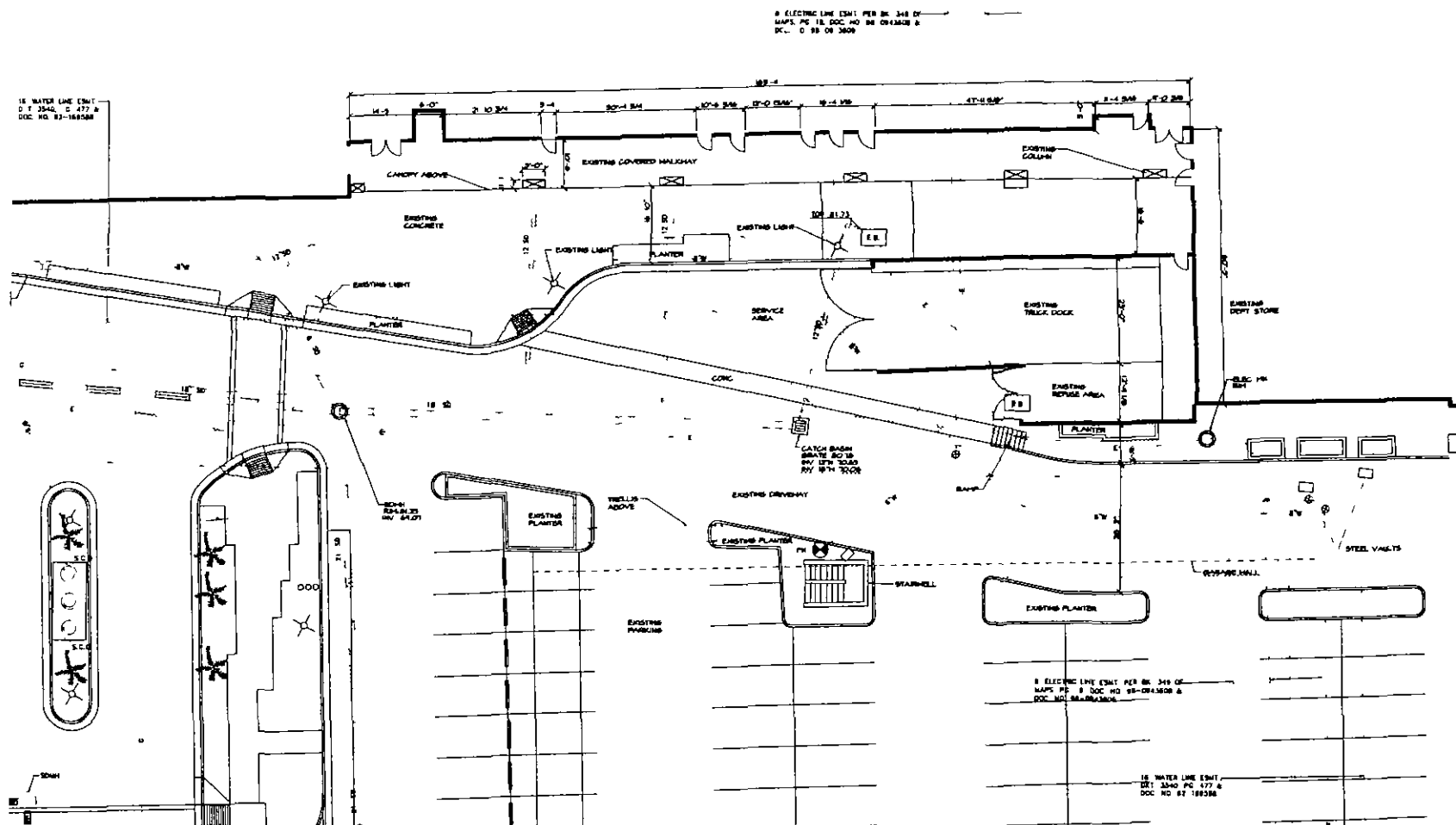
GRAND LUX CAFE

69-DR-2006

ATTACHMENT #2A



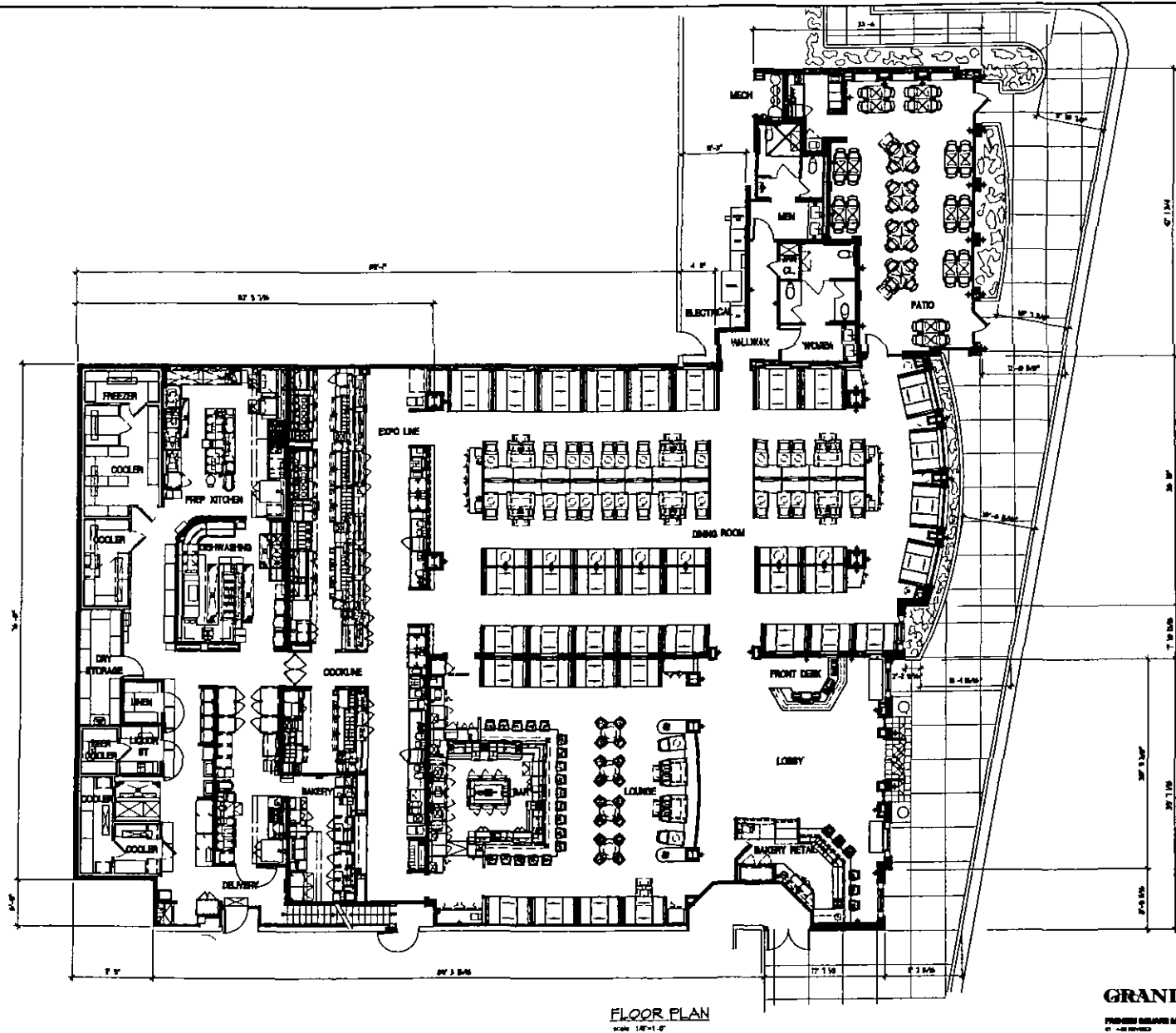




**1 EXISTING SITE PLAN**  
SCALE 3/32" = 1'-0"

69-DR-2006  
REV 09/01/2006





FLOOR PLAN  
scale 1/8"=1'-0"

**GRAND LUX CAFE**  
FRENCH RESTAURANT  
17761 MITCHELL ROAD  
NORTH AVENUE, ALABAMA 35224  
TEL: (205) 281-1400  
FAX: (205) 281-1401

69-DR-2006  
7-19-06



17761 MITCHELL ROAD  
NORTH AVENUE, ALABAMA 35224  
TEL: (205) 281-1400  
FAX: (205) 281-1401

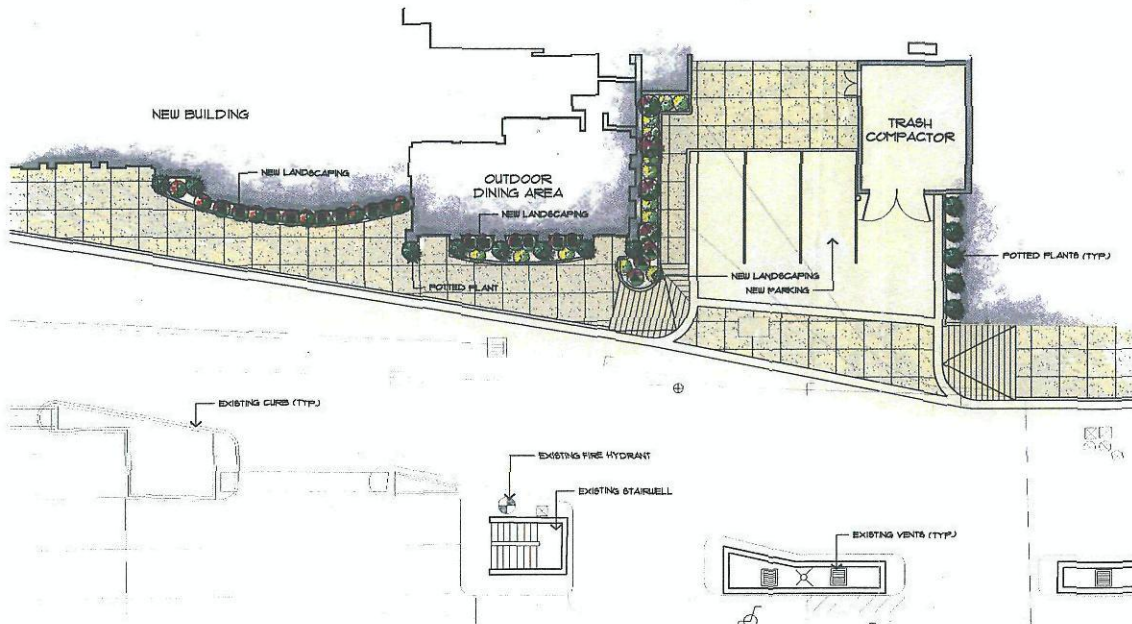
DATE	DESCRIPTION
7/19/06	FINAL

**GRAND LUX CAFE**  
FRENCH RESTAURANT

FLOOR PLAN	
DATE	7/19/06
BY	DR-2006
CHECKED BY	DR-2006
APPROVED BY	DR-2006
SCALE	1/8"=1'-0"
D-1	

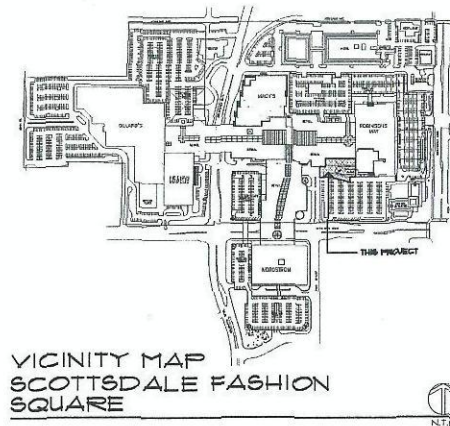
## PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY	COMMENTS
<b>TREES</b>					
①	Cyperus tenuiflorus	Dwarf Italian Cypress	2" Cal. x 10' H.	10	Columnar, Matched Height
<b>SHRUBS &amp; ACCENTS</b>					
②	Eriophila maculata	Valentine Bush	5-Gal	6	As per plan
③	Ruellia peruviana	Baja Ruellia	5-Gal	4	As per plan
④	Leucophyllum xygophyllum	Blue Texas Ranger	5-Gal	14	As per plan
<b>GROUND COVERS</b>					
⑤	Lantana New Gold	New Gold Lantana	1-Gal	10	As per plan
⑥	Lantana montevidensis	Trailing Lantana	1-Gal	3	As per plan
<b>MISCELLANEOUS</b>					
Decomposed granite in all planting areas 2" depth (typ)					
Colors To Match Existing					



## CONCEPTUAL GENERAL NOTES

1. CONCEPTUAL LANDSCAPE PLAN IS SCHEMATIC IN NATURE. AT THE TIME OF LANDSCAPE CONSTRUCTION DRAWINGS ACTUAL LOCATIONS, QUANTITIES, SIZES, AND SPECIES SHALL BE DETERMINED AND WILL BE PER CITY CODES.
2. ALL TREES USED WITHIN THIS PROJECT SHALL BE NURSERY GROWN. EXACT LOCATIONS AND QUANTITIES SHALL BE DETERMINED ON LANDSCAPE CONSTRUCTION DRAWINGS.
3. ALL EXISTING LANDSCAPE IN DISTURBED AREAS WILL BE REMOVED. NEW LANDSCAPE AREAS SHALL RECEIVE AN AUTOMATIC IRRIGATION SYSTEM RETROFITTED TO THE EXISTING IRRIGATION SYSTEM.
4. ALL PLANT MATERIAL SHALL BE INSTALLED PER CITY REQUIREMENTS. PLANT MATERIAL INSTALLED WITHIN SIGHT DISTANCE TRIANGLES SHALL BE OF A SPECIES THAT DOES NOT GROW TO A HEIGHT OF MORE THAN 30' AND SHALL BE MAINTAINED PER CITY REQUIREMENTS.
5. ALL NON-TURF AREAS SHALL RECEIVE A 2" DEPTH OF SALVAGED DESERT SURFACE SOIL.
6. THE GRADINGS SHOWN ON THE PLANS IS CONCEPTUAL IN NATURE. REFER TO THE ENGINEERING PLANS FOR ACTUAL GRADINGS AND DRAINAGE CONFIGURATIONS.
7. ALL EARTHWORK WILL BE DONE TO DRAIN AWAY FROM SIDEWALKS AND STRUCTURES.
8. ADDITIONAL PLANT MATERIAL MAY BE INTRODUCED AS DIFFERENT VARIETIES BECOME AVAILABLE THROUGH LOCAL NURSERIES AND IF THEY ARE CONSISTENT WITH THE OVERALL THEME OF THIS PROJECT AS APPROVED BY THE CITY OF SCOTTSDALE.



## PROJECT DATA

DESCRIPTION:	REMODEL OF EXISTING
ZONING:	N/A
OWNER:	WESTCOOR 100 N. TATUM BLVD. PHOENIX, AZ 85028

CONCEPTUAL LANDSCAPE PLAN APPROVED CITY OF SCOTTSDALE		
CASE NUMBER	APPROVED BY	DATE
CONSTRUCTION AND INSTALLATION SHALL BE IN ACCORDANCE WITH THIS PLAN AND ANY AND ALL DEVIATION WILL REQUIRE REAPPROVAL. LANDSCAPE INSTALLATION TO BE APPROVED BY CITY OF SCOTTSDALE INSPECTION SERVICES BEFORE CERTIFICATION OF OCCUPANCY IS ISSUED.		

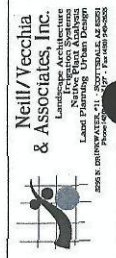
ALL LANDSCAPE AREAS AND MATERIALS, INCLUDING THOSE LOCATED IN RIGHTS-OF-WAY, SHALL BE MAINTAINED IN A HEALTHY, NEAT, CLEAN, WEED-FREE CONDITION. THIS SHALL BE THE RESPONSIBILITY OF THE OWNER.

NOTE:  
THERE ARE NO EXISTING PROTECTED PLANT SPECIES TO SALVAGE ON SITE.

69-DR-2006  
7-19-06



BLAKE STANKE  
Call before you dig  
800-253-1100  
AZ STATE DEPT. OF TRANSPORTATION  
DESIGN DIVISION



Conceptual Landscape Plan  
Scottsdale Fashion Square  
**Grand Lux**  
7014 E. Camelback Road 85251  
Scottsdale, Arizona

DESIGNER	MD
DESIGNER	MD
DESIGNER	THUPV
DATE	JULY 18, 2006
APPROVED	

DESIGNER  
Scottsdale Fashion Square  
Conceptual Landscape

CL51

Sixty First Place Architects



BACKLITE GRAND LUX CAFE  
SIGN W/ RED PUSH-THRU  
LETTERS

FIBERGLASS CORNICE W/  
BRONZE FINISH

DECORATIVE ROUND  
FIBERGLASS COLUMNS W/  
TERRA COTTA FINISH

FIBERGLASS CORNICE W/  
TERRA COTTA FINISH

MULTI-COLOR TILE PATTERN

FIBERGLASS TRIM - PAINTED

FIBERGLASS ROPE MOLDING W/  
TERRA COTTA FINISH

EXTERIOR STUCCO OMEGA  
COLOR - CREAM

FIBERGLASS TRIM - PAINTED  
TERRA COTTA

ILLUMINATED "YOU SO"

CUSTOM STENCIL PANEL ON  
EXTERIOR STUCCO OMEGA  
COLOR - CREAM

FIBERGLASS TRIM - PAINTED

CUSTOM CARVED GLASS  
PANELS W/ GOLD INLAY

MULTI-COLOR TILE PATTERN

CUSTOM WOOD WINDOW 1/2 STAIN  
GLASS TILE MOSAIC

CUSTOM STENCIL PANEL ON  
EXTERIOR STUCCO OMEGA  
COLOR - CREAM

FIBERGLASS TRIM - PAINTED

FIBERGLASS CORNICE W/  
BRONZE FINISH  
FIBERGLASS FRIEZE W/ BRONZE  
FINISH

FIBERGLASS CORNICE W/  
TERRA COTTA FINISH

CUSTOM STENCIL PANEL ON  
EXTERIOR STUCCO OMEGA  
COLOR - CREAM

CUSTOM STENCIL PANEL ON  
EXTERIOR STUCCO OMEGA  
COLOR - CREAM

EXTERIOR STUCCO OMEGA  
COLOR - CREAM

GRANITE WAINSCOT

FIBERGLASS CORNICE W/  
BRONZE FINISH  
FIBERGLASS FRIEZE W/ BRONZE  
FINISH

FIBERGLASS ANGEL W/ ANTIQUE  
BRONZE FINISH

EXTERIOR STUCCO OMEGA  
COLOR - CREAM

EXTERIOR STUCCO OMEGA  
COLOR - TERRA COTTA

LIGHT FIXTURE W/ FIBERGLASS  
HOUSING - ANTIQUE BRONZE

CUSTOM STENCIL PANEL ON  
EXTERIOR STUCCO OMEGA  
COLOR - CREAM

ELEV. 48'-0"

ELEV. 31'-6"

ELEV. 26'-0"

TOP OF WINDOWS

ELEV. 24'-0"

ELEV. 23'-0"

ELEV. 17'-6"

ELEV. 10'-0"

19'-0"  
23'-0" # PATIO PARAPET  
24'-0" # ENTRY PARAPET  
31'-6" # LOBBY PARAPET  
48'-0" # DINING PARAPET

**SOUTH ELEVATION**

RAILING & GATES - PAINTED

FIBERGLASS TRIM - PAINTED  
TERRA COTTA

EXTERIOR STUCCO OMEGA  
COLOR - CREAM

GRANITE WAINSCOT

EXTERIOR STUCCO OMEGA  
COLOR - CREAM  
FIBERGLASS CORNICE W/  
BRONZE FINISH  
FIBERGLASS FRIEZE W/ BRONZE  
FINISH

FIBERGLASS CORNICE W/  
TERRA COTTA FINISH

MULTI-COLOR TILE PATTERN

FIBERGLASS TRIM - PAINTED

FIBERGLASS ROPE MOLDING W/  
TERRA COTTA FINISH

EXTERIOR STUCCO OMEGA  
COLOR - CREAM

FIBERGLASS TRIM - PAINTED  
TERRA COTTA

GRANITE WAINSCOT

HOLLOW METAL DOOR & FRAME  
- PAINTED CREAM

**WEST ELEVATION**

**EAST ELEVATION**

CUSTOM STENCIL PANEL ON  
EXTERIOR STUCCO OMEGA  
COLOR - CREAM

EXTERIOR STUCCO OMEGA  
COLOR - CREAM

ATTACHMENT #7

**GRAND LUX CAFE - SCOTTSDALE - FASHION SQUARE MALL**

69-DR-2006  
REV: 10/12/06





ATTACHMENT #8

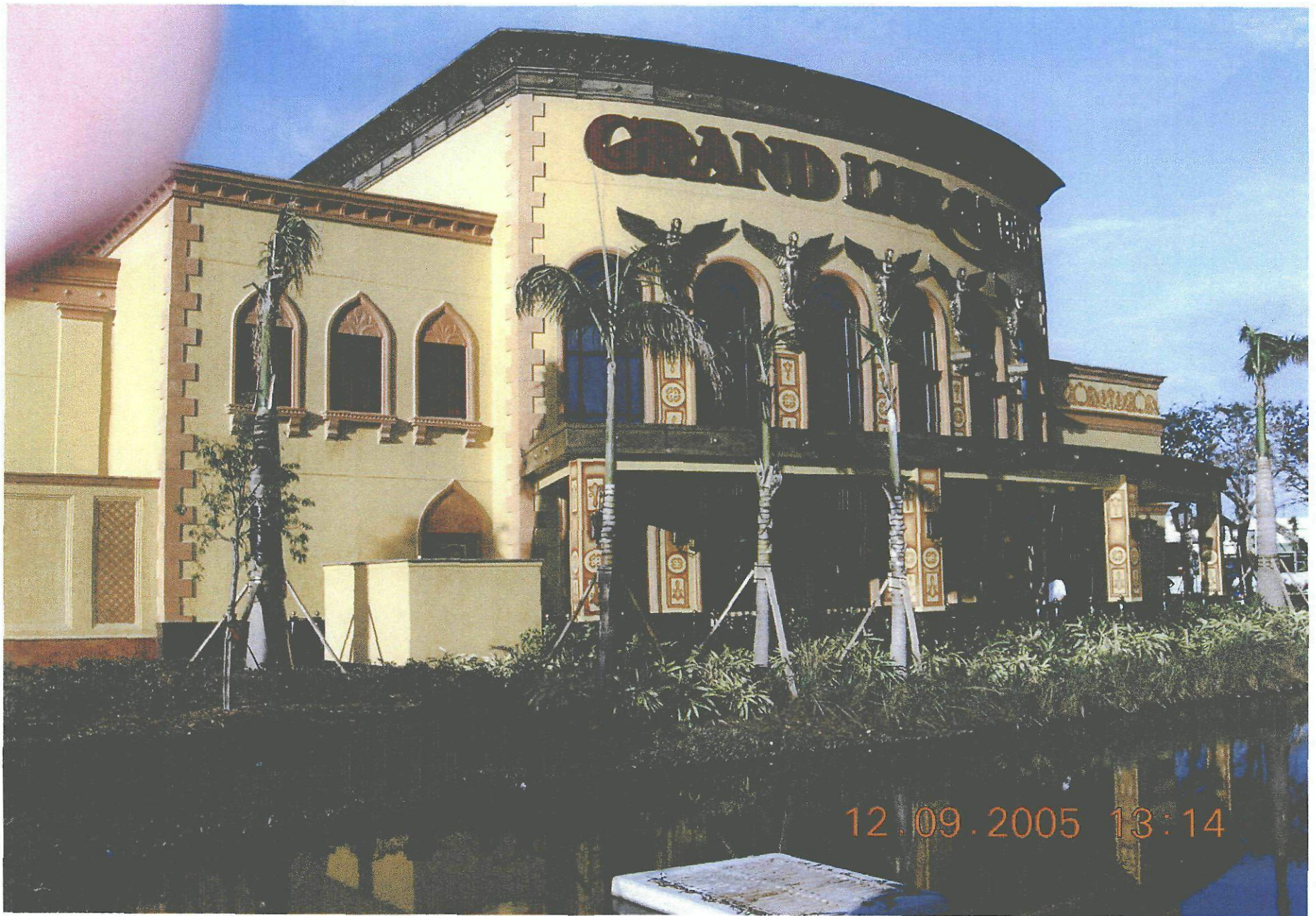
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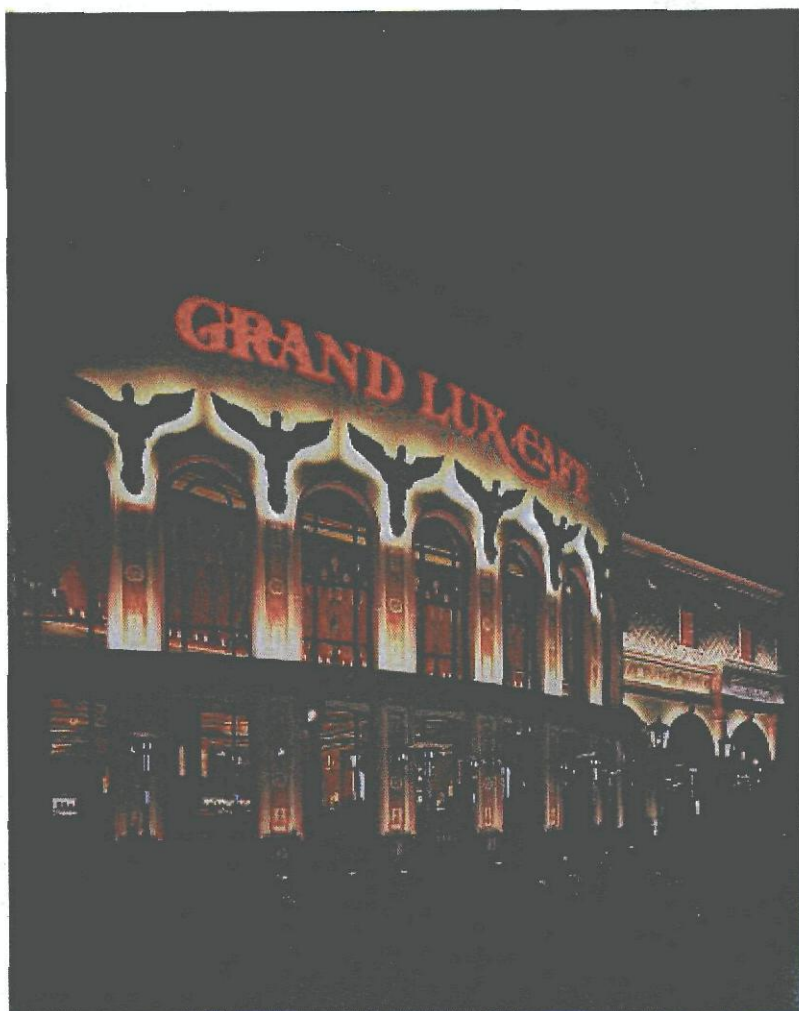
ATTACHMENT #9

GRAND LUX CAFÉ

SAWGRASS

69-DR-2006  
7-19-06









GRAND LUX CAFÉ

HOUSTON

69-DR-2006  
7-19-06





ATTACHMENT #10

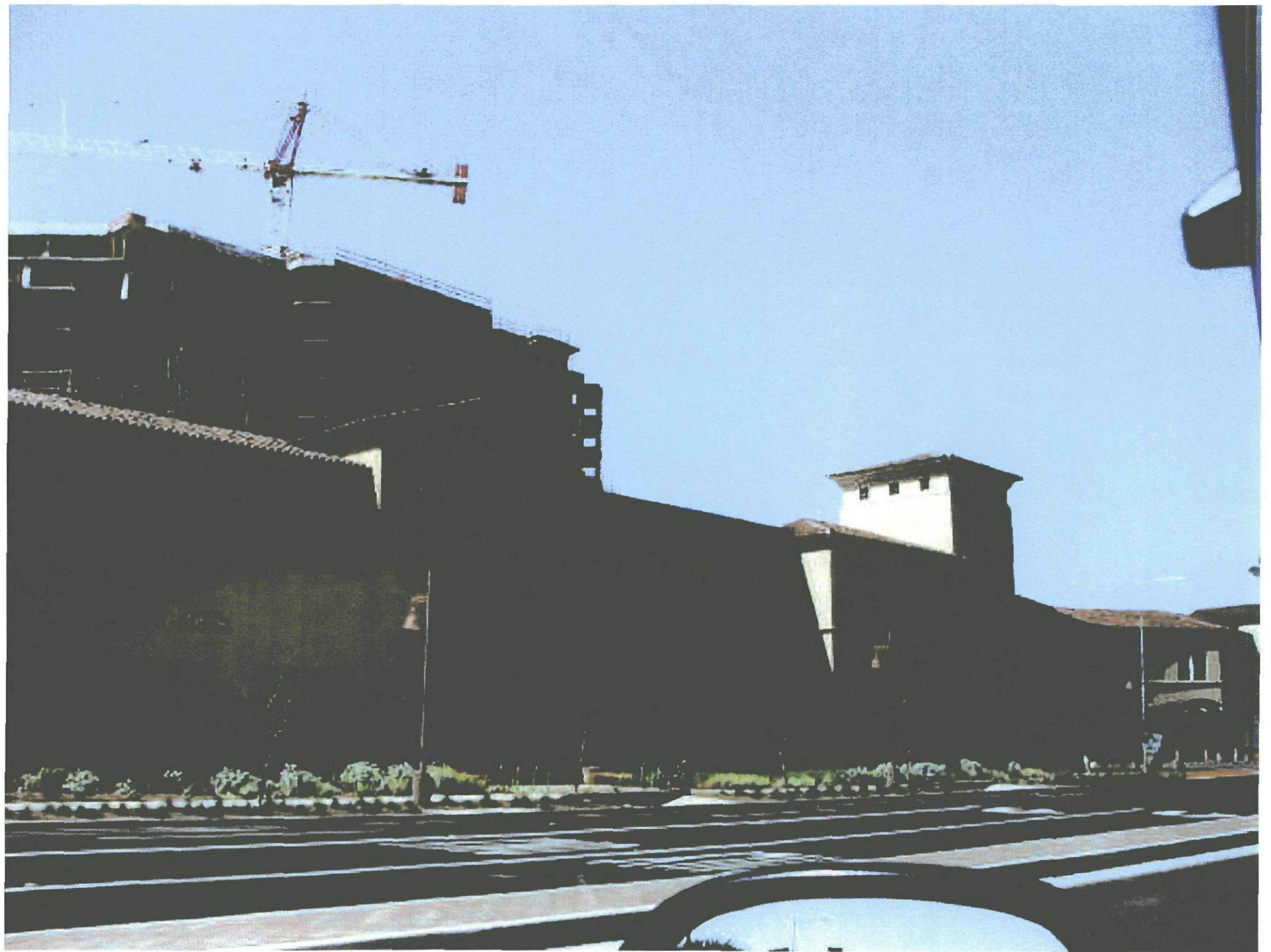
















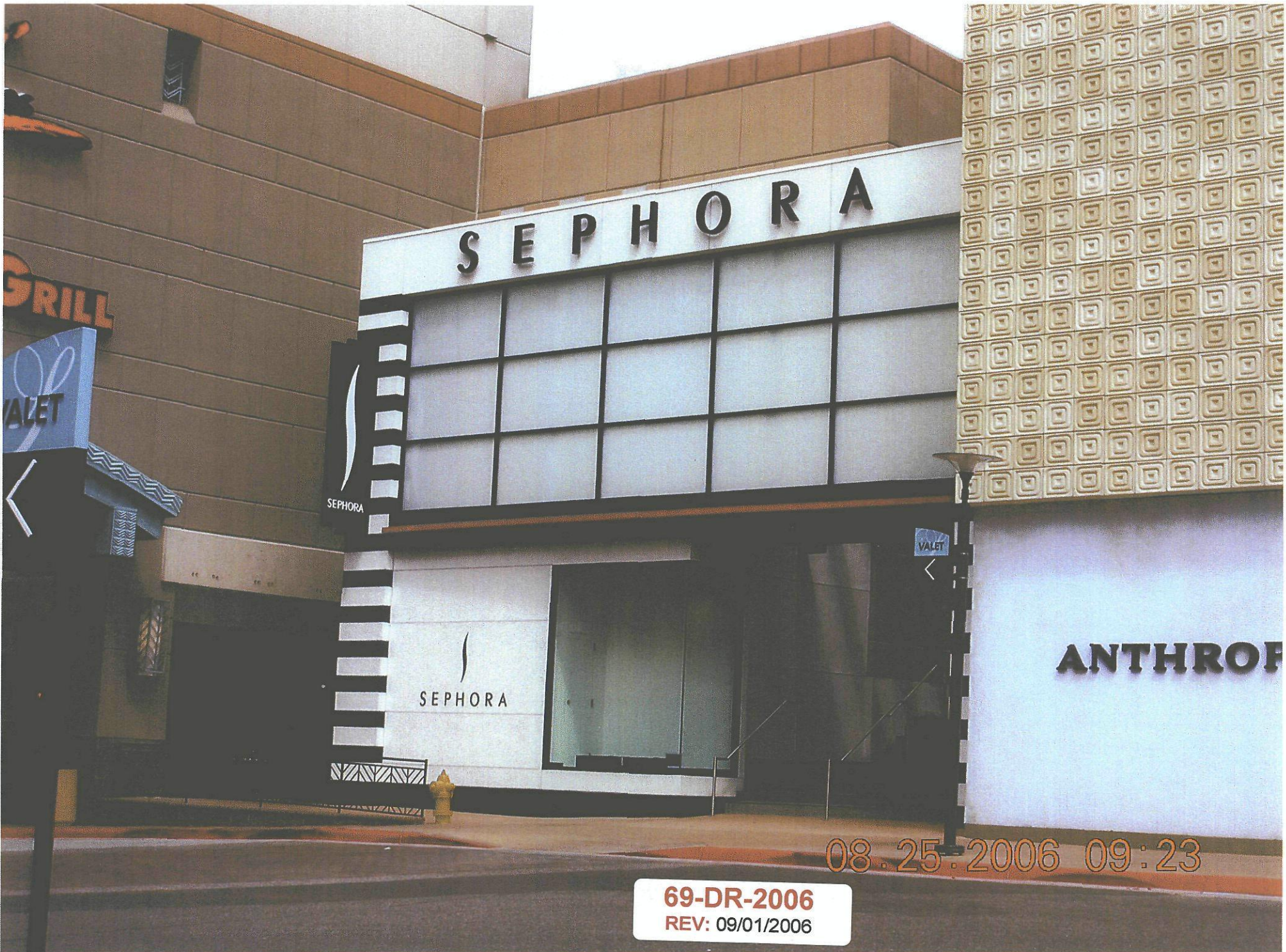












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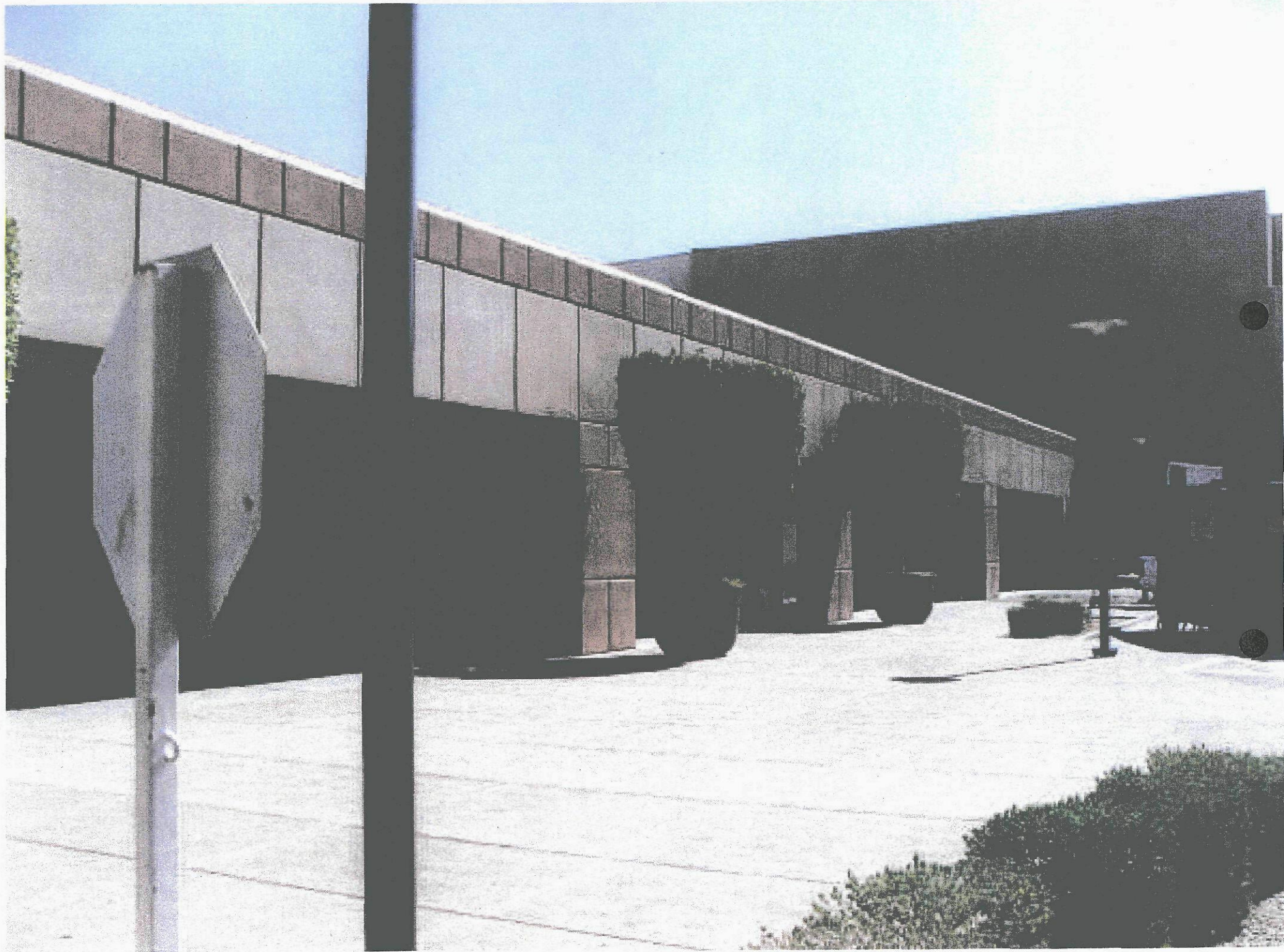
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ANTHROP

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69-DR-2006  
REV: 09/01/2006

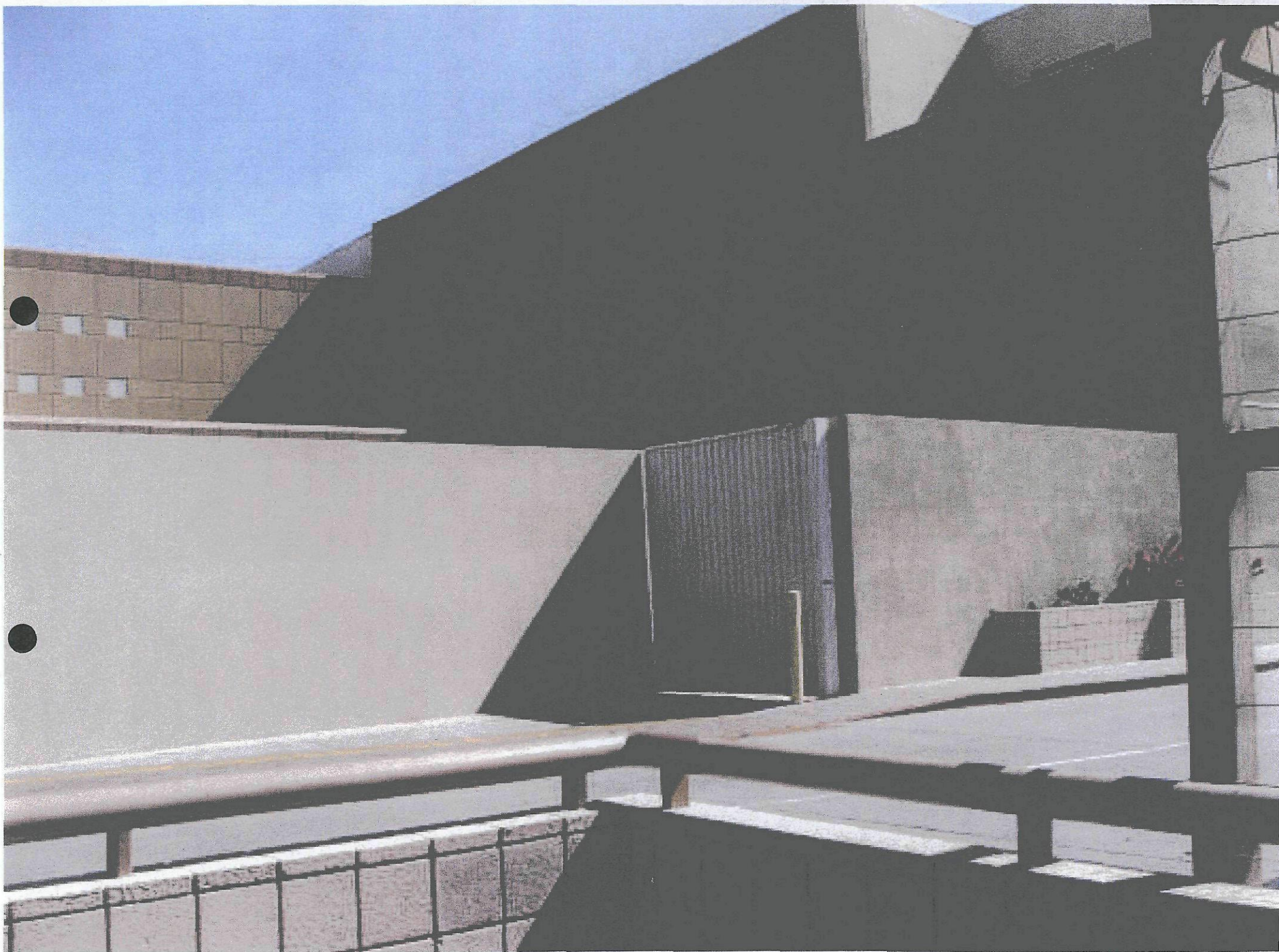














**1. 94-DR-2005                      Windgate Crossing**

Mr. Curtis presented the Board with an accurate reflection of the color elevations and a sample of the color block which had been requested upon approval of the case on June 15, 2006. He noted that the white marquee sign had been removed and an elevation depicting suggested pedestrian access as well as a narrative explaining all of the changes was included in the packet. Staff opined that the Applicant had satisfied the concerns expressed by the Board.

In response to an inquiry by Board Member D'Andrea, Todd Lawrence from Butler Design Group clarified that the pneumatic tube depicted in the elevations was incorrect. The bank has decided to use an underground system; construction drawings have been submitted that reflect the underground system.

Vice-Chairman Jones confirmed that the Board was satisfied with the changes and agreed that staff could do the final approvals.

**Study session recessed at 1:05 p.m. to commence the regular meeting and continued at 1:37 p.m.**

**2. 69-DR-2006                      Grand Lux Cafe**

Ms. Chafin reviewed the Grand Lux Café's proposal to locate on the south elevation of Scottsdale Fashion Square facing Camelback Road. She noted that several locations exist throughout the country, the closest in Los Vegas. Ms. Chafin presented the materials board and explained the purpose of the study session was to review the baroque style architecture the Applicant was proposing.

Mr. Scott Duffner from Fancher Development addressed the Board. Highlights of his presentation included a perspective and elevations depicting the massing and the general design intent. He confirmed that the Grand Lux Café was affiliated with the Cheesecake Factory.

Board Member D'Andrea asked how the function of the restaurant influenced the architecture and how the Applicant saw it fitting into the area. Mr. John Berdict explained that the intent was to create something that would be unique and compatible with the surrounding tenants. Mr. Gray noted staff assumed that the architectural style was Egyptian Renaissance; nothing similar exists in the area.

Vice-Chairman Jones described the architecture as fake, resembling something out of Hollywood. Vice-Chairman Jones suggested the context of the shopping center needed to be defined: Would a series of interesting incompatible façades or a subdued compatible context be more appropriate? He opined that the "big box" style of the shopping center was not interesting and this design was fun. He would find it hard to direct the Applicant to a common element to make it consistent.

Board Member Schmitt agreed that the design would add some interest to an otherwise bland, harsh area. In response to a question by Board Member Schmitt, Mr. Duffner clarified there was no intent to tie the project into the



Waterfront or Fashion Square, other than from a massing standpoint; it will become a center point of attraction.

Board Member Schmitt's personal preference would be to see a classier approach instead of an over-the-top Vegas approach. He referenced the Sapporo Restaurant recently approved and the way they themed their restaurant while remaining classy. Board Member Schmitt noted that he would support the general concept.

Commissioner Barnett reiterated Board Member Schmitt's comments regarding Sapporo Restaurant, noting the City's desire for architecture that is "uniquely Scottsdale". Commissioner Barnett expressed a dislike for the design.

Board Member Brantner opined that if the surrounding buildings had more pizzazz, that would tone down the design. He commented that when the Cheesecake Factory was put in at the Biltmore Fashion Square it enlivened the area, which accomplished their goal.

Board Member Edwards agreed with Board Member Schmitt's comments that the design would be acceptable with more refinement.

Ms. Galav confirmed that there are no applications being processed at this time for additional remodels in Fashion Square. Mr. Gray noted that Westcor had expressed an interest in renovating the entire center over the next couple of years.

Board Member D'Andrea expressed a concern about what kind of precedents would be set by allowing theme restaurants to be built on land currently used for loading and Dumpsters in order to maximize square footage.

Vice-Chairman Jones noted the project contained colors that were rich, interesting, and compatible, and provided quality design. Reconsidering the yellow and taking it to a creamy beige would bring the Board closer to accepting the design; the yellow combined with the other colors created too much vibrancy.

Mr. Berdict presented a color board which depicted the yellow color together with an optional version of the color. He clarified that the blue design on the building was applied stencil; tiles are applied below the windows or are granite. Vice-Chairman Jones commented that the stencil application was not compatible with the design; if the design were simplified by removing one or two treatments and the colors were toned down, it would bring the project together.

In response to an inquiry by Councilman McCullagh, Mr. Berdict confirmed that Westcor had approved the design.

3. 7-ZN-2006 Lone Mountain Bank

Mr. Hadder explained that this presentation was the first to come through under the new process allowing the Development Review Board to provide comments on site plans for zoning cases prior to them going through Planning Commission





# Construction Document Application Requirements

## Grand Lux Cafe (69-DR-2006)



A copy of these construction document submittal requirements must accompany your first Construction Document Application submittal. Provide each item listed on the submittal checklists at your first final plan review application.

### **INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.**

To modify these requirements, the applicant must contact the City of Scottsdale's Project Coordinator in the Planning and Development Services Department. **The applicant must have Construction Document Application Requirements document revised prior coming into the City of Scottsdale to submitting the first Construction Document Application review.** The City of Scottsdale's Planning and Development Services Staff reserves the right to refuse to modify these requirements.

All Zoning Ordinance and Development Review Board stipulations and requirements *may not be listed below*. It is the applicants responsibility to demonstrate compliance with all Zoning Ordinance requirements, associated Building and Fire Codes, Design Standards and Policies Manual requirements, Civil Plan requirements, City Code requirement, and Development Review Board stipulations prior to the issuance of any building and / or civil encroachment permit. The city of Scottsdale reserves the right to request additional information in order to verify Zoning Ordinance, Building and Fire Codes, and City Code requirements, Development Review Board requirements, Civil Requirements, and associate information for documentation and records purposes

- **The following plans must be submitted with the first final plan review application in separate packages** - see the sections below for each of the application submittal content requirements:

- ☒ Architectural Plan Application (Section 1)
- ☒ The Improvement Plan Application (Section 2)
- ☒ Additional Requirements (Section 3)

**The COVER SHEET for Civil, Landscape, Architectural, and Native Plant PLANS must contain:**

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. The complete Development Review Board case number (69-DR-2006) in the right hand margins. The pre-application number is not needed on the plans. All numbers must be in 1/4-inch letters. Leave additional space on your right hand margin for the plan check number that will be assigned after Construction Document Application has been submitted.
4. Provide space for the City of Scottsdale Plan check number, and Native Plant Case number in the right hand margin. The numbers will be provided with all applicable case numbers must be in 1/4-inch letters.
5. On the appropriate plan, provide the name, address, phone number, and email address of the owner, and the party preparing the plans (architect, engineer, landscape architect, salvage company, etc.).

**\*\*Detailed instructions for construction plan preparation can be found in the city of Scottsdale's DESIGN STANDARDS AND POLICIES MANUAL**, available at [www.scottsdaleaz.gov/design/DSPM](http://www.scottsdaleaz.gov/design/DSPM), or at the Records counter (call 480-312-2356).



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



# SECTION I.

## Architectural Plan Application Requirements



Items listed must be submitted at first submittal of construction document application, with a copy of this list. All plans must be signed and sealed. **Incomplete application will not be accepted.** If necessary, the plan reviewer may require additional information and plans after the first submittal of the applicant.

**The applicant is strongly encouraged consult [www.scottsdaleaz.gov/bldgresources/planreview](http://www.scottsdaleaz.gov/bldgresources/planreview) for minimal submittal and construction document preparation requirements.**

### **ARCHITECTURAL PLAN APPLICATION**

- ☒ **FOUR (4) complete sets** (Building, Planning, and Fire Reviews), each on **24 x 36 paper, and at 1/8" scale or larger** so plans are legible when reduced. **Incomplete submittals will not be accepted.**

#### **Architectural Construction Document Plans shall include:**

- |   |   |   |
|---|---|---|
| <input checked="" type="checkbox"/> Architectural Plans   | <input checked="" type="checkbox"/> Architectural Site Plan | <input checked="" type="checkbox"/> Open Space Plan                                 |
| <input checked="" type="checkbox"/> Floor Plan Worksheet  | <input checked="" type="checkbox"/> Project Data            | <input checked="" type="checkbox"/> Schedules                                       |
| <input checked="" type="checkbox"/> Elevations  | <input checked="" type="checkbox"/> Details                 | <input checked="" type="checkbox"/> Sections  |
| <input checked="" type="checkbox"/> Exiting Plan  | <input checked="" type="checkbox"/> Structural Plans        | <input checked="" type="checkbox"/> Foundation Plans                                |
| <input checked="" type="checkbox"/> Retaining Walls   | <input checked="" type="checkbox"/> Mechanical Plans        | <input checked="" type="checkbox"/> Electrical Plans                                |
| <input checked="" type="checkbox"/> Photometrics Plans  | <input checked="" type="checkbox"/> Plumbing Plans          | <input checked="" type="checkbox"/> Civil & Landscape Plans<br>(for reference only) |
| <input checked="" type="checkbox"/> Exterior Lighting Manufacture Cut Sheets (on 24 x 36 paper minimum)                                     |   |   |
| <input checked="" type="checkbox"/> International Environmental Energy Code Calculations (Com-Check is acceptable).                         |   |   |
| <input checked="" type="checkbox"/> Complete Improvement plans (civil and landscape / Irrigation plans) included in each set for reference. |   |   |

#### **Architectural Construction Document Calculations for Building Code Review:**

- ☒ One (1) copy of structural, electrical, and water calculations (may be on drawings)
- ☒ One (1) set of Water & Sewer Development Fee Documents for each **NON-RESIDENTIAL** Building Permit Application. Documents shall include:
- Non-Residential Development Fee Agreement (City Format), signed by the Owner and notarized,
  - Exhibit "A" - 8 1/2" x 11" Written Legal Property Description (Developer Format),
  - Exhibit "B" - 8 1/2" x 11" Site Map (Developer Format), and
  - Exhibit "C" - Non-Residential Water & Sewer Need Report (City Format).

#### **Documents must comply with Maricopa County record formatting requirements:**

- Pages must be 8 1/2" x 11" originals (no facsimiles),
  - Margins must be at least 1/2" (top, bottom, and side), and
  - Print size must be at least 10-point, with no condensed text.
- ☒ Construction Specifications - 8 1/2" x 11" bound copies or on plan sheets

#### **Additional Documentation for Planning Review:**

- ☒ Two Copies of Certificate of No Effect for Archaeological Resources signed by the City Archaeologist.



## SECTION II.

### Improvement Plan Application Requirements



Items listed must be submitted at first submittal of construction document application, with a copy of this list. **Incomplete application will not be accepted.** If necessary, the plan reviewer may require additional information and plans after the first submittal of the applicant.

- Required Plan Size: 24" X 36"
- Minimum Horizontal Scale: 1" = 20'
- Minimum Vertical Scale: 1" = 2'
- Landscape & Civil Plans At Same Scale.

### IMPROVEMENT PLANS APPLICATION

- ☒ **THREE (3) complete sets** (CIVIL, Planning, and Fire Reviews). Plans shall be prepared in accordance with the Design Standard and Policy Manual and the submittal requirements checklist on the City's Web Site: <http://www.scottsdaleaz.gov/design/DSPM>.

Improvement Construction Document Plans shall include:

- ☒ 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."
- ☒ Grading and Drainage Plan (Including water and sewer services)
- ☒ Paving Plans (including striping & signage)
- ☒ Landscape and Irrigation plans:  
(Retaining walls, fence walls and fences over 3-feet, monuments over 3-feet, entry gate features, building structures, and high voltage electrical or panel electrical must be included a the Architectural Plan Application for review and approval. Walls may be designed by a Landscape Architect, but shall not be included in the Landscape plans. High voltage connections, electrical panels, electrical meters, and high voltage electrical shall be design by an electrical Engineer and submitted for building code review)
- ☒ ALTA Survey Plan (no older than 1 year from the date of the 1<sup>st</sup> submittal of the Improvement Plan Application, for reference only)

One (1) copy of the following Reports for Engineering Plan Review:

- ☒ Final Drainage Report.
- ☒ Structural Report
- ☒ Title Report or Title Insurance Policy (not more than 30 days old from the date of the 1<sup>st</sup> submittal)

One (1) copy of the following Engineer's Estimates (for payment in-lieu) for Engineering Plan Review:

One (1) copy of the following Engineering Reference Documents for Engineering Plan Review:

- ☒ Geotechnical Report

**\*\*Reports required to be approved prior to the 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.



**One (1) copy (unless additional copies are indicated below) of the following Additional Information for Engineering Plan Review:**

- ☒ Two Copies of Completed 404 Certification Form
- ☒ Two Copies of the Notice of Intent (NOI)



## SECTION III.

### Additional Information

#### Arizona Department of Environmental Quality (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 applicable chapters of the Arizona Administrative Code, Title 18, and Environmental Quality. In addition:

#### Maricopa County Environmental Services Department (MCESD):

- Before approval of final improvement plans by the Plan Review and Permit Services 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).
- 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. The MCESD staff will on a document developed and date stamp this evidence.
- Before commencing construction, the developer shall submit evidence to city staff that Notification of Starting Construction has been submitted to the MCESD. The MCESD staff shall on a document developed and date stamp this evidence.
- Before issuance of Letters of Acceptance by the City's Inspection Services Division, the developer shall provide to the City a final set of as-built mylars of the improvements.

#### Water and Wastewater Requirements:

- The developer shall pay a Sewer Development Fee for City sewer service in accordance with City Ordinance. This fee shall be paid at the time, and as a condition of the issuance of a building permit, or if the development does not require a building permit, prior to connection to the City sewer system. All questions may be referred to Water Resources at 480-312-5650.
- 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.
- 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.

#### Arizona Department of Environmental Quality (ADEQ) Requirements:

- All construction activities that disturb one or more acres shall obtain coverage under the Arizona Pollutant Discharge Elimination System (AZPDES) Construction General Permit. To gain coverage, operators of construction sites must:
- Submit a Notice of Intent (NOI) to ADEQ;
- Prepare a Stormwater Pollution Prevention Plan (SWPPP) and keep a copy on site;
- Send a Notice of Termination (NOT) to ADEQ when construction is completed.
- Contact ADEQ at 602-771-4449 for further information. Forms are available from the City of Scottsdale One Stop Shop, or from ADEQ.