

Stipulations for Case: 15-PP-2006
Case Name: DC Ranch Parcel 1.1

These stipulations are in order to protect the public health, safety, welfare, and the City of Scottsdale. Unless otherwise stated, the developer agrees to complete all requirements prior to final plan approval, to the satisfaction of Project Coordinator and the Final Plans staff.

Applicable Documents, Plans, And Relevant Cases

1. The improvement plans and plat shall be in substantial conformance to the following documents except as required by the Revised Scottsdale City Code, and the stipulations herein:

General Documents

The location and configuration of all site improvements shall be constructed to be consistent with the Preliminary Plat submitted by Wood/Patel, dated 1/18/2007 by City staff.

The development shall comply with the DC Ranch Planning Unit 1 Master Plans and the Master Environmental Design Concept Plan (MEDCP) (also known as the Environmental Design Master Plan (EDMP)) for DC Ranch Planning Unit 1.

The Design Standards and Policies Manual (DS&PM) or as otherwise approved by City Staff.

The Scenic Corridor Plan submitted by Espiritu Loci, Inc., dated 1/18/2007 by City Staff and the *Scenic Corridor Landscape Plan* by Vollmer & Associates, dated 1/18/2007 by City Staff.

Development on the site shall be consistent with the DC Ranch Crossing Development Review Board Presentation Packet for Parcel 1.1 dated 1/18/2007 by City Staff.

Planning Documents

Each lot shall be constructed to comply with the Amended Development Standards recorded with Maricopa County on October 29, 1998 (98-0970077) as part of the Second Amendment to Development Agreement for DC Ranch, and with subsequent amendments.

Landscaping, including quantity, size, and location of materials shall be installed to be consistent with the conceptual landscape plan submitted by Espiritu Loci Inc., dated 1/18/2007 by City staff, and the plan provided by Vollmer & Associates dated 1/18/2007 by City Staff

Cuts and fills, including size, and location shall be installed to be consistent with the Cut and Fill exhibit submitted by Wood/Patel, dated 1/18/2007 by City Staff.

The development shall be constructed in compliance with the DC Ranch Thematic Character Study for Planning Unit 2 and 4.

The development shall utilize the Wall and Fence Character plan submitted by Vollmer & Associates, dated 1/18/2007 by City Staff.

The development shall utilize the Bridge Structure Design options submitted by Vollmer & Associates, dated 1/18/2007 by City Staff.

Engineering Documents

The approved Circulation Master Plan for DC Ranch – Planning Unit 1 prepared by Wood/Patel.

The approved Water Master Plan for DC Ranch – Planning Unit 1 prepared by Wood/Patel.

The approved Wastewater Master Plan for DC Ranch – Planning Unit 1 prepared by Wood/Patel.

The approved Master Drainage Plan for DC Ranch – Planning Unit 1 prepared by Wood/Patel.

Preliminary Drainage Report for DC Ranch Parcel 1.2 prepared by Wood Patel dated December 8, 2006 by City staff.

ATTACHMENT A
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Water System Basis of Design Report for DC Ranch Parcel 1.2 prepared by Wood Patel dated December 8, 2006 by City staff.

Wastewater System Basis of Design Report for DC Ranch Parcel 1.2 prepared by Wood Patel dated December 8, 2006 by City staff.

Relevant Cases

At the time of review, the applicable Zoning and DRB case for the subject site were: 54-ZN-1997#1-10 and 91-DR-2006.

Subdivision Design

DRB Stipulations

2. The approval of the project shall be valid for two years from the date of the Development Review Board approval.
3. The final plat and the final improvement plans shall identify the ownership, use and the maintenance responsibilities of any land not used for non-residential lots.
4. The property owners association shall be responsible for the maintenance of the exterior perimeter walls. The developer shall note this requirement on the final plat.
5. Provide the following note on the final plat: This plat lies within close proximity to the Scottsdale Airport (the "Airport"), which is located between Frank Lloyd Wright Boulevard on the north, Pima Road on the east, Thunderbird Road on the south, and Scottsdale Road on the west. The Airport is a general aviation reliever/commercial service airport for the Scottsdale-North Phoenix area.
6. Appropriate disclosure of the proximity of the airport to the site and the potential noise impact from air traffic to prospective lessees or purchasers of the lots of this fact shall be done prior to any lease or purchase action in a manner acceptable to the City.
7. The final plat and final improvement plans shall identify the storm water drainage easement needed to carry off-site flows through the development site through Lot 1.1L, Tract B, Lot 1.1M, Tract A and Lot 1.1K.
8. The final plat and final improvement plans shall provide the dimensions for the Scenic Corridor easements identified adjacent to Tract A.
9. The final plat and final improvement plans shall identify public access easements through the site to adjoining streets across individual lots or provide a blanket easement for this purpose on the site to be used in conjunction with the trails and pedestrian circulation plan for the development site.
10. The final plat and final improvement plans shall identify that the construction of E. Trailside View adjacent to the site from N. 91st Street west to N. Pima Road as part of phase one construction for all infrastructure.

Street Dedication Requirements

DRB Stipulations

11. The applicant shall dedicate right of way and public easements for the proposed Trailside View along the frontage of this site. The roadway shall be constructed as part of the Phase One infrastructure improvements.

Easements

DRB Stipulations

12. Vista Corridor
 - a. All watercourses with a 100-year peak flow rate of 750 cfs or greater, shall be dedicated as Vista Corridors on the final plat. Each Vista Corridor shall be established by a continuous scenic easement. The minimum width of the Vista Corridor easement shall be 80 feet and shall include,

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at a minimum, any existing low flow channels, all major vegetation, and the area between the tops of the banks of the watercourses.

b. All Vista Corridors shall be left in a natural state unless disturbed by infrastructure improvements as approved by the Development Review Board.

c. The Vista Corridor along N. Pima Road adjoining the site shall be identified as a Scenic Corridor as designated by the General Plan on the site plan, landscape plan and final plat.

13. Trail Easement:

- a. Prior to final plan approval, the developer shall dedicate a minimum 10 foot wide public access easement along the east side of N. Pima Road within the 80 foot wide Scenic Corridor Tract. The applicant shall be responsible for coordinating the approved trail alignment with the City's Trail Coordinator. The alignment shall be determined prior to submission of final plans.

14. Sight Distance Easements

- a. Sight distance easements shall be dedicated over sight distance triangles. Sight distance triangles shall be pursuant to figures: 5.3-26 and 5.3-27 of Section 5.3 of the City's Design Standards and Policies Manual.
- b. Provide the following note on final plat: Sight distance easements shall be clear of landscaping, signs, or other visibility obstructions between 2 feet and 7 feet as determined by the City of Scottsdale.

15. Vehicular Non-Access Easement:

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

16. 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

A. Drainage Easement:

- 1) Drainage and flood control easements shall be dedicated to the City to the limits of inundation for all vista corridor washes, for all washes having a discharge rate of 50 cfs or more, for all FEMA regulatory floodways to the extent of the 100-year base flood elevation, and for all stormwater storage basins. The plat shall state that all drainage and flood control easements shall be dedicated to the City with maintenance responsibility for drainage facilities and detention basins to be that of the property owner and/or the Homeowners Association.

B. 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 and sewer easements necessary to serve the site.

C. Vista Corridor Easements:

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

D. Public Utility Easements:

- 1) An 8-foot wide public utility easement shall be dedicated within the development site in a manner acceptable to the public utility companies and shown on the final plans or as otherwise approved by the public utility companies.

Final Improvement Plan Requirements

PLANNING

Walls, And Fence Design

DRB Stipulations

17. All perimeter walls shall match the architectural color, materials and finish of identified on the Wall and Fence Character plan submitted by Vollmer & Associates, dated 10/11/2006 by City staff.

Landscape Design

DRB Stipulations

18. Upon removal of the salvageable native plants the salvage contractor shall submit completed Native Plant Tracking Form, as well as a list identifying the tag numbers of the plants surviving salvage operations, to the City's Inspection Services Unit within 3 months from the beginning of salvage operations and/or prior to the issuance of the Certificate of Occupancy.
19. Salvaged vegetation shall be incorporated into the landscape design.
20. Provide the following note: Area within a sight distance triangle shall be clear of landscaping, signs, or other visibility obstructions with a height greater than 2 feet. Trees within a sight distance triangle shall have a canopy that begins at 7 feet in height upon installation. All heights are measured from nearest street line.

Signs:

DRB Stipulations

20. *All signs shall be consistent with the approved Master Environmental Design Concept Plan for Planning Unit 1.*
21. *Provide note on final plans: Signs require separate approvals and permits.*

Exterior Lighting Design

DRB Stipulations

22. No lighting shall be permitted in the Scenic Corridor tract and easements other than for the lighting along the 10 foot wide public trail easement near N. Pima Road.
23. Exterior lighting shall comply with Case 91-DR-2006.

Additional Planning Items

DRB Stipulations

24. Flagpoles, if provided, shall be one piece, conical, and tapered.
25. All water features depicted on the plans need to be approved by the Water Resources Department.

ENGINEERING

Drainage And Flood Control

DRB Stipulations

25. Demonstrate consistency and conformance with accepted drainage plans and reports from Section I, Applicable Engineering Documents and Plans.

Any conceptual or substantial changes not consistent with the DC Ranch Planning Unit 1 Master Drainage Plan prepared by Wood Patel shall require an addendum to this Master Drainage Plan, subject to review and approval by the city staff.

Addendum generated shall be added to the appendix of the DC Ranch Parcel 1.2 Final Drainage Report.

The developer shall submit two (2) hard copies and one (1) compact disc copy of complete final plans/reports prior to final City of Scottsdale approval of the improvement plans.

26. All 404 jurisdictional delineations shall be shown on the final improvement plans and the final drainage report drainage exhibit/plan. All areas of disturbance shall be clearly noted. A completed 404 Certification Form shall be submitted with final improvement plans. A copy of the 404 permit from the U.S. Army Corps of Engineers, including an exhibit showing the delineations, shall be submitted prior to approval of final improvement plans. Limits of disturbance and other conditions must be in conformance with the 404 permit.
27. All onsite erosion protection and floodwalls necessary to protect residential structures from flooding, within a given parcel, shall be constructed as infrastructure improvements for that parcel, even if they are located in a different parcel, prior to the issuance of building permits in that parcel.
28. Provide positive drainage away from walks and curbs along all streets.
29. Riprap shall be indigenous stone.
30. All exposed cut and fill shall be treated with eonite or equivalent.
31. Lowest finish floor elevations for the proposed condominiums within this development shall meet city code requirements for lowest finish floor elevations within an AO flood zone.
32. Proposed underground parking structures shall be designed to be free from inundation during a 100-year AO zone flooding.

Ordinance

D. Street Crossings:

- (1) Watercourse crossings for roads shall be designed to provide for 100-year access to all lots by at least one route. Accessibility will be considered to exist if it can be shown by the engineer that at the time of the peak flow, the depth of flow over the road will not be greater than 1-foot.

Roadway, Intersection, And Access Design

DRB Stipulations

33. Streets and other related improvements:

STREET NAME	STREET TYPE	ROADWAY IMPROVEMENT	CURB TYPE	BIKE PATH, SIDEWALK, TRAILS
Trailside View (Public)	Local Collector	41-foot back of curb to back of curb	Vertical	6-foot-wide detached sidewalk where appropriate

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34. The developer shall submit a preliminary improvement and right of way plan for the proposed Trailside View showing the following: limits of paving, curbs, sidewalks, culverts, driveways, striping, any other significant improvements, the proposed limits of right of way and PUE. The plan shall provide the information on the geometrics of the proposed roadway and show transitions to adjacent roadways. The plan shall address the City's requirements for a pedestrian speed table providing connection from the subject development to the future park area located south of the subject development. The plan shall be reviewed and approved by the City's Transportation Department prior to submittal of final improvement plans for the roadway or the development. Final improvement plans for Trailside View shall be submitted to the City of Scottsdale as a separate plan set from improvement plans for the development.
35. Modifications to the existing Union Hills Drive located north of the subject development as shown on the December 8, 2006 site plans for DC Ranch Parcels 1.1 and 1.2 shall be included in improvement plans for either DC Ranch Parcels 1.1 or 1.2.
36. Modifications to the existing striping at the intersection of Union Hills Drive and 91st Street shall be approved by the City's of Scottsdale's Transportation Department prior to submitting for final improvement plans.
37. The January 18, 2007 site plan shows the use of the a portion of the City of Scottsdale's park area located south of the development site for roadway purposes by the proposed E. Trail Side View Drive. The applicant will need to obtain approval from the City's Parks and Recreation Department for the proposed encroachment prior to the submittal of final improvement plans for the development of E. Trail Side View Drive. In the event this approval is not obtained and the applicant is required to revise the January 18, 2007 site plan due to modifications to the alignment and configuration of E. Trail Side View Drive, the applicant will be required to resubmit plans for Development Review Board approval.

Ordinance

- E. The developer shall submit a detailed striping and signage plan with final plans. The striping and signage plan shall include all existing improvements and striping within 300 feet of the limits of construction, and all signs, striping, or other traffic control devices proposed to accommodate phased and ultimate construction.
- F. Public street lights shall be installed in accordance with City of Scottsdale Revised Code, Section 48-149. The developer shall be responsible for coordinating a street layout and cost estimate with the utility company. Building permits may not be issued until all street light arrangements (including fee requirements) have been made.

Trails And Paths

DRB Stipulations

38. Before any certificate of occupancy is issued for the site, the developer shall construct a minimum 6-foot wide public trail within the public trail easement. The trail shall be buffered from parking areas and from vehicles as much as possible.
39. The developer shall be responsible for coordinating the approved trail alignment with the City's Trail Coordinator. The alignment shall be determined prior to submission of final plans.
40. The developer shall construct all public trails per the MEDCP/EDMP.
41. The developer shall construct all public paths (sidewalks) per the MEDCP/EDMP along adjacent streets in accordance with the MAG Standard Details, as determined by the Plan Review Staff.
42. The developer shall provide signage for all trails per Section 8-3.400 of the City's Design Standards & Policies Manual. The location and design of the signs and markers shall be shown on the final improvement plans to the satisfactions of Parks and Recreation staff.

Ordinance

- G. Multi-use Trails and Multi-use paths shall be provided in accordance with the MEDCP/EDMP, associated case stipulations and Zoning Ordinance requirements.

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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.

DRB Stipulations

43. **BASIS OF DESIGN REPORT (WATER).** Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall submit a basis of design report and plan to the One Stop Shop in Development Services. The report must be approved by the Water Resources Department **before** the developer submits the improvement plans to the One Stop Shop. The basis of design report shall conform to the Design Standards and Policies Manual. In addition, the basis of design report and plan shall:
- Identify the location, size, condition and availability of existing water lines and water related facilities such as water valves, water services, fire hydrants, back-flow prevention structures, etc.
 - Identify the timing of and parties responsible for construction of all water facilities.
 - Include a complete description of requirements relating to project phasing.
 - Identify the location of required pressure reducing valve locations as applicable, and provide the results of a pressure flow test.
44. **BASIS OF DESIGN REPORT (SANITARY SEWER).** Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall submit a basis of design report and plan to the One Stop Shop in Development Services. The report must be approved by the Water Resources Department **before** the developer submits the improvement plans to the One Stop Shop. The basis of design report shall conform to the Design Standards and Policies Manual. In addition, the basis of design report and plan shall:
- Identify the location of, the size, condition and availability of existing sanitary sewer lines and wastewater related facilities.
 - Identify the timing of and parties responsible for construction of all sanitary sewer facilities.
 - Include a complete description of requirements relating to project phasing.
 - Clearly identify water sampling station locations as applicable.
45. **APPROVED BASIS OF DESIGN REPORTS.** **Before** the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall have obtained approval of the Basis of Design Reports for Water and Wastewater.
46. Whenever looped or outfall lines are required outside the roadway prism, the lines shall be located in a tract (not on a lot) with a 20' water/sewer easement overlaying the alignment. These alignments shall be graded and maintained in a manner that allows access for maintenance purposes, in accordance with the City's Design Standards and Policies Manual.
47. The bulk of the proposed waterline within this site is tied to the proposed water line from Parcel 1.2 and will be dependent on the construction of the Parcel 1.2 waterline. The Parcel 1.2 waterline will need to be approved prior to approval of the Parcel 1.1 waterline or the Parcel 1.2 waterline will need to be constructed with the Parcel 1.1 waterline.
48. The water line south of Building I, as shown on the December 8, 2006 site plan, will need to meet the access requirements of the City of Scottsdale including longitudinal access and no substantial improvements within the limits of the easement. The developer may consider using a sleeve for reaches of waterline that do not meet City of Scottsdale requirements in lieu of an indemnity agreement.
49. 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**Ordinance**

- H. 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**Ordinance**

- I. The proposed sanitary sewer for this development shall be private and will not be maintained by the City of Scottsdale. The private sanitary sewer shall provide a minimum of nine (9) feet of clearance from the public waterline. The private sanitary sewer may be located within the proposed public waterline easement.

Additional Engineering Items**DRB Stipulations**

50. A private access easement for the condos from the realigned Pima Road through this site to the proposed gated entry for the condos will need to be provided and verified with final plans.

Ordinance

51. Trailside View shall be constructed and accepted by the City prior to the issuance of a final certificate of occupancy for any of the buildings within this development. A note stating this requirement shall be placed on the cover sheet of civil improvements plans for this development.

Construction Requirements

As-Builts**DRB Stipulations**

52. Improvement plans that document all ongoing construction, including, but not limited to, field changes, as-built locations, or other modifications, shall be maintained at the construction site, and shall be made available to City staff for review upon request.
53. City staff may request the developer to submit as-built plans to the Inspection Services Division prior to acceptance of construction, or within one year from the date of acceptance.
54. As-built plans shall be certified in writing by a registered professional civil engineer, using as-built data from a registered land surveyor.
55. 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.

Stipulations for Case: 15-PP-2006

Case Name: DC Ranch Parcel 1.1

These stipulations are in order to protect the public health, safety, welfare, and the City of Scottsdale. Unless otherwise stated, the developer agrees to complete all requirements prior to final plan approval, to the satisfaction of Project Coordinator and the Final Plans staff.

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Street Dedication Requirements

DRB Stipulations

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C. Vista Corridor Easements:

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

D. Public Utility Easements:

- 1) *An 8-foot wide public utility easement shall be dedicated within the development site in a manner acceptable to the public utility companies and shown on the final plans or as otherwise approved by the public utility companies.*

Final Improvement Plan Requirements

PLANNING

Walls, And Fence Design

DRB Stipulations

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Signs:

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Addendum generated shall be added to the appendix of the DC Ranch Parcel 1.2 Final Drainage Report.

The developer shall submit two (2) hard copies and one (1) compact disc copy of complete final plans/reports prior to final City of Scottsdale approval of the improvement plans.

26. All 404 jurisdictional delineations shall be shown on the final improvement plans and the final drainage report drainage exhibit/plan. All areas of disturbance shall be clearly noted. A completed 404 Certification Form shall be submitted with final improvement plans. A copy of the 404 permit from the U.S. Army Corps of Engineers, including an exhibit showing the delineations, shall be submitted prior to approval of final improvement plans. Limits of disturbance and other conditions must be in conformance with the 404 permit.
27. All onsite erosion protection and floodwalls necessary to protect residential structures from flooding, within a given parcel, shall be constructed as infrastructure improvements for that parcel, even if they are located in a different parcel, prior to the issuance of building permits in that parcel.
28. Provide positive drainage away from walks and curbs along all streets.
29. Riprap shall be indigenous stone.
30. All exposed cut and fill shall be treated with eonite or equivalent.
31. Lowest finish floor elevations for the proposed condominiums within this development shall meet city code requirements for lowest finish floor elevations within an AO flood zone.
32. Proposed underground parking structures shall be designed to be free from inundation during a 100-year AO zone flooding.

Ordinance

D. Street Crossings:

- (1) Watercourse crossings for roads shall be designed to provide for 100-year access to all lots by at least one route. Accessibility will be considered to exist if it can be shown by the engineer that at the time of the peak flow, the depth of flow over the road will not be greater than 1-foot.

Roadway, Intersection, And Access Design

DRB Stipulations

33. Streets and other related improvements:

STREET NAME	STREET TYPE	ROADWAY IMPROVEMENT	CURB TYPE	BIKE PATH, SIDEWALK, TRAILS
Trailside View (Public)	Local Collector	41-foot back of curb to back of curb	Vertical	6-foot-wide detached sidewalk where appropriate

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34. The developer shall submit a preliminary improvement and right of way plan for the proposed Trailside View showing the following: limits of paving, curbs, sidewalks, culverts, driveways, striping, any other significant improvements, the proposed limits of right of way and PUE. The plan shall provide the information on the geometrics of the proposed roadway and show transitions to adjacent roadways. The plan shall address the City's requirements for a pedestrian speed table providing connection from the subject development to the future park area located south of the subject development. The plan shall be reviewed and approved by the City's Transportation Department prior to submittal of final improvement plans for the roadway or the development. Final improvement plans for Trailside View shall be submitted to the City of Scottsdale as a separate plan set from improvement plans for the development.
35. Modifications to the existing Union Hills Drive located north of the subject development as shown on the December 8, 2006 site plans for DC Ranch Parcels 1.1 and 1.2 shall be included in improvement plans for either DC Ranch Parcels 1.1 or 1.2.
36. Modifications to the existing striping at the intersection of Union Hills Drive and 91st Street shall be approved by the City's of Scottsdale's Transportation Department prior to submitting for final improvement plans.
37. The January 18, 2007 site plan shows the use of the a portion of the City of Scottsdale's park area located south of the development site for roadway purposes by the proposed E. Trail Side View Drive. The applicant will need to obtain approval from the City's Parks and Recreation Department for the proposed encroachment prior to the submittal of final improvement plans for the development of E. Trail Side View Drive. In the event this approval is not obtained and the applicant is required to revise the January 18, 2007 site plan due to modifications to the alignment and configuration of E. Trail Side View Drive, the applicant will be required to resubmit plans for Development Review Board approval.

Ordinance

- E. The developer shall submit a detailed striping and signage plan with final plans. The striping and signage plan shall include all existing improvements and striping within 300 feet of the limits of construction, and all signs, striping, or other traffic control devices proposed to accommodate phased and ultimate construction.
- F. Public street lights shall be installed in accordance with City of Scottsdale Revised Code, Section 48-149. The developer shall be responsible for coordinating a street layout and cost estimate with the utility company. Building permits may not be issued until all street light arrangements (including fee requirements) have been made.

Trails And Paths

DRB Stipulations

38. Before any certificate of occupancy is issued for the site, the developer shall construct a minimum 6-foot wide public trail within the public trail easement. The trail shall be buffered from parking areas and from vehicles as much as possible.
39. The developer shall be responsible for coordinating the approved trail alignment with the City's Trail Coordinator. The alignment shall be determined prior to submission of final plans.
40. The developer shall construct all public trails per the MEDCP/EDMP.
41. The developer shall construct all public paths (sidewalks) per the MEDCP/EDMP along adjacent streets in accordance with the MAG Standard Details, as determined by the Plan Review Staff.
42. The developer shall provide signage for all trails per Section 8-3.400 of the City's Design Standards & Policies Manual. The location and design of the signs and markers shall be shown on the final improvement plans to the satisfactions of Parks and Recreation staff.

Ordinance

- G. Multi-use Trails and Multi-use paths shall be provided in accordance with the MEDCP/EDMP, associated case stipulations and Zoning Ordinance requirements.

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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.

DRB Stipulations

43. BASIS OF DESIGN REPORT (WATER). Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall submit a basis of design report and plan to the One Stop Shop in Development Services. The report must be approved by the Water Resources Department **before** the developer submits the improvement plans to the One Stop Shop. The basis of design report shall conform to 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 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.
 - d. Identify the location of required pressure reducing valve locations as applicable, and provide the results of a pressure flow test.
44. BASIS OF DESIGN REPORT (SANITARY SEWER).). Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall submit a basis of design report and plan to the One Stop Shop in Development Services. The report must be approved by the Water Resources Department before the developer submits the improvement plans to the One Stop Shop. The basis of design report shall conform to 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.
 - d. Clearly identify water sampling station locations as applicable.
45. APPROVED BASIS OF DESIGN REPORTS. **Before** the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall have obtained approval of the Basis of Design Reports for Water and Wastewater.
46. Whenever looped or outfall lines are required outside the roadway prism, the lines shall be located in a tract (not on a lot) with a 20' water/sewer easement overlaying the alignment. These alignments shall be graded and maintained in a manner that allows access for maintenance purposes, in accordance with the City's Design Standards and Policies Manual.
47. The bulk of the proposed waterline within this site is tied to the proposed water line from Parcel 1.2 and will be dependent on the construction of the Parcel 1.2 waterline. The Parcel 1.2 waterline will need to be approved prior to approval of the Parcel 1.1 waterline or the Parcel 1.2 waterline will need to be constructed with the Parcel 1.1 waterline.
48. The water line south of Building I, as shown on the December 8, 2006 site plan, will need to meet the access requirements of the City of Scottsdale including longitudinal access and no substantial improvements within the limits of the easement. The developer may consider using a sleeve for reaches of waterline that do not meet City of Scottsdale requirements in lieu of an indemnity agreement.
49. Where walls cross or run parallel with public water mains, public sewer mains, or public fire lines the following shall apply:

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- 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**Ordinance**

- H. 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**Ordinance**

- I. The proposed sanitary sewer for this development shall be private and will not be maintained by the City of Scottsdale. The private sanitary sewer shall provide a minimum of nine (9) feet of clearance from the public waterline. The private sanitary sewer may be located within the proposed public waterline easement.

Additional Engineering Items**DRB Stipulations**

50. A private access easement for the condos from the realigned Pima Road through this site to the proposed gated entry for the condos will need to be provided and verified with final plans.

Ordinance

51. Trailside View shall be constructed and accepted by the City prior to the issuance of a final certificate of occupancy for any of the buildings within this development. A note stating this requirement shall be placed on the cover sheet of civil improvements plans for this development.

Construction Requirements

As-Builts**DRB Stipulations**

52. Improvement plans that document all ongoing construction, including, but not limited to, field changes, as-built locations, or other modifications, shall be maintained at the construction site, and shall be made available to City staff for review upon request.
53. City staff may request the developer to submit as-built plans to the Inspection Services Division prior to acceptance of construction, or within one year from the date of acceptance.
54. As-built plans shall be certified in writing by a registered professional civil engineer, using as-built data from a registered land surveyor.
55. 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.