

**Stipulations for Case:  
DC Ranch Parcel 1.1,  
Case 91-DR-2006**

These stipulations are in order to protect the public health, safety, welfare, and the City of Scottsdale. 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. Development on the site shall be consistent with the DC Ranch Crossing Development Review Presentation Packet for Parcel 1.1 submitted by H&S International LLC, dated 1/18/2007 by City Staff.
  - b. Architectural elements, including dimensions, materials, form, color, and texture, shall be constructed to be consistent with the building elevations submitted by H & S International LLC with a date provided on the plans by City Staff of 1/18/2007.
  - c. The location and configuration of all site improvements shall be constructed to be consistent with the site plan submitted Wood/Patel with a date provided on the plans by City Staff of 1/18/2007.
  - d. Landscaping, including quantity, size, and location of materials shall be installed to be consistent with the conceptual landscape plan submitted by H & S International LLC with a date provided on the plans by City Staff of 1/18/2007.
  - e. The DC Ranch Planning Unit No.1 Environmental Design Master Plan (EDMP/MDCAP).
  - f. The Pedestrian Connectivity Plan prepared by Espiritu Loci Inc., dated 1/18/2007 by City staff.
  - g. The Conceptual Wall Design by Vollmer & Associates, dated 1/18/2007 by City staff.
  - h. The site details and travel surface material variations for the plaza/porte cochere area between Buildings J and I and the South Condominium by Vollmer & Associates, dated 1/18/2007 by City staff.
  - i. The site details identified for the Icon Park and associated hardscape features and travel surface material variations in the immediate area extending from the gate house on the east to Buildings F and G on the west by Vollmer & Associates, dated 1/18/2007 by City staff.
  - j. The site details identified for the area around Buildings C, D and E inclusive of hardscape and travel surface material variations in the adjoining driveway on the west of the building group and landscaping by Vollmer & Associates, dated 1/18/2007 by City staff.
  - k. The details for the bridge options over the wash area within Tract A adjoining N. Pima Road by Vollmer & Associates, dated 12/08/2006.
  - l. The details for the pedestrian path between the Condominium Building C and Building J by Vollmer & Associates dated 1/18/2007.
  - m. The details for the Scenic Corridor wash area landscaping improvements by Vollmer & Associates, dated 1/18/2007.
  - n. The material samples prepared by Vollmer & Associates, dated 1/18/2007 by City staff.

**ATTACHMENT B**

**APPROVED 01/18/2007 - bdf**

- o. The exterior elevations prepared for all buildings by H & S International LLC, dated 1/18/2007 by City staff.
- p. The Conceptual Landscape Character Location prepared by Espiritu Loci Inc., dated 1/18/2007 by City staff.
- q. The bikeways and trails plan prepared by Vollmer & Associates, dated 1/18/2007 by City staff.
- r. The Character Images-Distinct Landscape Style graphic prepared by Vollmer & Associates, dated 1/18/2007 by City staff.
- s. The Character Images-The Outdoor Room graphic prepared by Vollmer & Associates, dated 1/18/2007 by City staff.
- t. The Development Agreement and its amendments which identified the amended development standards as approved with Case 54-ZN-89 #10.
- u. *The Conceptual Landscape and Wall Plan prepared by Vollmer & Associates, dated 1/18/2007 by City Staff.*

### **ARCHITECTURAL DESIGN:**

#### **DRB Stipulations**

- 2. The face of the service entrance section(s) shall be flush with the building façade and painted to match the building.
- 3. All exterior mechanical, utility, and communications equipment shall be screened by parapet or wall that matches the architectural color and finish of the building. Wall or parapet height for roof-mounted units shall meet or exceed the height of the tallest unit. Wall height for ground-mounted units shall be a minimum of 1 foot higher than the tallest unit.
- 4. All exterior conduit and raceways shall be painted to match the building.
- 5. No exterior roof ladders shall be allowed where they are visible to the public or from an off-site location.
- 6. Roof drainage systems shall be interior, except that overflow scuppers are permitted. If overflow scuppers are provided, they shall be integrated with the architectural design.
- 7. Wall enclosures for refuse bins or trash compactors shall be constructed of materials that are compatible with the building(s) on the site in terms of color and texture.
- 8. Dooley wall fencing shall not be allowed.
- 9. All walls shall be consistent with the architectural color, materials and finish of the building(s).
- 10. The parking lot associated with Building L on the north side of E. Union Hills Drive shall be designed to be at least 20 feet back from E. Union Hills Drive, screened with landscaping and/or a low three foot high wall. The same consideration shall occur on the north side of the parking lot adjoining Tract B.
- 11. *The approval of this site plan and elevations is not an approval of the identified "future" parking structure or any signage. The future parking structure and all signage would need to be approved by separate actions with the City.*

#### **Ordinance**

- A. The applicant shall provide documentation from the City of Scottsdale Water Resources Department approval of the water fountains identified for various locations on the site.

### **SITE DESIGN:**

#### **DRB Stipulations**

- 12. The final Pedestrian Connectivity Plan shall evidence the minimum width of the internal walks through the site (adjacent to buildings, driveways and within the parking area) and appropriate connectivity to adjoining public access on adjoining streets and within the Scenic Corridor.

**APPROVED 01/18/2007 - bdf**

13. A raised pedestrian crossing shall be identified across E. Trailside View south of the commercial site near Building J.
14. Seating areas throughout the site in addition to bicycle parking locations shall be incorporated in the final landscape plans for the development and coordinated with appropriate City staff.
15. The developer shall provide an update to the 54-ZN-89 #10 Land Use Budget Summary with the final plans submittal. The updates shall document conformance with the maximum densities and minimum Open Space for Planning Unit 1.
16. The site design shall conform to the land use budget for Planning Unit 1, the amended development standards for the PNC zoning district as approved with the Development Agreement and its amendments associated with Cases 54-ZN-89 #9 and #10.

**OPEN SPACE:****DRB Stipulations**

17. The applicant shall provide an updated final open space plan with the final plans to be submitted, that evidence compliance with the required open space and parking lot landscaping requirements as set forth in the DC Ranch PNC PCD District and the conceptual Site Plan Worksheet prepared by Espiritu Loci Inc. dated 12/08/2006 by City staff.

**LANDSCAPE DESIGN:****DRB Stipulations**

18. 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 for associated site work. The proposed final landscape plan shall be consistent with the Environmental Design Master Plan (EDMP/MDCAP). The landscape character of the site will inevitably include both natural and modified Native, Sonoran, Southwest and Arid landscapes with supplemental landscaping to augment the desired desert theme. Plant palette densities and arrangements will compliment adjacent land uses and the internal circulation layout. The final landscape plans shall include the identification of outside seating areas throughout the site to complement both tenant and customer uses.
19. Cut and fill slopes shall be rounded to blend with the existing contours of the adjacent natural grades.

**Signs:**

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. 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.
23. All exterior luminaires shall be consistent with the DC Ranch Planning Unit II and IV Thematic Character Study.
24. The individual luminaire lamp shall not exceed 250 watts.
25. The maximum height from finished graded to the bottom of the any exterior luminaire shall not exceed 20 feet.
26. All exterior light poles, pole fixtures, and yokes, including bollards (when utilized) shall be a flat black or dark bronze or as allowed by the DC Ranch and Silverleaf characters.
27. Incorporate into the project's design, the following:

**Parking Lot and Site Lighting:**

- a. The maintained average horizontal illuminance level at grade on site shall not exceed 1.5 foot candles.
- b. The maintained maximum horizontal illuminance level at grade on site shall not exceed 8.0 foot candles. All exterior luminaires shall be included in this calculation.
- c. The initial vertical illuminance at 6.0 feet above grade along the entire property line (or 1 foot outside of any block wall exceeding 5 feet in height) shall not exceed 0.8 foot candles. All exterior luminaires shall be included in this calculation.

**ATM Drive-thru Canopy Lighting:**

- d. Lighting on the drive-thru canopy shall be mounted flush, and screened by the fascia. The bottom of fascia shall be no less than 8-inches below the bottom of fixture lens.
- e. The maintained average horizontal illuminance level, at grade under the canopy, shall not exceed seven-point-five (7.5) foot-candles. The maintained maximum horizontal illuminance level, at grade under the canopy, shall not exceed fifteen (15) foot-candles.
- f. Lights shall not be mounted on the top or sides of the canopy.
- g. The sides or fascias of the canopy shall not be illuminated.

**Building Mounted Lighting:**

- h. All luminaires shall be recessed or shielded so the light source is not directly visible from property line.
- i. Wall mounted luminaires shall contain house side shields, and be mounted on a minimum 4-inch long bracket that is mounted perpendicular to the wall.
- j. 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 five (5) foot-candles. The maintained maximum horizontal illuminance level at grade along the storefront entries shall not exceed fifteen (15) foot-candles.

**Landscape Lighting:**

- k. All landscape lighting directed upward shall utilize the extension visor shields to limit the view of the lamp source.
- l. Landscaping lighting shall only be utilized to accent plant material.
- m. All landscape lighting directed upward, shall be aimed away from property line.
- n. The landscape lighting lamp shall be an incandescent or halogen incandescent source, and shall not exceed 50 watts.

**VEHICULAR AND BICYCLE PARKING:****DRB Stipulations**

28. Bike rack design shall be in conformance with approved DC Ranch bike rack and be located throughout the development site in accordance with City requirements.
29. No parking space shall be designed so as to allow vehicles to back out across the primary north-south driveway within development site from the adjoining parking aisles to the west unless otherwise approved by City Staff.

**ADDITIONAL PLANNING ITEMS:****DRB Stipulations**

30. No exterior vending or display shall be allowed.
31. Accessible vehicular parking shall be provided in accordance with the Zoning Ordinance.

**APPROVED 01/18/2007 - bdf**

32. Flagpoles, if provided, shall be one piece, conical, and tapered.
33. Patio umbrellas shall be solid colors and shall not have any advertising in the form of signage or logos.

**RELEVANT CASES:****Ordinance**

- B. At the time of review, the applicable case(s) for the subject site were: 54-ZN-1989#1-10 and 15-PP-2006, and the Amendments to the Development Agreement.

**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:**

34. See stipulations for 15-PP-2006 for relevant documents.

**CIVIL IMPROVEMENT PLAN REQUIREMENTS:****DRB Stipulations**

35. See stipulations for 15-PP-2006 for other engineering stipulations for this project. The majority of the engineering related stipulations for this project will be contained within stipulations for 15-PP-2006.

**REFUSE:****DRB Stipulations**

36. 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 #2146-1,2 (2 is grease containment) for single enclosures and #2147-1,2 (2 is grease containment) for double enclosures.
37. 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**

C. Refuse enclosures are required as follows:

- (1) Restaurants: One per restaurant
- (2) Commercial Building Space: One for 0 to 20,000 s.f., Two for 20,001 to 40,000 s.f., Three for 40,001 to 60,000 s.f., etc.
- (3) Apartments: One for 0 to 20 units, Two for 21 to 40 units, Three for 41 to 60 units, etc.

For commercial buildings that include one or more restaurants, one refuse enclosure must be dedicated to each restaurant in addition to the number of enclosures needed based on the square footage of the commercial building, as shown above.

D. Underground vault-type containers are not allowed.

E. Refuse collection methods, i.e., site plan circulation will be approved at final plan review.

F. Refuse collection can be provided by the City of Scottsdale's Sanitation Division, at 480-312-5600.

**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.

**WASTEWATER:**

**DRB Stipulations**

**GREASE INTERCEPTORS.**

39. 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.