

9. All walls shall match the architectural color, materials and finish of the building(s).
10. External glazing shall not exceed a reflectivity of outdoor visible light exceeding 17%.
11. No spandrel glazing shall be permitted.
12. In accordance with the provisions of the Scenic Corridor Guidelines, the retail and Office A buildings on the development edge shall have no paint color shall with a light reflective value exceeding 35.
13. The "sandstone red" wainscoat, where shown on the elevations, shall be replaced with "Western Block Kyrene #130, Medium".
14. All sides of buildings designated on the above referenced site plan as "Building Type One", "Building Type Two", and "Building Type Three" shall match one of the two elevation drawings on the correspondingly titled building elevation sheet referenced above.
15. The height of buildings of type "One", "Two", and "Three" shall not exceed 22 feet above finished floor at the highest point of the building. The depicted proportions of each building shall be maintained.
16. *The garage design shall be revised to provide more architectural interest and to better screen the parked automobiles. The revised design shall return to DRB for consideration in a study session. If the DRB has concerns about the design during the Study Session, then an application shall be submitted for a public hearing in front of the development review board.*
17. *Any changes to the dimensions, colors, materials, finishes, or proportions of the building resulting from compliance with the Zoning Ordinance or the stipulations herein shall return to the DRB for a Study Session. If the Development Review Board has concerns about the changes during the Study Session, then an application shall be submitted for a public hearing in front of the Development Review Board. If the Development Review Board does not have concerns about the proposal, then a Staff Approval shall be required prior to final plans submittal.*

**Ordinance**

- A. Buildings shall not exceed the maximum height permitted by the Zoning Ordinance.
- B. Garage design shall meet the clearance and other requirements and regulations of the Americans with Disabilities Act.

**SITE DESIGN:****DRB Stipulations**

18. Drainage facilities shall not occupy more than 30% of the scenic corridor easement.
19. Rip-rap shall be constructed of native stone. Where possible, the rip-rap shall be buried in four to six inches of native bed material and overseeded.
20. The use of rip-rap and concrete in site drainage structures shall be minimized for a more natural appearance. The use of rip-rap and concrete in areas not immediately adjacent to headwalls shall require staff approval.
21. *Headwalls and other concrete drainage structures shall be integrally colored to match the native desert soil.*
22. *The horizontal and vertical sections of drainage channels shall have curvilinear form for a more natural appearance. Regional drainage facilities on the site are also subject to a separate review and approval as noted elsewhere herein.*
23. *Regional drainage facilities, associated landscaping, and internal, common, private streets are to be completely constructed prior to or concurrent with the issuance of a permit for construction of buildings on this site. These improvements shall comply with Civil Improvement Plans as reviewed and approved by the City of Scottsdale. If the "Master Developer" does not construct the aforementioned improvements, the applicant shall bear responsibility for the completion of them prior to receiving any permits for constructing buildings on this site.*

24. Decorative hardscape shall be provided at pedestrian crossings across site driveways. Decorative pedestrian crossings and other decorative hardscape shall match decorative treatments for common facilities and at the intersections of internal private streets.
25. The western most screen wall section along the development edge of the scenic corridor shall undulate horizontally and vertically to meet the Scenic Corridor Guidelines.
26. Building finished floor elevations shall be determined by civil improvement plans when approved by the City of Scottsdale, and not as noted on the site plan.
27. There shall be a landscaped base planting area no less than seven feet wide in any location between the loop drive around the retail building and the retail building..
28. Site design near the retail building shall be revised as necessary to demonstrate adequate access and parking for freight and delivery vehicles.
29. Any changes to the location and configuration of site improvements resulting from compliance with the Zoning Ordinance or the stipulations herein shall return to the DRB for a Study Session. If the Development Review Board has concerns about the changes during the study session, then an application shall be submitted for a public hearing in front of the Development Review Board. If the Development Review Board does not have concerns about the proposal, then a Staff Approval shall be required prior to final plans submittal.

### **Ordinance**

- C. Handicapped accessible spaces shall be provide in numbers, location, and designed as collectively required by the City of Scottsdale Zoning Ordinance and the regulations of the Americans with Disabilities act.
  - D. Bike parking shall be provided in quantity and locations as required by the Zoning Ordinance.
  - E. Open space and parking lot landscaping shall be provided in conformance with the City of Scottsdale Zoning Ordinance. Required frontage open space may not be credited on private drives, and is based on building height as defined in Article III, Zoning Ordinance.
  - F. Parking canopies are not permitted in required setback areas.
  - G. The number of parking spaces shall meet Zoning Ordinance requirements.
  - H. The proportion of required handicapped accessible parking under canopy or in structure shall be equivalent to the percentage of spaces that are covered.
  - I. Plans shall be revised as necessary to comply with parking landscape setbacks adjacent to streets as required by the Zoning Ordinance.
30. The site improvements and uses shall comply with the stipulations of Zoning Cases 39-ZN-1989 and 45-ZN-1989, as approved and amended.

### **LANDSCAPE DESIGN:**

#### **DRB Stipulations**

31. 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.
32. Cut and fill slopes shall be rounded to blend with the existing contours of the adjacent natural grades.
33. All plants on site shall be selected solely from the Arizona Department of Water Resources Low Water Use / Drought Tolerant Plant List.
34. The plan palette shall provide a mix and density of species generally consistent with any approved landscaping associated with the regional facilities and /or scenic corridor along Scottsdale Road and Adobe Drive. A subtle transition in the mix and density of species shall be provided from the areas of the regional facilities to the interior of the site, allowing slight variation in the species and density of plants, but

providing a generally consistent appearance. More variation shall be permitted in planters immediately adjacent to the building and interior to the portion of the site screened by the buildings.

35. All buried rip-rap shall be over-seeded with a seed mix consisting solely of species listed on the City of Scottsdale Indigenous Plants for Environmentally Sensitive Lands Document. Furthermore, the mix and proportion of species in the seed mix shall be similar to the City approved 100' by 100' Samples of Native Vegetation submitted by G.K. Flannagan Associates, Inc. with a drawing date 10/01/2004.
36. On-site drainage channels shall be planted to have the appearance of a natural wash.
37. The use of decomposed granite shall be confined to planter adjacent to buildings and within parking areas. All other areas shall be topped with raked native soil.
38. Areas within site visibility triangles as defined in the City of Scottsdale Design Standards and Policies Manual, Section 3.1, Figures 13 and 14 shall be kept clear of shrubs and ground covers with a maximum height growth habit exceeding two feet. The site triangle shown in figure 13 shall be applied at the intersection of all site access driveways with private streets. Figures 13 and 14 shall also be applied at the intersections of all streets, whether public or private.
39. Any changes to the quantity, size, and location of landscape materials resulting from compliance with the Zoning Ordinance or the stipulations herein shall return to the DRB for a Study Session. If the Development Review Board has concerns about the changes during the study session, then an application shall be submitted for a public hearing in front of the Development Review Board. If the Development Review Board does not have concerns about the proposal, then a Staff Approval shall be required prior to final plans submittal.

#### **Ordinance**

- J. A Native Plant plan and permit covering all affected areas shall be submitted for review and approved prior to or concurrent with the approval of final plans for construction of the proposed improvements.
- K. Landscaping in regional drainage facilities shall be consistent with approved civil improvement and landscape plans. The landscape plans submitted with this application shall be revised to indicate limits of construction co-terminus with the limits of construction on plans with these regional facilities.
- L. Fifty percent of trees shall be mature as defined in the Zoning Ordinance. Box size shall be consistent with industry standards associated with the mature caliper.
- M. Areas of mass planting of shrubs and ground covers shall have a planting density that allows no more than seven feet of space between projected mature plant canopies. All other landscape density requirements of the Zoning Ordinance shall also be met.
- N. All trees shall be relocated outside of Public Utility Easements.

#### **EXTERIOR LIGHTING DESIGN:**

##### **DRB Stipulations**

40. All exterior luminaries 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.
41. The light source for parking structure lighting, if any, shall not be visible from outside the parking structure.
42. Illumination under the parking structure shall be included in the study demonstrating performance with the Parking Lot and Site Lighting standards herein.
43. The individual luminaire lamp shall not exceed 250 watts.
44. The maximum height from finished graded to the bottom of the any exterior luminaire shall not exceed 20 feet.
45. All exterior light poles, pole fixtures, and yokes, including bollards shall be a flat black or dark bronze.
46. Incorporate into the project's design, the following:  
Parking Lot and Site Lighting:

- a. The maintained average horizontal illuminance level, at grade on the site shall not exceed 2.0 foot-candles.
- b. The maintained maximum horizontal illuminance level, at grade on the site, shall not exceed 8.0 foot-candles. All exterior luminaries 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 0.8 foot-candles. All exterior luminaries shall be included in this calculation.

Building Mounted Lighting:

- d. All luminaries shall be recessed or shielded so the light source is not directly visible from property line.

Carport Lighting:

- e. The carport lighting shall be recessed within the canopy and shall not project below the fascia. The light source is not directly visible from the property line.

**VEHICULAR AND BICYCLE PARKING:**

**DRB Stipulations**

47. Bike rack design shall be in conformance with City of Scottsdale M.A.G. Details unless otherwise approved in writing by the City of Scottsdale's Transportation Department.

**ADDITIONAL PLANNING ITEMS:**

**DRB Stipulations**

48. No exterior vending or display shall be allowed.
49. Flagpoles, if provided, shall be one piece, conical, and tapered.
50. Patio umbrellas shall be solid colors and shall not have any advertising in the form of signage or logos.
51. If construction phasing is proposed, the developer shall submit a phasing plan for staff review and Staff Approval. Submittal requirements will include all items necessary to determine compliance with ordinance and DRB stipulations for each phase, as determined by the assigned Project Coordinator.

**Ordinance**

- O. The C-2 district as permitted and required by Zoning Case 45-ZN-1989 shall be designated and established. *The applicant must immediately submit an exhibit and legal description to the assigned project coordinator showing and describing the boundary of the C-2 district in conformance with the stipulations of the Zoning case. The exhibit and legal description shall be signed and sealed by a surveyor licensed to practice in the State of Arizona. The written consent and approval by all affected property owners is required with this submittal.*
- P. In the event of construction phasing for the proposed development, each phase must comply with all ordinance requirements and the stipulations herein.

**RELEVANT CASES:**

**Ordinance**

52. At the time of review, the applicable zoning, DRB, Use Permit, and etc. case(s) for the subject site were: 39-ZN-1989 and 45-ZN-1989.

## 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:

53. Scottsdale Ridge Land Division, prepared by Hunter Engineering, dated 6/9/04, approved by the City of Scottsdale Plan Review Director and Project Coordinator on 6/11/04, recorded with Maricopa County Recorder as Docket # 2004-0665434 on 6/11/04, and submitted to the City of Scottsdale on 7/9/04.
54. Site Plan for Scottsdale Ridge, prepared by DFD Cornoyer Hedrick, dated 6/23/04, and submitted to the City of Scottsdale on 6/29/04, and the revised site plan dated 10/28/04 and submitted to the City of Scottsdale on 10/29/04.
55. Preliminary Drainage Report for North Scottsdale Office Suites, prepared by Hunter Engineering, dated 6/25/04, and submitted to the City of Scottsdale on 6/29/04, and the revised report dated 10/28/04 and submitted to the City of Scottsdale on 10/29/04.
56. Conceptual Utility Plan for North Scottsdale Office Suites, prepared by Hunter Engineering, dated 6/24/04, and submitted to the City of Scottsdale on 6/29/04.
57. Stipulations for Zoning Case 45-Z-89 for the property located at the northeast corner of Scottsdale and Deer Valley Roads, approved by the Planning Commission on 3/13/90.
58. Stipulations for Zoning Case 39-Z-89 for the property located at the northwest corner of Deer Valley and Miller Roads, approved by the Planning Commission on 5/15/90.

### CIVIL IMPROVEMENT PLAN REQUIREMENTS:

#### **DRB Stipulations**

59. The proposed development is located within the Deer/Scott master planned commercial project. The Master Drainage Report for Deer/Scott, COS Plan Check #2344-03, is currently under review by City staff and has not been approved. The Master Water and Wastewater Basis of Design Reports, Plan Check #2344-03-2, are currently under review by City staff and have not been approved. The final improvement plans for the master infrastructure construction that includes streets, grading, drainage, water and sewer infrastructure are currently in review by COS staff per COS Plan Check #362-02 and have not been approved. The final master reports and final improvement plans for the Deer/Scott project shall be reviewed and approved by the City of Scottsdale staff prior to development of the individual lots within the master planned community.
60. No construction permits shall be issued for the proposed development until the all of the master plans and the final improvement plans for the Deer/Scott project have been approved and the related construction permits have been issued. Once construction permits have been issued, the developer shall submit written documentation that he/she has coordinated construction with the developer of the Deer/Scott project to avoid conflicts.
61. The proposed development is located adjacent to Lot 3 of the Scottsdale Ridge Land Division, and Case 64-DR-2004 is currently under review for a proposed bank to be located on Lot 3. The developer shall coordinate with the developer of Lot 3 since both developments share a private driveway and drive aisle for access as shown on both respective site plans.

### DRAINAGE AND FLOOD CONTROL:

#### **DRB Stipulations**

62. The Preliminary Drainage Report for North Scottsdale Office Suites was deficient in the following areas and therefore is not approved. The final drainage report and final grading and drainage plan shall include the following corrective actions:

**APPROVED AT DRB 11/18/2004 – FC**

- a) Since the proposed development is located within an AO flood zone, the developer shall clarify in the final drainage report how floodproofing will be provided for all buildings where the LF88 elevation is not 1 foot above highest adjacent grade in accordance with Chapter 37, the Floodplain and Drainage Ordinance. The developer shall clarify how floodproofing for the underground parking garage shall be handled. The developer shall clearly show all entry doors for the buildings on the drainage exhibit provided with the final drainage report.
  - b) The developer shall provide a final drainage exhibit at a scale and with a font size to clearly show proposed grading around the buildings, proposed contours, pavement elevations for adjacent drive aisles, Scottsdale Rd, and Deer Valley Rd., etc.
  - c) The developer shall provide calculations to document the discharges (Q100s) for all pre and post-development flows that enter and exit the proposed development in the final drainage report.
  - d) The developer shall provide sufficient narrative and additional details in the final drainage report to clarify how the underground storage tanks will drain, and provide calculations to clarify the discharges (Q100s) for the underground storage tanks.
  - e) The developer shall address in the final drainage report and final grading plans how the above ground detention basins will drain and show all basin bleed-off pipes.
  - f) The developer shall provide time to drain calculations for all detention facilities (both above ground and underground) to demonstrate compliance with the DS&PM and Chapter 37, the Floodplain and Drainage Ordinance.
  - g) The developer shall clarify the relationships between the underground storage tanks and the detention basins and if the basins drain into the tanks.
  - h) The developer shall clarify how drainage for the proposed underground parking garage will be handled and demonstrate compliance with the FEMA/FIA Technical Bulletin 6-93, "Below-Grade Parking Requirements for Buildings Located in Special Flood Hazard Areas."
  - i) The developer shall address in the final drainage report and final grading plans how the off-site drainage from the adjacent private drives adjacent to the north property line and crossing through the development will be detained since detention is required in accordance with the Master Drainage Report currently under review. The preliminary drainage report indicates that runoff from the private drives will be discharged directly into channels and swales along Scottsdale Road and Deer Valley Road with no detention provided, and this is not acceptable.
  - j) The developer shall clarify in the final drainage report and the final drainage exhibit how each drainage basin drains to either the above ground or underground detention to be provided with the proposed development and ensure that each basin has adequate detention volume provided. The developer shall provide a table in the final drainage report listing each drainage basin and the detention facility that it drains into for storm water storage.
  - k) The developer shall verify in the final drainage report that the volume of storm water storage provided exceeds the volume of storage required unless a stormwater storage waiver is approved by the City to reduce the volume of storage for the proposed development.
  - l) The developer shall clarify the drainage basin that drains into Basin 4 since the area upstream of Basin 4 does not appear to be disturbed with the proposed development.
  - m) Since a portion of detention Basin 4 is located within the existing electrical easement, the developer shall provide written authorizations from all pertinent agencies to allow construction of the basin within the easement per Drainage and Flood Control Stipulation 5, Case 39-ZN-89. The written authorizations shall be provided to the City with the final improvement plans submittal to the Plan Review and Permit Services Division.
  - n) The developer shall provide a final drainage exhibit showing drainage easements to contain the 100-YR HWE for the underground and above ground detention basins and any 50-cfs capacity washes, and maintenance easements for access to the detention facilities as required.
63. The developer shall demonstrate consistency with the Master Drainage Report for Deer/Scott, prepared by Hunter Engineering, COS Plan Check #2344-03, that is currently under review by City staff.
- a. Any design that modifies the approved master drainage report requires from the developer a site-specific addendum to the final drainage report and plan, subject to review and approval by the city staff.
  - b. Addendum generated by the final drainage analysis for this site shall be added to the appendix of the final drainage report.

## 64. Basin Configuration:

- a. Basin side slopes shall not be steeper than 4:1, and basin depths shall not exceed 3 feet.
- b. A maximum of 50% of the front open space may be used as a retention/detention basin unless approved by the Project Coordination Manager.

65. The Preliminary Drainage Report indicates that the developer will pursue a stormwater storage waiver since the underground storage tanks will be reduced in size to enable bleed-off of the tanks by gravity since the Floodplain Administrator will not allow pumping. The developer shall obtain approval of the stormwater storage waiver before the submittal of final improvement plans to the Plan Review and Permit Services Department.

66. The Preliminary Drainage Report indicates that floodwall construction may be required to protect two of the proposed buildings. If construction of floodwalls is required, the final drainage report and improvement plans shall provide the design and analysis for all of the floodwalls.

67. The final improvement plans submitted to the Plan Review and Permit Services Division shall show how the drainage for the underground parking garage will be handled and identify all required drainage facilities.

68. Stormwater Storage on Paved Surfaces. Up to 50% of required stormwater storage may be provided in parking areas when the following conditions are met:

- a. Storage system shall be designed to store first 30% of required runoff volume off paved areas (to avoid ponding of nuisance water on pavement).
- b. 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**

Q. On-site stormwater storage is required for the full 100-year, 2-hour storm event unless the developer applies for and obtains a stormwater storage waiver. The design of the storage basin capacity shall account for any proposed landscaping improvements. The landscaping improvements within the basins shall not reduce the capacity of the basins under the required volume.

- (1) Basin bleed-off rates shall be set so that the storage basins do not drain completely in less than 24 hours. Storage basins must drain completely within 36 hours.
- (2) Infiltration of stormwater through the basin floor is not acceptable as the sole means of draining the basin. Stormwater storage basins should be designed to meter flow to the historic out-fall point. Where an historic out-fall point does not exist (or metering is not possible), other methods of discharge such as pumps, etc. may be considered.
- (3) 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).
- (4) Off-site runoff must enter and exit the site as it did historically.
- (5) All development shall be designed to satisfactorily convey the 100-year peak discharge through the site without significant damage to structures.

R. With the final improvement plans submittal to the Plan Review and Permit Services Division, the developer shall submit a final drainage report and plan, subject to City staff approval. 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.

S. UNDERGROUND STORM WATER STORAGE. Underground storm water storage is allowed, per the following stipulations, for the proposed development since approval has been obtained from the City's Floodplain Administrator, as stated in the Master Drainage Report for the Deer/Scott project that is currently in review by City staff.

- (1) ACCESS. The underground storage tank shall provide a four-foot minimum diameter manhole for access.

- (2) **RESPONSIBILITY OF MAINTENANCE.** Before the approval of improvement plans by City staff, the developer shall provide the Plan Review and Permit Services Division with written documentation that states the following:
- The developer and/or his assigns agree to maintain the underground storm water storage tank in perpetuity.
  - The developer and/or his assigns, the developer's engineer and contractor assume all liability for the design, construction and maintenance of the underground storm water storage tank and hold harmless the City from any such liability.
- (3) **LIMITS OF INUNDATION.** The final drainage report shall verify limits of inundation in the event the underground storm water storage tank is in partial and full conditions (not fully drained) when the 100-year, 2-hour storm event occurs. (See item 2 above.)
- (4) **BASIN CERTIFICATION.** Stormwater storage basins/tank constructed for this site shall be verified by an as-built survey. The volume of storm water storage provided shall be certified:
- As equal to or greater than design volumes required in the approved final drainage report and on the approved final improvement plans, and shall meet or exceed the required volume per City Ordinance.
  - In writing by a registered professional civil engineer, using as-built data from a registered land surveyor.
- (5) **REFERENCE PERTINENT CODE.** The final drainage report shall:
- Provide a copy of the Scottsdale Revised Code Section 37-45 in the appendix.
- Reference the Scottsdale Revised Code Section 37-45 and emphasize the importance of maintenance for the purposes of public health and safety. (See item 2 above.)
- (6) **SIGNAGE.** The improvement plans shall provide for signage at each end of the underground storage tanks. The sign shall read, " Notice Underground Storm Water Storage Tank." The size, color and exact locations of the signs shall be determined by City staff.
- (7) **TANK DRAINAGE.** A bleed-off line from the underground storage tank to a proposed underground bleed off pipe discharging by gravity flow to the property line shall be provided. Storm water storage tanks should be designed to meter flow to the historic out-fall point. Where no out-fall exists (or metering is not possible), other methods of discharge may be considered.
- (8) **MAINTENANCE.** The underground storage tank is to be cleaned and drained after every storm event.
- (9) **INSPECTION.** Inspection of the underground storage system is required at least once a month and within 36 hours after a major storm event. Inspections shall be performed by an individual familiar with the onsite equipment, such as a plumber.
- (10) **TANK SPECIFICATIONS.** The storage tank shall be water tight with an oil and grease separator. See ASTM specifications for watertight testing.
- (11) **O& M SCHEDULE.** With the improvement plan submittal to the Project Quality/Compliance Division, the developer shall submit an Operations and Maintenance (O & M) Manual. The O & M shall:
- Identify the owner of the storage tank and the name of the firm or associations maintaining the storage tank. The contact information for the owner the maintenance associations shall list names, addresses, phone numbers and emergency phone numbers.
  - Include provisions for emergency operations due to power failure, pump failure, clogged outlet structures.
  - Include a maintenance log with a maintenance schedule for inspection of the system and its components including the pump, tank/vault, inlet/outlet structures, etc.
  - Upon request, a copy of the maintenance log and a certified Letter of Inspection shall be delivered to the City of Scottsdale.

T. Drywells are not permitted.

U. 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:**

#### **Streets and other related improvements:**

##### **DRB Stipulations**

69. The developer shall comply with all requirements of the approved Master Circulation Plan for the Deer/Scott project as approved by City staff in May 2004.
70. The site plan for the proposed development shows a driveway accessing Deer Valley Road near the southeast property corner. This driveway was not shown in the approved Master Circulation Plan for the proposed development. The developer shall submit an amendment to the Master Circulation Plan to the City's Transportation Department to address the additional driveway accessing Deer Valley Road. The developer shall obtain the approval of the City's Transportation Department staff to allow this driveway.
71. The developer shall design and construct the on-site driveways in general conformance with Standard Detail #2257, Type CH-1 to allow two-way traffic flow.
72. The developer shall obtain a cross-access easement and agreement with the adjacent property owner of Lot 3 of the Scottsdale Ridge Land Division for the shared driveway located along the westerly and easterly property lines of the parcels. The developer shall submit a draft of the cross-access easement and agreement with the final improvement plans submittal to the Plan Review and Permit Services Division so that City staff may review the documents prior to their recording.

### **INTERNAL CIRCULATION:**

##### **DRB Stipulations**

73. The developer shall provide a minimum parking-aisle width of 24 feet.
74. The developer shall provide internal circulation that accommodates emergency and service vehicles with an outside turning radius of 45 feet and inside turning radius of 25 feet.
75. The developer shall provide sidewalks along one side of all driveways to provide pedestrian connections within the site.
76. The developer shall provide sidewalks that connect all of the building entrances within the site and that connect the parking areas to the building entrances.
77. The developer shall design the dead-end parking aisle in general conformance with the included detail.

##### **Ordinance**

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

### **EASEMENTS AND DEDICATIONS**

##### **DRB Stipulations**

78. 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.

## 79. 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 Deer Valley Road except at the approved driveway location.

## 80. 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**

## W. 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. All drainage and flood control easements shall be dedicated to the City with maintenance responsibility specified to be that of the property owner.

## X. 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**

81. The developer's site plan and final improvement plans shall be revised to show refuse enclosures for the proposed development in compliance with the following stipulations.
82. 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 and 2 (2 is for grease containment) are for single enclosures, and #2147-1 and 2 (2 is grease containment) are for double enclosures.
83. 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**

## Y. 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.

- Z. Underground vault-type containers are not allowed.
- AA. Refuse collection methods, i.e., site plan circulation will be approved at final plan review.
- BB. 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.

#### **DRB Stipulations**

84. With the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall demonstrate consistency with the Master Basis of Design Reports for the Deer/Scott project for water and wastewater that are currently under review by City staff. Any design that modifies the approved master report requires from the developer a site-specific addendum to the master report, subject to review and approval by City staff.
85. Where walls cross or run parallel with public water mains, public sewer mains, or public fire lines the following shall apply:
- For walls constructed parallel to these pipes, the walls shall be a minimum of six (6) feet from the outside diameter of the pipe.
  - 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**

86. Basis of Design Report (Water):
- Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall obtain approval of the Water Basis of Design Report from the City's Water Resources Department. The report shall conform to the draft Water and Wastewater Report Guidelines available from the City's Water Resources Department.

#### **Ordinance**

- CC. 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**

87. Wastewater Basis of Design Report. Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall obtain approval of the Wastewater Basis of Design Report from the City's Water Resources Department. The report shall conform to the draft Water and Wastewater Report Guidelines available from the City's Water Resources Department.
88. On-site sanitary sewer shall be privately owned and maintained.
89. Existing water and sewer service lines to this site shall be utilized or shall be abandoned by disconnection at the main.

#### **Ordinance**

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

**CONSTRUCTION REQUIREMENTS**

**DRB Stipulations**

90. 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**

- EE. 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.]