



July 25, 2011

2-PP-2008#2
David Gulino
Land Development Services LLC
7525 E Camelback Rd Ste 104
Scottsdale, AZ 85251

RE: DRB APPROVAL NOTIFICATION

Case Reference No: 2-PP-2008#2 Sereno Canyon 4B

The Development Review Board approved the above referenced case on July 7, 2011. For your use and reference, we have enclosed the following documents:

- Approved Stipulations/Ordinance Requirements
 - These instructions are provided to you so that you may begin to assemble information you will need when submitting your construction documents to obtain a building permit. For assistance with the submittal instructions, please contact your project coordinator Jesus Murillo, 480-312-7849.
- Table: "About Fees"
 - A brief overview of fee types. A plan review fee is paid when construction documents are submitted, after which construction may begin. You may review the current years fee schedule at:
<http://www.scottsdaleaz.gov/bldgresources/Fees/default.asp>

Please note that fees may change without notice. Since every project is unique and will have permit fees based upon it's characteristics, some projects may require additional fees. Please contact the One Stop Shop at 480-312-2500.

Finally, please note that as the applicant, it is your responsibility to distribute copies of all enclosed documents to any persons involved with this project, including but not limited to the owner, engineers, architect, and developer.

Sincerely,

Jesus Murillo
Planner
jmurillo@scottsdaleAZ.gov

About Fees -

The following table is intended to assist you in estimating your potential application, plan review, and building permit fees. Other fees may also apply, for example Water Resources non-Residential Development, Parking-in-Lieu Fees, or Assessment District Fees; and those fees are not listed in this package the plan review staff is responsible for determining additional applicable fees.

Type of Activity	Type of Fee	Subcategory	When paid?
Commercial	Application	<ul style="list-style-type: none"> ▪ Preapplication, Variance, Zoning Appeal, Continuance, Development Review Board, ESL, General Plan, Rezoning, Sign Review, Special Event, Staff Approval, Temporary Sales Trailer, Use Permit, or Zoning Text Amendment 	At time of application submittal
	Plan Review	<ul style="list-style-type: none"> ▪ Commercial, foundation, addition, tenant improvement/remodel ▪ Apartments/Condos ▪ Engineering site review ▪ Signs ▪ Plat fees ▪ Misc. Plan Review ▪ Lot Tie/Lot Split ▪ Pools & Spas ▪ Recordation 	At time of construction document submittal
	Building Permit	<ul style="list-style-type: none"> ▪ Commercial-addition,-remodel,-tenant-improvement,- foundation only, shell only ▪ Fence walls or Retaining walls ▪ Misc. Permit ▪ Signs 	After construction document approval and before site construction begins
Residential	Application	<ul style="list-style-type: none"> ▪ Preapplication, Variance, Zoning Appeal, Continuance, Development Review Board, ESL, General Plan, Rezoning, Sign Review, Special Event, Staff Approval, Temporary Sales Trailer, Use Permit, or Zoning Text Amendment 	At time of application submittal
	Plan Review	<ul style="list-style-type: none"> ▪ Single family custom, addition, remodel, standard plans ▪ Engineering site review ▪ Misc. plan reviews 	At time of construction document submittal
	Building Permit	<ul style="list-style-type: none"> ▪ Single family custom, addition, remodel, detached structure, standard plans ▪ Fence walls or Retaining walls ▪ Misc. Permit ▪ Signs 	After construction document approval and before site construction begins

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Stipulations for Case: 2-PP-2008#2
Case Name: Sereno Canyon Phase 4B

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

- a. The location and configuration of all site improvements shall be constructed to be consistent with the Preliminary Plat submitted by Wood, Patel & Associates, Inc., dated January 25, 2008 by City staff.
- b. The Design Standards & Policies Manual (DS&PM).

Planning Documents

- c. Each lot shall be constructed to comply with the Amended Development Standards submitted by Land Development Services LLC, dated January 25, 2008 by City staff.
- d. Landscape improvements, including quantity, size, and location of materials shall be installed to be consistent with the conceptual landscape plan submitted by Land Development Services LLC, dated January 25, 2008 by City staff.
- e. Cuts and fills, including size, and location shall be installed to be consistent with the Cut and Fill exhibit submitted by Land Development Services LLC, dated January 25, 2008 by City staff.
- f. The Conceptual Walls Design by Land Development Services LLC, dated January 25, 2008 by City staff.
- g. The NAOS, including quantity, size, and location shall be installed to be consistent with the Natural Area Open Space (NAOS) Analysis exhibit submitted by Land Development Services LLC, dated January 25, 2008 by City staff.

Engineering Documents

- h. Master Drainage Plan for Sereno Canyon; prepared by Wood, Patel & Associates, Inc.
- i. Preliminary Drainage Report for Sereno Canyon 4B; prepared by Wood, Patel & Associates, Inc.

Relevant Cases

- j. At the time of review, the applicable Zoning and DRB case(s) for the subject site were: 1-ZN-2005 and 22-PP-2005.

Subdivision Plat Requirements

Subdivision Design

DRB Stipulations

2. The final plat and the final improvement plans shall identify the ownership, use and the maintenance responsibilities of any land not used for residential lots.

ATTACHMENT I

3. The homeowners' association shall be responsible for the maintenance of the exterior perimeter walls. The developer shall note this requirement on the final plat.
4. 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.
5. Provide the following note on the final plat: Each lot contains a maximum building construction envelope approved by the City of Scottsdale's Development Review Board. The building envelope exhibit is on file at the City of Scottsdale. No buildings shall be located outside of the construction envelope.
6. Provide the following note to the final plat: Land designated as Natural Area Open Space (NAOS) shall be permanently maintained as natural desert space pursuant to the City of Scottsdale's Environmentally Sensitive Lands Ordinance. Designated NAOS areas shall not be accepted for the maintenance, or property ownership by the City of Scottsdale without expressed action of the City of Scottsdale's City Council. Before any improvement is accepted, it shall meet City standards. Failure to maintain the designated NAOS areas could result in a civil action brought by the City for costs incurred by the City of Scottsdale for maintenance and preservation.
7. The minimum total NAOS to be dedicated for this project shall be 11.57 acres.

Ordinance

- A. The developer shall provide a separate, dimensioned, building envelope exhibit with the final plat review. (ESLO)

Street Dedication Requirements

Ordinance

- B. The developer shall provide the following street rights-of-way:

STREET NAME	STREET TYPE	R.O.W. DEDICATION
Street "A"/Internal Street (Private)	Local Residential – Rural/ESL Character	40 feet (full width) Tract – per ESL Road Design Standards, Fig. 5.3-19, Local Residential Street, and Fig. 5.3-50, Residential Cul-de-sac Street

Easements

DRB Stipulations

8. Trail Easement:
 - a. Prior to final plan approval, the developer shall dedicate a minimum 25-foot wide public trail easement adjacent to the west side of the North 124th Street right-of-way. 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.

9. 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 two (2) feet and seven (7) feet as determined by the City of Scottsdale.

10. Indemnity Agreements:

- a. When site or landscape improvements 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.

11. Emergency Access Easement:

- a. Prior to final plan approval, the owner shall dedicate a minimum 24-foot-wide emergency and service vehicle access easement that extend over the limits of the Street "A" pavement section.

Ordinance

C. Drainage Easement:

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 fifty (50) cubic feet per second (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.

D. Waterline and Sanitary Sewer Easements:

Before the issuance of any building permit for the site, the developer shall dedicate to the City, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual, Sections 6-1.419 and 7-1.412 respectively, all water and sewer easements necessary to serve the site.

E. Public Utility Easement:

An 8-foot wide public utility easement shall be dedicated along both sides of internal streets. The 8-foot wide easements may be reduced or eliminated upon approval by the public utility companies.

F. Natural Area Open Space Easement (NAOS):

NAOS easements shall be dedicated to the City of Scottsdale for all areas designated as NAOS.

Final Improvement Plan Requirements

PLANNING

Gate House Design And Amenity Feature Design

DRB Stipulations

12. The face of the service entrance section(s), if exterior, shall be flush with the building façade and painted to match the building.

13. 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.
14. All exterior conduit and raceways shall be painted to match the building.
15. No exterior roof ladder shall be allowed where they are visible to the public, or from an off-site location.

Ordinance

Natural Area Open Space (NAOS)

DRB Stipulations

16. Any NAOS that is dedicated over a Public Utility Easement shall be counted as revegetated NAOS.
17. NAOS shall not be dedicated within five (5) feet of any building
18. NAOS areas dedicated within ten (10) feet of any building shall be considered as revegetated NAOS.
19. NAOS areas dedicated within five (5) feet of any wall shall be considered as revegetated NAOS.

Construction Envelope Exhibit

DRB Stipulations

20. Add the following note the final construction envelope exhibit: "Modification to the building envelope exhibit shall require the approval of the Development Review Board."

Ordinance

- G. The developer shall provide a separate dimensioned construction envelope exhibit with the improvement plan review.

Landscape Design

DRB Stipulations

21. 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 three (3) months from the beginning of salvage operations and/or prior to the issuance of the Certificate of Occupancy.
22. Salvaged vegetation shall be incorporated into the landscape design.
23. 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 two (2) feet. Trees within a sight distance triangle shall have a canopy that begins at seven (7) feet above finish grade, upon installation. All heights are measured from nearest street line.
24. All roadway tracts shall be landscaped and maintained by the developer and/or homeowner association.

Exterior Lighting Design

DRB Stipulations

25. No lighting shall be permitted in dedicated NAOS easements, and Vista Corridor easements.

26. All exterior luminaires shall meet all IESNA requirements for full cutoff, and shall be aimed downward and away from property line except for sign lighting.
27. Incorporate into the project's design, the following:

Additional Planning Items

DRB Stipulations

28. Flagpoles, if provided, shall be one piece, conical, and tapered.
29. As part of the sales of any residential lot adjacent to a public trail, path, or commercial property, the developer shall require the purchaser to sign an acknowledgement that the property is adjacent to a public trail, path, or commercial property.

ENGINEERING

Drainage And Flood Control

DRB Stipulations

30. Demonstrate consistency and conformance with accepted drainage plans and reports from Section I, Applicable Engineering Documents and Plans.
 - a. Any conceptual or substantial changes not consistent with the Sereno Canyon 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.
 - b. Addendum generated shall be added to the appendix of the Sereno Canyon 4B Final Drainage Report.
 - c. 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.
31. Basins shall be designed such that the depth of water does not exceed three (3) feet for all storm frequencies up to the 100-year, 2-hour event.
32. Basin side slopes shall not exceed four-to-one (4:1) (ratio of four (4) feet horizontal to one (1) foot vertical) wherever practical.
33. Basins shall be designed to have positive outfall whenever practical. When positive outfall cannot be provided, then mechanical means shall be used to drain the basin. Percolation, including dry wells, shall not be allowed. Provide bleed-off calculations that demonstrate the discharge rate and the time to drain.
34. 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.
35. 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.
36. Provide positive drainage away from walks and curbs along all streets.
37. Riprap shall be indigenous stone.

38. All exposed cut and fill shall be treated with eonite or equivalent.

Ordinance

H. On-site stormwater storage is required for the full 100-year, 2-hour storm event. 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 twenty-four (24) hours. In all cases, storage basins must drain completely within thirty-six (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. Dry wells shall not be used.
- (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.

I. If full storage of the 100-year, 2-hour storm event is not provided, then application for a Stormwater Storage Waiver for this development must be submitted to the One Stop Shop. Approval of the Stormwater Storage Waiver by the City's Stormwater Management Division will be required, and must be obtained prior to submittal of final improvement plans or final plat.

J. Other Stormwater Storage:

- (1) Underground stormwater storage is prohibited unless approval is obtained from the City's Floodplain Administrator.
- (2) Drywells are not allowed.

K. Street Crossings:

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

39. Streets and other related improvements:

	STREET TYPE	ROADWAY IMPROVEMENT	CURB TYPE	BIKE PATH, SIDEWALK, TRAILS
Street "A"/ Internal Street (Private)	Local Residential - Rural / ESL Character	Construct a full 24-foot-wide street improvement, b/c to b/c, per DS&PM Fig. 5-3.19, with a cul-de-sac per DS&PM Fig. 5.3-50.	Roll Curb	Construct 6-foot-wide shoulders.

40. Where a gated entrance is proposed, the developer shall design and construct the gated entrance in conformance with Figure 2.1-3 of the City's Design Standards and Policies Manual.
41. The internal streets shall be private. The private street tracts shall be dedicated to provide emergency and service vehicle access and public utility construction and maintenance.

Ordinance

- L. 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.
- M. 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.

Refuse

DRB Stipulations

42. If individual 80-gallon refuse containers are not planned for the development, the site's trash enclosures shall be constructed to City of Scottsdale's Refuse Enclosure detail. The developer shall include a note on the final plat informing property owners that the refuse containers shall be rolled to the curb for pick-up.

Ordinance

- N. Underground vault-type containers are not allowed.
- O. Refuse collection methods, i.e., site plan circulation will be approved at final plan review.
- P. Refuse collection can be provided by the City of Scottsdale's Solid Waste 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.

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 DS&PM Section 6-1.200. 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 DS&PM Section 7-1.200. 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. 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-foot 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 DS&PM Section 7-1.412.
47. 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

- Q. 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

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

Construction Requirements

As-Builts

DRB Stipulations

- 48. 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.
- 49. 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.
- 50. As-built plans shall be certified in writing by a registered professional civil engineer, using as-built data from a registered land surveyor.
- 51. 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

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

Summary Of Development Standards

Subdivision Name	Sereno Canyon: Phase IVb
Zoning	R1-130

	Ordinance Requirements	Maximum Reduction Allowed	Amended Standards	(%) Proposed Reduction
Min. Lot Area	130,000	97,500	97,555	25 %
Min. Lot Width				
Standard Lot	200		150	25 %
Flag Lot			No Change	
Maximum Building Height	24			
Min. Yard Setbacks				
Front Yard				
Front (to face of building)	60	45	45	25 %
Front (to face of garage)	60		No Change	
Front (corner lot, side street)	60		No Change	
Front (corner lot, adjacent to key lot, side street)	60		No Change	
Front (double frontage)	60		No Change	
Side Yard				
Minimum	30	22.5	22.5	25 %
Minimum aggregate			No Change	
Rear Yard				
Standard Depth	60	45	45	25 %
Min. Depth (% of difference which can be occupied)			No Change	
Patio*				
Distance Between Buildings (Min)				
Accessory & Main	10		No Change	
Main Buildings/Adjacent Lots	60		No Change	
Maximum Wall Height				
Front	3		No Change	
Side	8		No Change	
Rear	8		No Change	
Corner side not next to key lot	8 on PL		No Change	
Corral fence height (on prop line)	6 on PL		No Change	
Development Perimeter Setbacks				
Notes & Exceptions				
See Legislative Draft for approved Development Standards.				