

**Application  
Narrative  
Cash Transmittal  
Pre-Application  
Pre-App Narrative  
Pre-App Cash Transmittal  
Project Data Sheet**



# ESLO Wash Modifications

## Application Submittal Requirements

Please schedule a meeting with your staff coordinator before submitting your application.

The goal of the ESL Ordinance is to leave washes in place and in natural conditions where practical. When necessary, modifications to natural watercourses and all walls and fences crossing natural watercourses shall be designed in accordance with the standards and policies specified in Chapter 37 of the City of Scottsdale Revised Code - Floodplain and Stormwater regulation, and the city's Design Standards and Policy Manual (DS&PM). For more information, refer to [www.ScottsdaleAZ.gov/Codes/ESLO](http://www.ScottsdaleAZ.gov/Codes/ESLO).

An application for wash modification may be granted by the Zoning Administrator subject to approval of the design solution for the drainage facilities and subject to the finding that the purpose of the ESL overlay district (Section 6.1011) has been achieved. However, in no event shall the provisions of this section require greater area Natural Area Open Space (NAOS) dedication than are currently required by Section 6.1060 A, B, and C of this ordinance.

Date: \_\_\_\_\_

Coordinator: \_\_\_\_\_

Project No.: \_\_\_\_\_ - PA - \_\_\_\_\_

Case No.: \_\_\_\_\_ - SA - \_\_\_\_\_

Owner Contact: David Gonsalves  
 Company: Notre Dame Preparatory  
 Phone: 480-634-8200 Fax: \_\_\_\_\_  
 E-mail: dgonsalves@notredamepreparatory.org  
 Address: 9701 East Bell Road, Scottsdale, AZ  
85260

Developer Contact: see owner's information  
 Company: \_\_\_\_\_  
 Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
 E-mail: \_\_\_\_\_  
 Address: \_\_\_\_\_

Applicant: Michele Hammond  
 Company: Berry & Damore, LLC  
 Phone: 480-385-2727 Fax: \_\_\_\_\_  
 E-mail: mh@BerryDamore.com  
 Address: 6750 E Camelback, Rd Ste 100,  
Scottsdale, AZ 85251

Engineer Contact: Ryan Weed  
 Company: Coe & Van Loo Consultants, Inc  
 Phone: 602-285-4730 Fax: 602-285-4731  
 E-mail: rweed@cvlci.com  
 Address: 4550 N. 12th Street, Phoenix, AZ 85014

For more information on the ESLO Wash Modification process and procedures, please call your staff coordinator at 480-312-7000.

Michele Hammond  
 Applicant Signature

\_\_\_\_\_  
 Staff Coordinator (required prior to submittal)

### Planning and Development Services Department

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

September 17, 2012

## Notre Dame Preparatory High School Wash Modification Request

Notre Dame Preparatory High School (NDPHS) is requesting a wash modification for a school expansion project at 9701 East Bell Road, Scottsdale, AZ 85260.

The wash modification submittal is requesting that a portion of the existing Old Verde Canal dike be removed. By removing this portion of the dike, the Reatta Pass wash will flow in its more historic path and not be restricted by the dike construction. The dike will be removed and revegetated.

Additionally, the applicant is requesting the approval of underground pipes and side slope stabilization by means of a retaining wall along an unnamed wash the bisects the site. Traffic crossings at two locations require the use of pipe culverts, while a retaining wall along the sides of the wash are needed to adequately elevate the site above the 100 Year flood elevation.

The applicant is also requesting the use of retaining walls/flood walls along the side slopes of the Reatta Pass wash to protect the proposed buildings as well as limit the amount of grading to occur. Due to the limitation of land area between the existing campus and the Reatta Pass Wash, area for grading is limited and retaining walls are needed.

Finally, a trail and path alignment along Reatta Pass wash is proposed to enhance the recreational amenity of the natural major water course.

During the purchasing of lands from the City of Scottsdale, alternatives were discussed. The area purchased was the minimum amount of land to provide adequate development and NAOS dedication.

In order to get access across the unnamed wash and leave the unnamed wash in as natural state as possible due to the 404 nature of the wash, culverts crossings are required.

Additionally, the alternative of grading instead of retaining walls was analyzed. However, due to space limitations, grading would have a more negative affect on the Reatta Pass. In addition, grading would disturb more land that will be dedicated as NAOS.



# City of Scottsdale Cash Transmittal

91191  
2 00497915  
09/25/12 PLN-1STOP  
KWHEELER HPDC600524  
9/25/2012 4:27 PM  
\$460.00

## # 91191

**Received From :**

NOTRE DAME PREPARATORY SCHOOL  
9701 E BELL RD  
SCOTTSDALE, AZ 85260  
480-634-8201

**Bill To :**

**Reference #** 351-PA-2012  
**Address** 9701 E BELL RD

**Issued Date** 9/25/2012

**Paid Date** 9/25/2012

**Subdivision**

**Payment Type** CHECK

**Marketing Name****Lot Number****Cost Center****MCR**

**County** No

**Metes/Bounds** No

**APN** 217-14-011E

**Gross Lot Area** 0

**Water Zone****Owner Information**

**NAOS Lot Area** 0

**Water Type**

DIOCESE OF PHOENIX - NDP

**Net Lot Area**

**Sewer Type**

9701 E BELL RD

**Number of Units** 1

**Meter Size**

SCOTTSDALE, AZ 85260

**Density**

**QS** 36-51

480-634-8201

Code	Description	Additional	Qty	Amount	Account Number
3230	WASH MODIFICATION (CASE)		1	\$460.00	100-21300-44221

SIGNED BY BRAD WINKLER ON 9/25/2012

Total Amount

**\$460.00**

(When a credit card is used as payment I agree to pay the above total amount according to the Card Issuer Agreement.)

**TO HAVE WATER METER SET - CALL 480-312-5650 AND REFER TO TRANSMITTAL # 91191**



# Application for Plan Reviews and Permits

4941-12-1  
3 00497918  
09/25/12 PLN-1STOP  
KWHEELER HPDC600524  
9/25/2012 4:28 PM  
\$980.00

**Plan Check No.** 4941-12-1  
**Product Type** RELEASE OF EASEMENT (MULTIPLE)  
**Project Name** NOTRE DAME PREP PHASE 1 & 2  
**Location** 9701 E BELL RD  
**Specific Use** NAOS Release  
**Contact Name** Michele Hammond/Brad Winkler  
**Work Order**

**Date** 9/25/2012  
**Case** 351-PA-2012  
**Zoning** R1-35 PCD ESL  
**APN** 217-14-011E  
**QS** 36-51  
**Bldg Code**  
**Const Type**

**Owner** DIOCESE OF PHOENIX - NDP  
**Address** 9701 E BELL RD  
**City, St. Zip** SCOTTSDALE, AZ 85260  
**Architect/Designer** BERRY & DAMORE LLC  
**Address** 6750 E CAMELBACK RD STE 100  
**City, St. Zip** SCOTTSDALE, AZ 85251

**Phone** 480-634-8201

**Phone** 480-385-2727

Miscellaneous :	1 x \$980.00 =	\$980.00
	<b>Building Plan Total</b>	<b>\$980.00</b>
	<b>Grand Total</b>	<b>\$980.00</b>

**PLANS WILL ONLY BE RELEASED TO PERSON LISTED AS THE CONTACT.**

**VISIT [WWW.SCOTTSDALEAZ.GOV/BLDGRESOURCES/COUNTERRESOURCES](http://WWW.SCOTTSDALEAZ.GOV/BLDGRESOURCES/COUNTERRESOURCES) FOR INFORMATION ON YOUR PROJECT.**

I (the undersigned) understand and agree that the issuance of the permit for which I am applying does not relieve me of the responsibility that this work will be done in conformity with the laws of the City of Scottsdale, Maricopa County, and the State of Arizona. I further agree that the Scottsdale Building Division Inspector has the authority to require a change in the plans and construction as well as a responsibility for the appropriate State, County, and City law supporting such a change of work order.

**Owner/Architect/Contractor :**

**Date :** 9/25/2012

SIGNED BY BRAD WINKLER ON 9/25/2012

An application for a permit for any proposed work shall be deemed to have been abandoned 180 days after the date of the last completed review for correction or the last review approval, unless such application has been pursued in good faith or a permit has been issued. All abandoned/expired plans will be disposed of at the time of expiration.

7447 E. Indian School Rd., Scottsdale, AZ 85251 (480) 312-2500



# City of Scottsdale Cash Transmittal

## # 91190

91190  
 00497911  
 09/25/12 PLN-1STOP  
 KWHEELER HPDC600524  
 9/25/2012 4:24 PM  
 \$1,515.00

**Received From :**

NOTRE DAME PREPARATORY SCHOOL  
 9701 E BELL RD  
 SCOTTSDALE, AZ 85260  
 480-634-8201

**Bill To :**

**Reference #** 351-PA-2012  
**Address** 9701 E BELL RD  
**Subdivision**

**Issued Date** 9/25/2012  
**Paid Date** 9/25/2012  
**Payment Type** CHECK

**Marketing Name**  
**MCR**  
**APN** 217-14-011E

**Lot Number**  
**County** No  
**Gross Lot Area** 0  
**NAOS Lot Area** 0  
**Net Lot Area** 0  
**Number of Units** 1  
**Density** 1

**Cost Center**  
**Metes/Bounds** No  
**Water Zone**  
**Water Type**  
**Sewer Type**  
**Meter Size**  
**QS** 36-51

**Owner Information**  
 DIOCESE OF PHOENIX - NDP  
 9701 E BELL RD  
 SCOTTSDALE, AZ 85260  
 480-634-8201

Code	Description	Additional	Qty	Amount	Account Number
3165	DEVELOP REVIEW APPLICATION		1	\$1,515.00	100-21300-44221

**Total Amount****\$1,515.00**

SIGNED BY BRAD WINKLER ON 9/25/2012

(When a credit card is used as payment I agree to pay the above total amount according to the Card Issuer Agreement.)

**TO HAVE WATER METER SET - CALL 480-312-5650 AND REFER TO TRANSMITTAL # 91190**



# ESLO Wash Modifications

## Application Submittal Requirements

### Submittal Requirements

All Graphics And Plans Shall Be To Scale And Dimensioned.

#### Part I. General Requirements

- 1. Application Form & Fee: \$ 460
- 2. Description of Request
- 3. Description of Alternatives Considered  
Other watercourse management/engineering techniques considered.
- 4. Justification Form (provided)
- 5. Property Owner's Authorization.
- 6. Photographs mounted on 8-1/2" x 11" sheets (showing existing site, structures & adjacent properties)
- 7. Context Aerial and/or Site Location Map -
  - 1 full size (24" x 36")
  - 8-1/2" x 11" copies -- 2 Copies

AERIAL SHALL NOT BE MORE THAN 1 YEAR OLD AND SHALL INCLUDE:

\_\_\_\_\_ 500 foot radius from site

\_\_\_\_\_ 1/4 mile radius from site

\_\_\_\_\_ other: \_\_\_\_\_
- 8. Topographic Map with contours at 1' intervals.
- 9. Other: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

#### Part II. Required Plans & Related Data

For each plan, clearly delineate the difference between the proposed modifications and the existing ESLO Standards and submit:

- Full Size (24" x 36") - 2 copies
- 11" x 17" - 1 copy (suitable for reproduction)
- 1. Site Plan.  
Indicate extent and location of existing and proposed structures, sidewalks, or driveways and any required setbacks.  
Indicate existing and proposed drainage flows, channels, and retention.  
Indicate any improvements, easements, and drainage facilities on adjacent properties within 100 ft of the site.
- 2. Drainage Report.
- 3. Detail Drawings.
- 4. Revegetation Plan.  
- See DR submittal
- 5. Other: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

### Planning and Development Services Department

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

2-WM-2012  
1st: 9/25/12



# ESLO Wash Modifications

## Application Submittal Requirements

Please schedule a meeting with your staff coordinator before submitting your application.

The goal of the ESL Ordinance is to leave washes in place and in natural conditions where practical. When necessary, modifications to natural watercourses and all walls and fences crossing natural watercourses shall be designed in accordance with the standards and policies specified in Chapter 37 of the City of Scottsdale Revised Code - Floodplain and Stormwater regulation, and the city's Design Standards and Policy Manual (DS&PM). For more information, refer to [www.ScottsdaleAZ.gov/Codes/ESLO](http://www.ScottsdaleAZ.gov/Codes/ESLO).

An application for wash modification may be granted by the Zoning Administrator subject to approval of the design solution for the drainage facilities and subject to the finding that the purpose of the ESL overlay district (Section 6.1011) has been achieved. However, in no event shall the provisions of this section require greater area Natural Area Open Space (NAOS) dedication than are currently required by Section 6.1060 A, B, and C of this ordinance.

Date: \_\_\_\_\_

Project No.: \_\_\_\_\_ - PA - \_\_\_\_\_

Coordinator: \_\_\_\_\_

Case No.: \_\_\_\_\_ - SA - \_\_\_\_\_

Owner Contact: David Gonsalves  
 Company: Notre Dame Preparatory  
 Phone: 480-634-8200 Fax: \_\_\_\_\_  
 E-mail: dgonsalves@notredamepreparatory.org  
 Address: 9701 East Bell Road, Scottsdale, AZ  
85260

Developer Contact: see owner's information  
 Company: \_\_\_\_\_  
 Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
 E-mail: \_\_\_\_\_  
 Address: \_\_\_\_\_

Applicant: Michele Hammond  
 Company: Berry & Damore, LLC  
 Phone: 480-385-2727 Fax: \_\_\_\_\_  
 E-mail: mh@BerryDamore.com  
 Address: 6750 E Camelback, Rd Ste 100,  
Scottsdale, AZ 85251

Engineer Contact: Ryan Weed  
 Company: Coe & Van Loo Consultants, Inc  
 Phone: 602-285-4730 Fax: 602-285-4731  
 E-mail: rweed@cvlc.com  
 Address: 4550 N. 12th Street, Phoenix, AZ 85014

For more information on the ESLO Wash Modification process and procedures, please call your staff coordinator at 480-312-7000.

Michele Hammond  
 Applicant Signature

\_\_\_\_\_  
 Staff Coordinator (required prior to submittal)

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2-WM-2012  
 1st: 9/25/12



# ESLO Wash Modifications

## Application Submittal Requirements

### Property Details / Description of Modification

Case Numbers: \_\_\_\_\_ - PA - \_\_\_\_\_ / \_\_\_\_\_ - SA - \_\_\_\_\_

Related Cases: \_\_\_\_\_

Project Name: Notre Dame Preparatory High School

Location: southwest corner of 98th Street and Bell Road

Subdivision/Lot(s): n/a

#### Property Details:

Zoning Category(ies) R1-5/PCD/ESL, R1-35/PCD/ESL

Gross Lot Size: 41.181 acres Net Lot Size: 41.181 acres

Open Space Required: \_\_\_\_\_ Open Space Provided: \_\_\_\_\_

#### Description of Request:

Relevant section of the ESL Ordinance: Section 6.1011. A,B,C,F,I

The ESL Ordinance requires: to protect people and property from flooding, protect significant washes, protect water quality, conserve recreational assets of the environment, retain visual character of the natural landscape

Request: The wash modification submittal is requesting that a portion of the existing Old Verde Canal dike be removed. By removing this portion of the dike, the Reatta Pass wash will flow in its more historic path and not be restricted by the dike construction. The dike will be removed and revegetated. Additionally, the applicant is requesting the approval of underground pipes and side slope stabilization by means of a retaining wall along an unnamed wash the bisects the site. Traffic crossings at two locations require the use of pipe culverts, while a retaining wall along the sides of the wash are needed to adequately elevate the site above the 100 Year flood elevation. The applicant is also requesting the use of retaining walls/flood walls along the side slopes of the Reatta Pass wash to protect the proposed buildings as well as limit the amount of grading to occur. Finally, a trail and path alignment along Reatta Pass wash is proposed to enhance the recreational amenity of the natural major water course.

Amount of variance: See Attached Exhibit titled "Proposed Floodplain Delineations"

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2-WM-2012  
1st: 9/25/12



# ESLO Wash Modifications

## Application Submittal Requirements

### Justification for Modification

The Zoning Administrator may authorize a Wash Modification if ALL of the following criteria are met. Use the space provided to present your evidence that the requested exemption satisfies the modification requirements; please attach all supporting documentation.

1. Proposed modifications will result in an equal or enhanced quality of open space:

Proposed modifications will allow the Reatta Pass wash to flow in its historical path prior to the construction of the Old Verde Canal Dike. The flood walls/retaining walls and pipe culvert construction will allow the site west of the unnamed wash to be used for development. The path and trail constructed along the Reatta Pass wash will allow additional recreational amenities within this wash corridor.

2. Modifications will include restoration of the watercourse with vegetation of the same type and density removed:

The area of removal of the Old Verde Canal Dike will be revegetated with salvaged vegetation as well as native plant species.

3. Is the wash being redirected or modified?  No  Yes

If yes, the wash must enter and exit the site at the historic locations, and the result of the modifications shall not impact drainage considerations for adjacent properties:

The Reatta Pass wash and unnamed wash will enter and exit at the historic locations. Drainage analysis is provided to support the installation of flood walls/retaining walls along the site. Adjacent property owners and City Staff have accepted the small raise of the water surface elevation.

4. Is the wash being diverted into a structural solution (e.g. underground pipe)?  No  Yes

If yes, the change must not impact the drainage conditions on adjacent properties and shall not reduce the integrity of any upstream or downstream corridor as meaningful open space:

Drainage analysis is provided to support the use of pipe culverts for the unnamed wash. The installation of pipe culverts will not affect the upstream or downstream corridor as meaningful open space, as the upstream wash has already been contained within a pipe culvert under the intersection of 98th Street and Bell Road by previous development.

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