



Pre-Application Questionnaire

Date: _____

Project No.: 116 - PA - 2007

Coordinator: _____

Cost Center (COS Projects Only): _____

Project Name: Rose Garden East + Center Plat

Location: South side of Arizona Canal from Goldwater Blvd on the west + the Stetson Canal Zip Code: 85251

Current Zoning: C2 - DO Parcel Number(s): See Attachment A Quarter Section: 17-44

Is this property owned by the State Land Department? No Yes

Property Details:

Single-Family Residential Mixed Use Multi-Family Residential Commercial Industrial

Gross Lot Size: _____ Sq Ft / _____ AC Building Height: _____

Net Lot Size: _____ Sq Ft / _____ AC Current Use: office/retail/
vacant

Compliance Order Issued? No Yes By whom? _____

For what reason? _____

Case Type:

- Preliminary Plat* Development Review Master Sign Program
- General Plan Amendment Rezoning Use Permit
- Variance Zoning Interpretation Appeal Interpretation
- Text Amendment Abandonment Staff Approval
- ESLO Wash Modification ESLO Hardship Exemption Don't Know/Exploring Options
- Other: _____

*Planning water features? No Yes Call Water Resources at 480-312-5659 for additional requirements.

City of Scottsdale - owner contact: Laurel Edgar 602-480-312-7313

Owner Contact: Fred Unger

Applicant Contact: Martha West

Company: Rose Garden LLC

Company: Roe Associates Planning, Inc.

Phone: 480-874-1002 ext. 11 Fax: 480-874-1742

Phone: 402-909-5836 Fax: 480-874-1742

E-mail: funger@springcreekdevelopment.com

E-mail: mwest@springcreekdevelopment.com

Address: 7127 E. 6th Avenue, Scottsdale, AZ 85251

Address: 7127 E. 6th Avenue, Scottsdale, AZ 85251

Martha West
Applicant Signature

Sept. 28/07
Date

Planning and Development Services Department

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

✓
LMM
10/8
Monday
100
CD#1

OK to Submit
10/15/07



Pre-Application Questionnaire

Project Narrative

Date: _____

Project No.: 776-PA-2007

Coordinator: _____

Cost Center (COS Projects Only): _____

Provide a detailed descriptive narrative of the site layout.

- Describe the site circulation, parking and design, drainage, architecture, and proposed land use.
- What improvements and uses currently exist on the property?
- Explain how your proposal is compatible with the surrounding area.
- Are there any unusual characteristics that may restrict or affect your development?

Target Date to Begin Construction: August 2008

Please type or print narrative in the space below. Provide as much detail as possible; use a separate sheet if necessary.

The proposed replat is consistent with the Development Agreement entered into between Rose Garden LLC and the city of Scottsdale (Amended + Restated Agreement 2005-121-COS-A2 recorded 7/20/07 as document # 20070824739).

The subject property is undeveloped east of the existing 70th Place and developed with an existing office building west of 70th Place. A retail building is located on the future East Small parcel. All current improvements will be demolished. The requirements of the above noted development agreement affect how the replat is configured.

RECEIPT

DATE 10/1/07 No. 237497

RECEIVED FROM Martha West CK# 1118 \$ 77⁰⁰

Seventy Seven & ⁰⁰/₁₀₀ CK# 1389 DOLLARS

FOR RENT
 FOR ROSE GARDEN REPLAT PRE-APP

ACCOUNT _____ FROM _____ TO _____

PAYMENT _____ CASH CHECK

80-312-7088

Revision Date: 16-May-05

ATTACHMENT A

Parcel Numbers:

173-48-044C

173-50-066C

173-50-065A

173-50-064A

173-50-063A

173-50-062A

173-50-059

173-50-060A

173-42-028A

Destination	Start Time	Time	Prints	Result	Note
4809470262	02-12 12:58	00:03:45	010/010	OK	

Note TMR: Timer TX, POL: Polling, ORG: Original Size Setting, FME: Frame Erase TX,
 MIX: Mixed Original TX, CALL: Manual TX, CSRC: CSRC, FWD: Forward, PC: PC-Fax,
 BND: Double-Sided Binding Direction, SP: Special original, FCODE: F-code, RTX: Re-TX,
 RLY: Relay, MBX: Confidential, BUL: Bulletin, SIP: SIP Fax, IPADR: IP Address Fax,
 I-FAX: Internet Fax

Result OK: Communication OK, S-OK: Stop Communication, PW-OFF: Power Switch OFF,
 TEL: RX from TEL, NG: Other Error, Cont: Continue, No Ans: No Answer,
 Refuse: Receipt Refused, Busy: Busy, M-Full: Memory Full,
 LOVR: Receiving length Over, POVER: Receiving page Over, FIL: File Error,
 DC: Decode Error, MDN: MDN Response Error, DSN: DSN Response Error.



Planning and Development Services
 7447 East Indian School Road
 Scottsdale, Arizona 85251

TO: Scott Friend
 480-947-0262

**PRELIMINARY PLAT
 PLAN & REPORT REQUIREMENTS**

The following information may be utilized as a guide, but shall not be considered a complete list of required information. Since each development/project is different, the City of Scottsdale reserves the right to request additional information to ensure a project is in compliance with all City requirements, codes, ordinances, and approvals. The information contained within is not the requirements for final plan approval. Contact the Planning and Development Services Department for the Quality Submittal information.

- Additional information may be required depending on zoning district, development, Zoning Case (ZN), Use Permit (UP), Master Environmental Design Concept Plan (MEDCP), Master Design Concept Plan (MDCP), Building and Fire codes, previous Development Review Board (DRB) stipulations, and/or the Design Standards & Policies Manual (DS&PM).
- All plans shall be label and dated.
- All plans shall be on 24" x 36" plan size paper.
- All fonts shall be 12 point unless otherwise indicated.
- All plans shall contain a written and bar scale on each plan sheet. (Example 1" = 30'-0" and $\frac{0}{30} \frac{60}{1}$)
- All plans shall contain the project name, design professional(s), and Owner.
- The required plans shall contain the following information indicated with an "☒". The information that is not marked may be required by the district and shall be provided as required. Additional information may be required.

PRELIMINARY PLAT PLAN

- The Preliminary Plat Plan shall address all Zoning Ordinance requirements, ZN, and UP stipulations. The site plan shall match the civil plans, landscape plans, open space plan, Natural Area Open Space (NAOS) plan, and electrical site plan.
- ☒ The Preliminary Plat Plan shall be provided in accordance with the Design Standards and Policies Manual.
- ☒ All required easements in accordance with the City of Scottsdale's requirements shall be shown.
- ☒ When Scenic Corridors, Buffered Setbacks, Desert Scenic Roadways Setback, Vista Corridors are required, they shall identified on the Preliminary Plat Plan. Scenic Corridors, Buffered Setbacks, Desert Scenic Roadways Setback shall be contained in a Scenic Corridors Easement, and Vista Corridors shall be contained with a Vista Corridor Easement.
- ☒ NAOS easements that will be dedicated on the Final Plat are to be shown.
- ☒ Boulder, boulder outcrops, unstable slopes, and protected peaks and ridges that are required to be preserved in accordance with the zoning ordinance shall be contained within NAOS easements that will be dedicated on the Final Plat.
- ☒ Show the existing and proposed location of the fire hydrants on the preliminary plat.
- ☒ Other _____

BUILDING ENVELOPE EXHIBIT

(Environmentally Sensitive Land Ordinance (ESL) areas)

- ☒ The building envelope exhibit shall comply with the requirements of the Design Standards and Policies Manual.

6-PP-2008
 1st: 2/26/08

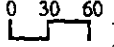


Planning and Development Services
7447 East Indian School Road
Scottsdale, Arizona 85251

480-947-0202

PRELIMINARY PLAT PLAN & REPORT REQUIREMENTS

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- All plans shall contain the project name, design professional(s), and Owner.
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- When Scenic Corridors, Buffered Setbacks, Desert Scenic Roadways Setback, Vista Corridors are required, they shall identified on the Preliminary Plat Plan. Scenic Corridors, Buffered Setbacks, Desert Scenic Roadways Setback shall be contained in a Scenic Corridors Easement, and Vista Corridors shall be contained with a Vista Corridor Easement.
- NAOS easements that will be dedicated on the Final Plat are to be shown.
- Boulder, boulder outcrops, unstable slopes, and protected peaks and ridges that are required to be preserved in accordance with the zoning ordinance shall be contained within NAOS easements that will be dedicated on the Final Plat.
- Show the existing and proposed location of the fire hydrants on the preliminary plat.
- Other _____

BUILDING ENVELOPE EXHIBIT

(Environmentally Sensitive Land Ordinance (ESL) areas)

- The building envelope exhibit shall comply with the requirement of the Zoning Ordinance.
- The building envelope shall be dimensioned to each property line. Irregular shaped envelopes shall include multiple dimensions to a property line; if multiple dimensions are not provided the first...

- The allowable building area within the building shall be identified.
- The design of the building envelopes shown on the exhibit shall take into account all requirements of the NAOS dedication, revegetation, and NAOS setback requirements of the DS&PM.
- Boulder, boulder outcrops, unstable slopes, and protected peaks and ridges that are required to be preserved in accordance with the zoning ordinance shall be identified on the Building Envelope Exhibits.
- Other _____

SITE PLAN

(For Gate Houses and Gated Entries if Proposed as Part of the Development)

- Scale minimum 1" = 40'-0"
- North arrow
- Parcel Dimensions
- Show each structure's/building's footprint
- Dimension and label all right-of-ways and easements
- Dimension from building(s) to each property line
- Indicate sidewalk locations, pavement types, and size
- Label the NAOS easement
- Label and dimension the Scenic Corridor easement
- Show the location of the proposed trails
- Lowest finished floor for each building is labeled (may be provided on the civil plans)
- Perimeter wall(s) and screen wall(s) locations shall be shown graphically
- Provide a dimension from the right-of-way centerline to the face of curb
- Show all right-of-way improvements (street, sidewalk, driveway, etc.)
- Indicate location of above ground utility equipment and screening
- Provide a minimum of three top-of-curb elevations (large site will require more) on each adjacent street (may be provided on the civil plans)
- Fountains/water features shall be in conformance with section 49-242. All fountains require the approval of City of Scottsdale's Water Resource Department
- The site plan shall address ADA accessibility access issues.
- Sight visibility triangles (SVT), drawn pursuant to the Design Standards and Policy Manual (DS&PM), shall be shown to the curb line. (DS&PM Figure 5.3-26 at driveway entrances, and DS&PM Figures 5.3-26 and 5.3-27 at intersections)
- Drive aisles and gated drive entrance shall be dimensioned and comply with DS&PM and the City of Scottsdale's Supplement to MAG Standard Details.
- Fire Department requirements. (See requirement at the end of this packet)

SITE DETAILS

- When provided, screen wall, site wall, retaining walls, and site fencing elevation details shall be provided, call out colors and material finishes. The colors and materials shown shall match the color and material board.
- Building colors and materials shall address the Zoning Ordinance requirements, and their locations shall be clearly indicated on the elevations.
- Lot light pole details.
- Other _____

NAOS PLAN

(ELS Areas)

- When an NAOS plan is required, the following information indicated with an "☒" shall be provided on the NAOS plan. Requirements may vary and additional information may be required, depending on the zoning district, development, ZN and UP stipulations.
- The NAOS plan and the open space plan address different Zoning Ordinance requirements and are to not be combined in to one plan.

- The slope analysis shall be sealed and signed by a Civil Engineer, Landscape Architect, or Surveyor Registered in Arizona.
- The slope analysis graphic shall clearly identify all slope categories, as defined by the Zoning Ordinance, by hatching, separate colors, etc.
- Based on the gross lot area, the slope analysis shall identify all slope category total square footage to the hundredth place. The chart shall be representative of the Section 6.1060 Table A.

- Total NAOS area required in sqft (show calculations based on the slope category), and the total area provided shall be identified on the plan.
- The total allowable revegetated NAOS in sqft (show calculations) and the total provided revegetated NAOS areas shall be identified on the plan.
- Each total calculated NAOS area on the NAOS plan shall be separately identified, and each area's individual square footage shall be identified to the hundredth place.
- Each calculated area's revegetated NAOS on the NAOS plan shall be separately identified, and each area's individual square footage shall be identified to the hundredth place.
- Each calculated area minimum square footage and width must meet the Zoning Ordinance requirements.
- Sidewalks, drive aisles, rip rap, drainage structures, streets, paved path, and similar shall not be counted as NAOS.
- NAOS that is to be dedicated adjacent to a wall shall be identified as revegetated NAOS for a width of 5'-0" and the length of the wall.
- NAOS that is to be dedicated adjacent to a driveway or parking lot shall be identified as revegetated NAOS for a minimum width of 5'-0" and the length of the driveway or parking lot.
- NAOS that is to be dedicated over public utility, water line, and sewer line easements shall be identified as revegetated NAOS for a width and length of the easement within the NAOS easement.
- NAOS that is to be dedicated over private utilities shall be identified as revegetated NAOS for a minimum width of 10'-0" and the length of the improvement within the NAOS easement. Additional area may be required based on the type and size of the improvements.
- NAOS shall not be dedicated within 5'-0" of a building.
- NAOS dedicated within 10'-0" of a building shall be identified as revegetated NAOS.
- Applications that propose to dedicate NAOS on lot at the time of lot development shall provide at table on the NAOS plan that includes the following column headings:

- Lot Number.
- Lot Area in square feet. (To be provided to the hundredth place.)
- Total NAOS to be dedicated on lot in square feet. (To be provided to the hundredth place.)
- Total Revegetated NAOS allow on lot in square feet. (To be provided to the hundredth place.)
- Undisturbed NAOS dedicate on lot with the Final Plat in square feet. (To be provided to the hundredth place.)
- Revegetated NAOS dedicate on lot with the Final Plat in square feet. (To be provided to the hundredth place.)

The table shall also include the following rows:

- Total all of the columns except the Lot Number column.
- Provide the total NAOS required without amended development standards.
- Provide the total NAOS provided in order to obtain the amended development standards; only if the application is requesting amended development standards.
- Provide the total revegetated NAOS allowed.

Other _____

BOULDER FEATURES, BOULDER COLLAPSE, UNSTABLE SLOPES, NATURAL LANDMARKS AND ARCHAEOLOGICAL SITES, AND PROTECTED PEAKS AND RIDGES PLANS

(ESL areas – When required)

- The Boulder Features, Unstable Slopes, Natural Landmarks and Archaeological Sites, and Protected Peaks and Ridges Plans are color aerials of the parcel(s) to be developed.

- Two plans are required:

- The Boulder Features, Unstable Slopes, Natural Landmarks and Archaeological Sites, and Protected Peaks and Ridges Existing Conditions Plan, and
- The Boulder Features, Unstable Slopes, Natural Landmarks and Archaeological Sites, and Protected Peaks and Ridges Proposed Development Plan.

The Boulder Features, Boulder Collapse, Unstable Slopes, Natural Landmarks and Archaeological Sites, and Protected Peaks and Ridges Existing Conditions Plan:

- 1-foot Contour lines are to be shown, and every 5 foot contour is to be labeled with the elevation.
- Existing parcel lines are to be shown and dimensioned.
- Boulder features, boulder collapse, boulder outcrops, unstable slopes, natural landmarks and archaeological sites and protected peaks and ridges as defined by the zoning ordinance shall be identified with a separate line type and labeled on the plan.

The Boulder Features, Boulder Collapse, Unstable Slopes, Natural Landmarks and Archaeological Sites, and Protected Peaks and Ridges Proposed Development Plan:

- Proposed parcel lines are to be shown and dimensioned.
- Proposed building envelopes are to be shown.
- Existing parcel lines are to be shown and dimensioned.
- Boulder features, boulder collapse, boulder outcrops, unstable slopes, natural landmarks and archaeological sites and protected peaks and ridges as defined by the zoning ordinance shall be identified with a separate line type and labeled on the plan.
- Other _____

ENTRY GATE HOUSE ELEVATIONS

(If Proposed as Part of the Development)

- The following information indicated with an "☒" shall be provided on the elevations for all developments. Requirements may vary and additional information may be required, depending on the zoning district, development, ZN and UP stipulations.
 - The elevations shall address Zoning Ordinance requirements and the any associated case stipulations.
 - The building height shall be measured pursuant to the Zoning Ordinance. Dimensions, at a minimum, shall be provided from the Lowest Finished Floor (as identified by the Civil Engineer) to the top of building. Additional dimensions may be required.
 - Building colors and materials shall address the Zoning Ordinance requirements, and their locations shall be clearly indicated on the elevations.
 - All roof-mounted equipment shall be dashed in on all elevations. Roof-mounted equipment shall be completely screened by parapet or a screen wall. Screen walls shall utilize architectural colors and material finishes that match the building. (Line of sight is not a recognized method of screening.)
 - Any wall-mounted lights shall be labeled and dimensioned to the top of the fixture. Exterior wall-mounted lights are considered site lighting and shall be included in the photometrics calculations.
 - Other _____

LANDSCAPE PLAN

- The following information indicated with an "☒" shall be provided on the landscape plan. Requirements may vary and additional information may be required, depending on the zoning district, development, and rezoning and use permit stipulations.

Plant Palette:

- The landscape plans shall contain an over plant palette.

- Each plant type including salvage plant material shall have its own individual symbol. (When the same plant is utilized in multiple sizes, each size shall be identified separately.)
- All plants shall be assigned a planting size.
- Trees over 15 gallons shall be identified by the trunk caliper size.
- Turf shall be identified by the total square footage (sqft) provided.
- All plants utilized in the right-of-way shall be listed on the Arizona Department of Water Resource's (ADWR) Phoenix Active Management Area plant list. All plant material utilized in the right-of-way in Environmental Sensitive Lands (ESL) areas shall be on the ADWR and ESLO the plant lists.
- All plants utilized on site shall be listed on the Arizona Department of Water Resource's (ADWR) Phoenix Active Management Area plant list.
- If water-intensive plants (any plant not on the ADWR) are utilized, the maximum allowable square feet (sqft) shall be indicated adjacent to the plant list, pursuant to the City of Scottsdale City Code Section 49-245, 49-246, and 49-247 (show the calculation). The total growth area in sqft of the water intensive plants shall be provided.
 - When water-intensive plants are utilized, the total landscape water usage shall be provided on the plans. The maximum water usage for the entire development shall not exceed 10 acre-feet per year. If usage exceeds this amount, written approval must be obtained from the City of Scottsdale's Water Resource Department (SWRD).
- All plant palettes in the ESL overlay zoning shall utilize plants from the City of Scottsdale's ESL Plant List.
- Hydro-seed mixtures shall be identified separately from the plant list. Each plant in the Hydro-seed mixture shall be identified by its common and botanical name. Depending on the location in the city, the mixture may be required to be selected from the ESLO plant list.

Landscape Planting Plan

- Scale minimum 1" = 30'-0"
- North arrow
- All disturbed areas without structures or hardscape improvements shall be revegetated.
- Show the location of all plants to be planted in accordance with the Zoning Ordinance and any landscaping to remain.
- Hydro-seed area shall be clear indicated on the plans by hatching, etc. The maximum separation of planted plants in a hydro-seed area is 10 feet.
- Scenic Corridors shall be maintained and/or revegetated in accordance with the City of Scottsdale's Scenic Corridors Design Guidelines.
- Medians landscaping shall be provided in accordance with the DS&PM.
- All easements shall be shown and labeled.
- All NAOS areas, natural and revegetated shall be shown and labeled.
- Trees shall not be planted in the Public utility Easements(s).
- All right-of-way improvements (streets, sidewalks, trails, etc.) adjacent to the project shall be shown and dimensioned.
- Sight visibility triangles (SVT), drawn pursuant to the Design Standards and Policy Manual (DS&PM), shall be shown to the curb line. (DS&PM Figure 5.3-26 at driveway entrances, and DS&PM Figures 5.3-26 and 5.3-27 at intersections).
- Multi-truck trees shall not be provided in the SVT.
- Trees shall not be planted within 7'-0" of a public water line and/or sewer line.
- Boulders are considered fixed objects and shall not be placed within the roadside clear zone. Refer to DS&PM for placement criteria.
- Other _____

ELECTRICAL SITE PLAN

- The following information indicated with an "☒" shall be provided on the electrical site plan for all developments. Requirements may vary and additional information may be required depending on the zoning district, development, ZN, and UP stipulations.
 - The electrical site plan shall address the Zoning Ordinance, ZN, and UP stipulations regarding onsite lighting.

- All exterior lights shall include an identifier (symbol or letter, ex. ⊖ or SA) that shall be cross-referenced to the light schedule and photometrics.
- Landscape lighting is considered on site lighting and shall be identified on the Plans. Landscape lighting maybe shown on a separate plan sheet
- Other _____

EXTERIOR LIGHTING DETAILS

- All exterior fixture lighting manufacture cut sheets shall be provided on 24"x36" paper, 8 ½" x 11" separate sheets will not be accepted. Each cut sheet shall clearly identify the light fixture manufacture number utilized, the plan cross-reference identification, and be legible. (State law prohibits Mercury Vapor lighting.) The cut sheets shall include:
 - Light fixture manufacture number
 - Plan identification symbol or abbreviation
 - Fixture graphic
 - Fixture type
 - Fixture add-ons if utilize
 - Lamp type utilized
 - All photometric data
 - Candela distribution curve
- All exterior lighting manufacture cut sheets shall address the Zoning Ordinance, ZN, and UP stipulations. All cut sheet information shall be legible. Information that is not legible shall not be accepted. (State law prohibits Mercury Vapor lighting.)
- Up-lighting, if proposed, must be identified at the time of the DRB application. (State law prohibits the use of High Intensity Discharge up-lights over 70 watts.)
- Other _____

PHOTOMETRICS

- **Require when providing exterior lighting other than landscape lighting.**
- Photometrics plans shall be provided for the entire site addressing Zoning Ordinance, ZN, UP, DRB, Design Guidelines, and the Staff Policy for Site Lighting. Additional information may be required by staff after they have evaluated the design.
- There is a minimum of two photometric studies required for each project. They are (1) the horizontal illuminance on the site, and (2) the vertical light trespass around the perimeter of the site. Each plan requires the following information:
 - A point-by-point foot-candle reading. The horizontal photometric plan grid points, utilizing distinctive grip point symbols (example: *), shall have a maximum spacing of 10'-0" between each point across the entire site, and 10'-0" past the property line. The vertical photometric plan grid point shall be provided only along the property line with a maximum spacing of 10'-0" between each point.
 - A foot-candle reading shall also be provided under at least one of each light fixture type.
 - The plan shall include the lighting templates generated by the lighting design software program to calculate the foot-candle readings. The template shall be for the fixture and lamp specified on the plans. The plan's fixture type identification shall match the cut sheets, electrical site plans, and the lighting schedule. This information shall be provided in a summary table.
 - The plan shall identify the initial maximum, minimum, and average illuminance on the horizontal photometric plan and vertical photometric plan.
 - The plan shall identify the total maintenance (light loss) factor utilized.
- The maintained light loss factor for all horizontal photometric analysis shall not be below 0.70.

Plans shall only include one horizontal reading across the entire site. Only the building footprint shall masked out from the reading. When separate grids are utilized on the same plan a separate grid symbol

- The Light Trespass plan (vertical illuminance) shall provide point-by-point foot-candle readings 6'-0" above grade along the entire property line, with the reader at 90-degrees nadir and aimed perpendicular into the site. All light trespass plans reading shall be based on the initial illuminance, 1.00.
- The horizontal illuminance photometric plan, and the vertical light trespass plan may be combined into one sheet if the readings utilize distinctive symbols, a separate summary table for all fixtures utilized, and separate total light loss factors utilized.
- The Photometrics plan shall provide a lighting fixture summary table that presents the following information:
 - Plan identification symbol or abbreviation
 - Fixture type (include the manufacture product identification catalog number)
 - Lamp type (include the manufacture product identification catalog number and wattage)
 - Lamp Lumens
 - Lamp degree Kelvin
 - Fixture lens height above lowest adjacent finished grade
 - Total Light loss factor utilized.

WATER AND SEWER (WASTE WATER) BASIS OF DESIGN REPORTS

- The Water and Sewer Basis of Design Reports shall be prepared in accordance with the DS&PM requirements. The reports shall also address the City of Scottsdale's City Code; additional information may be required, depending on the zoning district, development, ZN and UP stipulations.

WATER AND SEWER (WASTE WATER) MASTER PLANS

- The Water and Sewer Master Plans shall be prepared in accordance with the DS&PM requirements. The reports shall also address the City of Scottsdale's City Code; additional information may be required, depending on the zoning district, development, ZN and UP stipulations.

DRAINAGE REPORT

- The drainage report shall be prepared in accordance with the DS&PM requirements. The reports shall also address the City of Scottsdale's City Code; additional information may be required, depending on the zoning district, development, ZN and UP stipulations.

CIVIL GRADING AND DRAINAGE PLAN

- The civil grading and drainage plan shall be prepared in accordance with the DS&PM requirements. The plan shall also address the City of Scottsdale's City Code; additional information may be required, depending on the zoning district, development, ZN and UP stipulations.

Proposed roadway and driveway slopes shall be indicated on the plans.

➤ Driveway and roadway slopes shall comply with the DS&PM. ESL zoned areas also shall comply with the Design Guidelines & Policies for Environmentally Sensitive Lands handbook.

Other _____

FIRE DEPARTMENT REQUIREMENTS

- The following information is to be utilized as a guide; all projects are subject to the City of Scottsdale's Fire Ordinance and shall be designed accordingly.

Show Fire Department design requirement in accordance with the DS&PM.

The gate opening for gated entries shall be a minimum of 20-feet.

A knock and strobe access system shall be provided for all gates. The location is to be shown on the site plan for the entry gate.



Digital Submittal Requirements

Plan Review Applications

SUBMITTAL REQUIREMENTS

ACCEPTABLE FILE FORMATS: DWG, DXF, and DGN

MEDIA must be stamped and signed by certified professional on disk label

Accepted media: CD-ROM, Floppy Disk & Zip Disk

LAYERS

Provide hardcopy Index of Layers, which should include the following:

Plan Name, Layer Name and Description (see example below)

Plan Name	Layer Name	Description
Site Plan	SITE_01	Site Plan
A1.2	WRK-SHT	Site Plan Worksheet
FP-WS	FLR_PLN WS	Floor Plan Worksheet

Rules for layering include:

- Max thirty-one (31) characters long
- May contain letters, numbers, the dollar sign, hyphens and underscores (no spaces)
- Limited to the following true type fonts: **Arial, Times New Roman and Courier New**

GEOREFERENCING

- ALL DRAWINGS SHOULD CONTAIN GEOGRAPHIC REFERENCES TO SCALE LEGAL BOUNDARIES (i.e. parcel lines or street central lines) WITH THE FOLLOWING COORDINATE SYSTEM:

- North American Datum (NAD) 1983
- State Plan = Arizona Central (ground)
- Units of Measure = Feet

If you need assistance in georeferencing your drawings, please contact your software provider or refer to your software reference documentation.

Georeferencing a drawing makes it easy for the city to fit it into our geographic information system.

Planning and Development Services Department



Preliminary Plat Application Checklist

Project Name: _____ COS Project Number: _____ - PA - _____

At your pre-application meeting, your project coordinator will identify which items are required for submittal. Please note that ALL items checked will be required at the time of formal submittal. An appointment must be scheduled to submit this application. To schedule your submittal meeting, please call Current Planning at 480-312-7000.

PART I -- GENERAL REQUIREMENTS

All Graphics And Plans Shall Be To Scale And Dimensioned. (No binders please)

Req'd Rec'd Description of Documents Required for Complete Application. No application shall be accepted without all information in above section and without all items marked below.

MW
MW
MW
MW
MW
MW
MW
MW
Scott

1. Completed Application Checklist (*this form*)

2. Application Fee -- \$ _____ (subject to change every July)

3. Completed Application Form (*form provided*)

4. Proposition 207 information handout (sample agreement provided)

5. Letter Of Authorization (from property owner(s) if property owner did not sign the application form) *need Fred signature; authority to execute from Alcalan.*

6. Project Narrative (form included) *Describe subdivision layout and include justification for any proposed Amended Development Standards*

7. Proposed Amended Development Standards (see sample) – should meet Maricopa County recording requirements.
• Proposed amended development standards justification form (provided)

8. Current Title Report (requirements form provided) *- 1 more update*
• 8-1/2" x 11" – 1 copy
Include complete Schedule A and Schedule B.

9. Legal Description: (if not included in Title Report)
• 8-1/2" x 11" -1 copy

10. Site Location Map (see sample)
• 8-1/2" x 11 – 1 copy

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11. Provide A Combined Context Aerial And Context Site Plan (minimum of 1/2 mile in each direction):

- 24" x 36" -2 color copies folded
- 8-1/2" x 11" -1 color copy

Aerial Shall Not Be More Than 1 Year Old And Shall Include An Overlay Of The Site Plan showing lot lines, tracts, easements, street locations/names and surrounding zoning for a radius from the site of:

_____ 1 mile
 other 1/4 mile

Show the proposed site plan in relation to surrounding development including the following:

- Building footprints and other site improvements such as drives, parking areas, site walls (indicate height of buildings and site walls)
- Label surrounding zoning and land uses
- Streets including sidewalks, and any surrounding driveways or intersections
- Show bike paths and trails
- Development plans approved by the Development Review Board during the past year that have not been constructed. (Approved plans are available at the Scottsdale Records Division at 7447 E. Indian School Road, Suite 105).

12. Existing Conditions Photo Exhibit: Provide Photos, Use Same As In DRB Packets On 8-1/2" x 11" Size Paper (Printed digital photos are OK) (see example)

- Photos mounted on cardboard, foamboard, particleboard, posterboard or other material will not be accepted.
- See attached Existing Conditions Photo Exhibit graphic showing required photograph locations and numbers.
- Provide **1 color original set**

13. Preliminary Plat Notification Affidavit (provided)

14. Digital Subdivision Plat Submittals: (See attached "Notification of Digital Subdivision Plat Submittal," "Subdivision Plats CAD Layering Guidelines," "Subdivision Plats CAD Standards and Naming Conventions") and digital submittal requirements – **2 copies** due as shown below:

- **1st Copy** -due at time of submittal for preliminary plat (**Note:** If there are changes in the number of lots during the Development Review process, a revised digital file submittal will be required.)
- **2nd Copy** – due with the mylar submittals for final plat

15. Archaeological Resources

- Certificate of No Effect / Approval Application Form (form provided)
- Archaeology Survey and Report -**3 copies**
- Archaeology 'Records Check' Report Only -**3 copies**
- Copies of Previous Archeological Research -**1 copy**
- Map(s)/Narrative for any archaeological resources within a Master planned Development or larger project- **1 copy**

16. Historic Property: (existing or potential historic property)

- Narrative describing proposal to preserve the historic character or compliance with property's existing Historic Preservation Plan

M.W.
Scott

M.W.

M.W.

Scott

17. Completed Airport Vicinity Development Checklist -Your property is located within the vicinity of the Scottsdale Municipal Airport (within 20,000 foot radius of the runway; information packet provided)

AW. 18. Policy On Appeals Of Required Dedications And/Or Exactions (see provided)

19. Neighborhood Involvement (information packet provided)

PART II -- REQUIRED PLANS & RELATED DATA

All Graphics And Plans Shall Be To Scale And Dimensioned.

Coming late

Sc 6H 1. Preliminary Plat and Site Plan: (include all recorded plat information within 100+ feet of the plat boundary and show all applicable setbacks on each site (see included Plan and Report Requirements)

- 24" x 36" -17 copies folded
- 8-1/2" x 11" -1 copy
- Digital -1 copy (See included Digital Submittal Plan Requirements)

2. Conceptual Landscape & Walls Plans:

- 24" x 36" -1 color copy folded
- 8-1/2" x 11" -1 color copy

3. Proposed Codes, Covenants, & Restrictions (CC&R's):

- 8-1/2" x 11" -1 copy

4. Phasing Plans showing the proposed infrastructure and access to each phase of the development:

- 24" x 36" -1 copy folded
- 8-1/2" x 11" -1 copy

PART III -- ENGINEERING & RELATED DATA REQUIREMENTS

All Graphics And Plans Shall Be To Scale And Dimensioned.

Y.S. 1. Results Of Alta Survey

- 24" x 36" -1 copy folded (not older than 30 days)

2. Topography Map: (refer to ESL Ordinance for specific contour intervals):

- 24" x 36" -1 copy folded
- 8-1/2" x 11" -1 copy

3. Drainage Report: See Sec. 4.700 of the City's Design Standards & Policies Manual for specific submittal and content requirements. The report shall be bound (3 ring, GBC or coil wire, no staples) with card stock front and back covers, and must include all required exhibits, full color aerial/topo maps and preliminary grading and drainage plans. Full size plans/maps shall be folded and contained in pockets.

- Demonstrate compliance with Army Corp. of engineers with 404 compliance
- Demonstrate compliance with National Pollutant Discharge Elimination System (NPES)
- 8-1/2" x 11" -2 copies of the Drainage Report including full size plans/maps in pockets
- Digital -1 copy (See included Digital Submittal Plan Requirements)

Planning Systems will not process project applications until the Drainage Report contains sufficient information in detail, scale and clarity for review.

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*total
to take to
there.*

4. Water Sampling Station

- Show location of sample stations on the preliminary plat.
- Fax 8 1/2" x 11" copy of the preliminary plat with sampling stations to the Water Quality Division.

Attn: Craig Miller. Fax 480-312-8728/ Phone 480-312-8743

5. Traffic Impact Study (Refer to TIMA Process Overview Document)

- 3 copies

6. Cross Section Detail -Conceptual design submittals needed to assess the physical impact of the proposed development.

- **Site Cross-Sections** Showing existing and proposed grade lines, and all finished floor elevations of adjacent sites
- **Drainage Structures** (when topography or channel are significant)
- **Retaining Walls** (when topography is significant).

7. Water Study (basis of design report)- 3 copies

8. Waste Water Study (basis of design report)- 3 copies

PART IV -- ENVIRONMENTAL SITE PLANS – for each of the following checked site plans provide:

- 24" x 36" - 1 copy folded
- 8-1/2" x 11" - 1 copy

1. Natural Area Open Space (NAOS) Analysis Plan

2. Proposed Development Envelope Concept Plan

3. Color Slope Analysis Superimposed on Topography Map With NAOS Calculations

4. Cuts & Fills Site Plan

5. Native Plant Submittal (identifying location of protected plants in relationship to plat improvements):

- 24" x 36" -1 copy folded

See Sec. 7.504 of the Zoning Ordinance for specific submittal requirements.

6. Topography/Aerial Overlay With Site Plan Superimposed

7. Landforms Types Map

8. Unstable Slopes/Boulder Rolling Map & Report

9. Bedrock & Soils Map & Report

10. Conservation Area, Scenic Corridor, Vista Corridor Plans Map (including typical cross-section details & concept narrative)

Planning & Development Services Department

11. Bikeways & Trails Plan (including typical cross-sections)

12. Other: _____

Applicant Signature

Coordinator Signature

Date

Date

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Plan Name	Layer Name	Description
Replat	0	General Layer
Replat	C-RW-CL	Centerline of Stetson
Replat	CURVE_TABLE_BORDER	Border of Curve Table
Replat	CURVE_TABLE_HEADER	Header of Curve Table
Replat	CURVE_TABLE_TEXT	Curve Table Text
Replat	G_ALLEY_ONE_PIECE	Combined Parcels Comprising Alley
Replat	G_CENTERLINE	Centerline of 5th Avenue
Replat	G_CENTERLINES	Centerline
Replat	G_CL_LABELS	Centerline Labels
Replat	G_EASEMENTS	Easements
Replat	G_EASEMENTS_HATCH	Hatching of Easements
Replat	G_EASEMENTS_LABELS	Labeling of Easements
Replat	G_EQPM_CLEAR_ZONE	Required Clearance Around Electrical Transformers
Replat	G_EQPM_CLEAR_ZONE_EASEMENT	Required Clearance Around Electrical Transformers Easement
Replat	G_EXTENSION_TO_ALLEY	Lot Lines Extended to North Alley Line
Replat	G_FOUND	Found Monuments
Replat	G_KEYNOTES	Keynotes Denoting Recorded Documents
Replat	G_LOT_7_TITLE	Lot 7 of Western Park Properties According to Provided Title Report
Replat	G_LOT_8_OTHER_TITLE	Lot 8 of Western Park Properties According to Provided Title Report
Replat	G_LOT_NUMBERS	Western Park Properties Lot Numbers
Replat	G_MONUMENT	Street Monuments
Replat	G_MONUMENT_LABELS	Street Monument labels
Replat	G_NEARY_ALLEY_LABELS	Labels of Alley Adjacent to Neary Place and Neary Place Plat 2
Replat	G_NEW_ALLEY_FRONT	Alley Dedicated in Lot 3 of Western Park Properties
Replat	G_NEW_PARC_EDITED_6-14-06	Stetson Canal Parcels
Replat	G_NEW_PROP_LOTS 1&2	Property Lines of Western Park Properties Lots 1 and 2
Replat	G_PARKING_PARCELS	Parking Easements Dedicated in Lots 3 and 4 of Western Park Properties
Replat	G_PARKING_PARCELS_HATCH	Hatching of Parking Easements Dedicated in Lots 3 and 4 of Western Park Properties
Replat	G_PARKING_PARCELS_HATCH_OUTL	Outline for Hatching of Parking Easements Dedicated in Lots 3 and 4 of Western Park Properties
Replat	G_PLAT	Property Lines According to the Plat of Western Park Properties
Replat	G_PLAT_70TH_PL_ALLEY	Alley Lines According to the Plat of Western Park Properties
Replat	G_PLAT_CL	Centerline
Replat	G_PLAT_CL_LABELS	Centerline Labels
Replat	G_PROP_FIRE_HYD	Proposed Fire Hydrants
Replat	G_PROP_FIRE_HYDLABELS	Proposed Fire Hydrant Labels
Replat	G_REPLAT_23_ABANDON	Easement in Lot 23 to be Abandoned
Replat	G_REPLAT_23_ABANDON_LABELS	Easement in Lot 23 to be Abandoned Labels
Replat	G_REPLAT_BORDER	Border of Replat
Replat	G_REPLAT_CEN_CHIP_BNDRY	Outer Boundary of Center Chip Parcel
Replat	G_REPLAT_CEN_CHIP_BNDRY_INT	Interior Boundary of center Chip Parcel
Replat	G_REPLAT_CEN_CHIP_LABELS	Labels for Center Chip Parcel
Replat	G_REPLAT_CEN_LAR_DON	Donuts Denoting Deflection Points in Center Large Parcel
Replat	G_REPLAT_CEN_LAR_DON_RD_MAP	Donuts Denoting Deflection Points in Center Large Parcel for Exhibit Showing Existing and to Be Abandoned Stuff

Replat	G_REPLAT_CEN_LARGE_BNDRY	Outer Boundary of Center Large Parcel
Replat	G_REPLAT_CEN_LAR_LAB	Labels for Center Large Parcel
Replat	G_REPLAT_CEN_LAR_LAB_RD_MAP	Labels for Center Large Parcel for Exhibit Showing Existing and to Be Abandoned Stuff
Replat	G_REPLAT_DUMP_ABANDON	Dumpster Easement to be Abandoned
Replat	G_REPLAT_DUMP_ABANDON_LABELS	Dumpster Easement to be Abandoned Labels
Replat	G_REPLAT_E_LAR_DON	Donuts Denoting Deflection Points for East Large Parcel
Replat	G_REPLAT_E_LAR_DON_RD_MAP	Donuts Denoting Deflection Points for East Large Parcel for Exhibit Showing Existing and to Be Abandoned Stuff
Replat	G_REPLAT_E_LAR_LAB	Labels for East Large Parcel
Replat	G_REPLAT_E_LAR_LAB_RD_MAP	Labels for East Large Parcel for Exhibit Showing Existing and to Be Abandoned Stuff
Replat	G_REPLAT_E_SML_DON	Donuts Denoting Deflection Points for East Small Parcel
Replat	G_REPLAT_E_SML_DON_RD_MAP	Donuts Denoting Deflection Points for East Small Parcel for Exhibit Showing Existing and to Be Abandoned Stuff
Replat	G_REPLAT_EASE_COMB_PER_REC	Recorded Easements Combined on One Layer
Replat	G_REPLAT_E_SML_LAB	Labels for East Small Parcel
Replat	G_REPLAT_E_SML_LAB_RD_MAP	Labels for East Small Parcel for Exhibit Showing Existing and to Be Abandoned Stuff
Replat	G_REPLAT_EASE_RECORD_HATCH	Recorded Easements Hatching
Replat	G_REPLAT_EAST_LARGE_70TH_CONT	East Large Boundary on 70th Place with Continuous Linetype
Replat	G_REPLAT_EAST_LARGE_BNDRY	Outer Boundary of East Large Parcel
Replat	G_REPLAT_EAST_SMALL_70TH_CONT	East Small Boundary on 70th Place with Continuous Linetype
Replat	G_REPLAT_EAST_SMALL_BNDRY	Outer Boundary of East Small Parcel
Replat	G_REPLAT_NEW_DUMP	New Dumpster Easement to Be Dedicated in the Future
Replat	G_REPLAT_NEW_PARKING_EASE	New Parking Easement to Be Dedicated in the Future
Replat	G_REPLAT_PARC_LABELS	Labels of Parcels
Replat	G_REPLAT_PARC_LABELS_NOT_PART	Labels of Neighboring Parcels
Replat	G_REPLAT_PARC1&2_ALL_GREY	Boundary of Neighboring Parcels' Alley in Grey
Replat	G_REPLAT_PARC1&2_ALL_GREYLAB	Labels for Neighboring Parcels' Alley in Grey
Replat	G_REPLAT_PARC1&2_GREY	Boundary of Neighboring Parcels in Grey
Replat	G_REPLAT_PARC1&2_GREY_NOT	Boundary of Neighboring Parcels in Grey
Replat	G_REPLAT_PARC1&2ALLEYGREYNOT	Boundary of Neighboring Parcels' Alley in Grey
Replat	G_REPLAT_PARKING_ABANDON	Parking Easement to Be Abandoned
Replat	G_REPLAT_PARKING_ABANDON_LAB	Labels for Parking Easement to Be Abandoned
Replat	G_REPLAT_REC_EASE_LABELS_PS	Labels for Paperspace for Recorded Easements
Replat	G_REPLAT_STET_BNDRY_GREY	Stetson Canal Boundary showing in Grey
Replat	G_REPLAT_SUB_CORNERS	Subdivision Corners
Replat	G_REPLAT_WEST_70TH_EAST	Western Park Properties Boundaries of 70th Place
Replat	G_REPLAT_WEST_ALL_GREY	Western Park Properties' Alley Boundaries in Grey
Replat	G_REPLAT_WEST_ALL_GREY_LAB	Western Park Properties' Alley labels in Grey
Replat	G_REPLAT_WEST_LOTS_GREY	Western Park Properties in Grey
Replat	G_REPLAT_WEST_LOTS_GREY_NOT	Western Park Properties Neighboring Lots in Grey
Replat	G_ROW	Right of Way Note
Replat	G_ROW_NOT_A_PART	Right of Way Note for Portion not a Part of this Replat
Replat	G_ROW_TANG_REPLAT	Right of Way Note
Replat	G_STREET_NAMES	Street Names
Replat	G_STREET_NAMES_70TH_PLACE	Street Names for 70th Place
Replat	G_TEXT	Text

Replat	G_TRACT_B_NEARY_PLACE	Outer Boundary of Tract B of Neary Place
Replat	G_TRIANGLE_BNDRY	Property Lines
Replat	G_WESTERN_LOT_NUMBERS	Lot Numbers of Western Park Properties
Replat	G_WESTERN_LOTS	Boundaries of Western Park Properties Lots
Replat	G_WPP_ALLEY_ABANDONMENT_HATCH	Hatching for Abandonment of Western Park Properties Alley
Replat	G_ZIG_ZAG_PROP_LINES_23	Property Line on West Side of Stetson Canal Replat in Lot 23 of Neary Place Plat 2
Replat	G_ZIG_ZAG_PROP_LINES_B	Property Line on West Side of Stetson Canal Replat in Tract 'B' of Neary Place
Replat	PAPER-OUTLINE	Outline of Printing Area for Paper Space
Replat	TITLE-BLOCK	Banner showing location of document and file name
Replat	VPORTS	Viewports
Replat	XIST_FH	Existing Fire Hydrants