

**Exterior Building Color & Material Samples**

**Color Drawdowns**

**Archaeological Resources**

**Airport Vicinity Development Checklist**

**Parking Study**

**Trip Generation Comparison**

**Parking Master Plan**



Mail Processing Center  
Federal Aviation Administration  
Southwest Regional Office  
Obstruction Evaluation Group  
10101 Hillwood Parkway  
Fort Worth, TX 76177

Aeronautical Study No.  
2016-AWP-12433-OE

Issued Date: 02/13/2017

Shelby Duplessis  
Empire Residential Communities  
6617 N Scottsdale Road  
Suite 101  
Scottsdale, AZ 85250

**\*\* DETERMINATION OF NO HAZARD TO AIR NAVIGATION \*\***

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure:	Building Homes
Location:	Scottsdale, AZ
Latitude:	33-35-56.43N NAD 83
Longitude:	111-52-46.49W
Heights:	1426 feet site elevation (SE)
	30 feet above ground level (AGL)
	1456 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or:

☐ At least 10 days prior to start of construction (7460-2, Part 1)  
☒ Within 5 days after the construction reaches its greatest height (7460-2, Part 2)

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/lighting are accomplished on a voluntary basis, we recommend it be installed in accordance with FAA Advisory circular 70/7460-1 L Change 1.

This determination expires on 08/08/2018 unless:

- (a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
- (b) extended, revised, or terminated by the issuing office.
- (c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

This determination is based, in part, on the foregoing description which includes specific coordinates , heights, frequency(ies) and power . Any changes in coordinates , heights, and frequencies or use of greater power will void this determination. Any future construction or alteration , including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

If we can be of further assistance, please contact our office at (202) 267-4525. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2016-AWP-12433-OE.

**Signature Control No: 312828954-321627235**

( DNE )

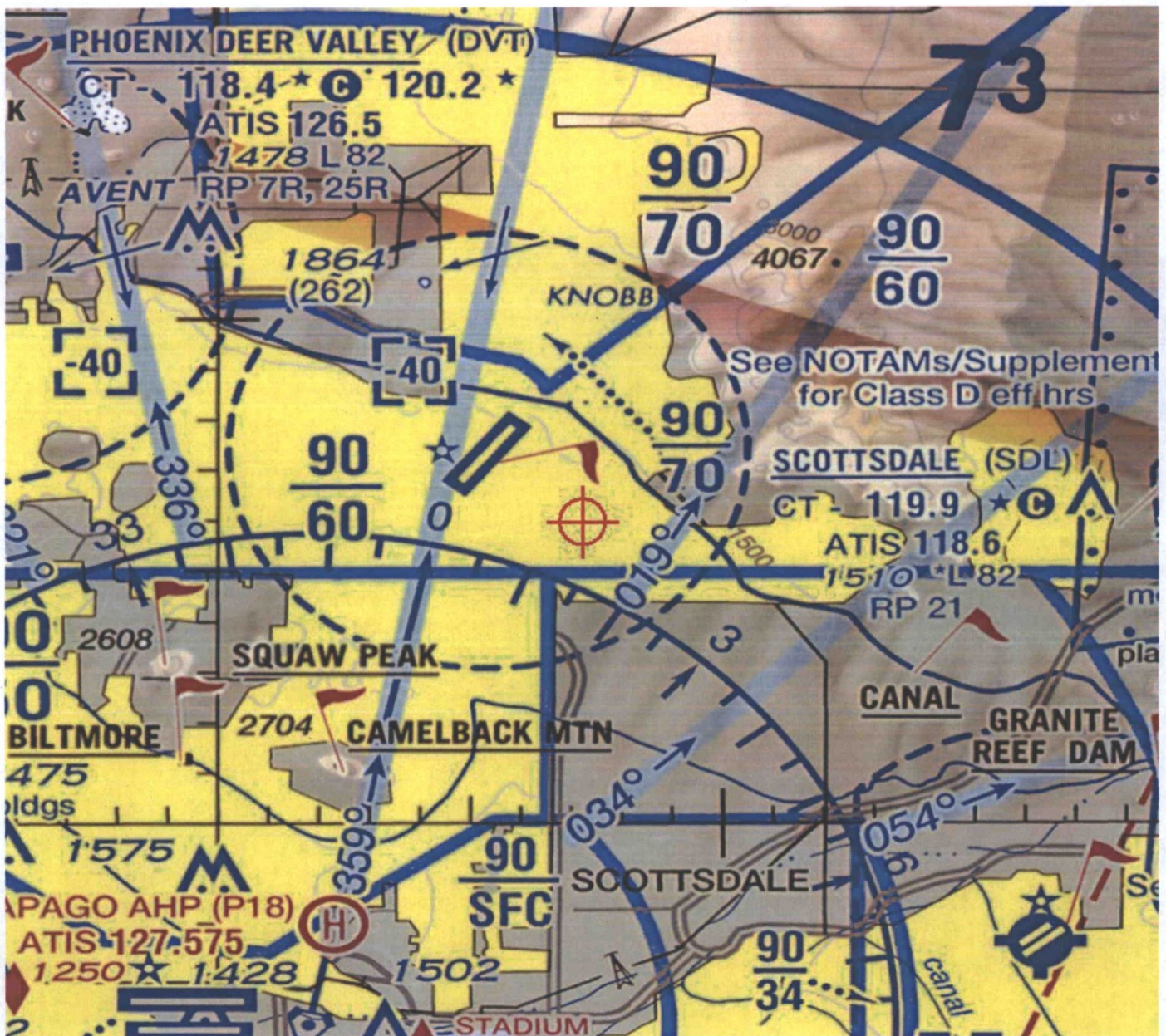
David Maddox  
Specialist

Attachment(s)  
Map(s)





















## My Cases in WORK IN PROGRESS Status

Please refer to the assigned ASN on all inquiries to the FAA

All Cases	Filter by Case Status	Cases Requiring Action
Show All Cases (1)	Draft (0)   Accepted (0)   Work in Progress (1) Interim (0)   Determined (0)   Circularized (0)   Terminated (0)	Waiting (0)   7460-2 Required (0)   Add Letter (0) Cases Due to Expire (0)

Records 1 to 1 of 1

Page 1 of 1

View Folder ▾

Create Folder

Manage Folders

Transfer Cases

Transfer Cases - Desk Reference Guide V\_2016.1.0

▲	ASN	Folder Name	Project Name	Structure Name	Status	Date Accepted	Date Determined	7460-2 Received	City	State
<input type="checkbox"/>	2016-AWP-12433-OE		EMPIR-000395741-16	Homes	Work In Progress	12/16/2016			Scottsdale	AZ

Move To ▾

Archive

Rows per Page: 20 ▾

Records 1 to 1 of 1

Page: 1

Page 1 of 1

**Draft:** Cases that have been saved by the user but have not been submitted to the FAA.

**Waiting:** Wind Turbine/Met Tower cases that have not been submitted to the FAA and are waiting for an action from the user, either to verify the map or attach specific documents

**Accepted:** Cases that have been submitted to the FAA.

**Add Letter:** Cases that have been reviewed by the FAA and require additional information from the user.

**Work in Progress:** Cases that are being evaluated by the FAA.

**Interim:** Cases that have been reviewed by the FAA and require resolution from the user.

**Determined:** Cases that have a completed aeronautical study and an FAA determination.

**Terminated:** Cases that are no longer valid.

Please allow the FAA a minimum of 45 days to complete a study.

**Case Transfer:**

- Use the check box(es) to select the case(s) you want to transfer.
- Select the "Transfer Cases button" to open the "Manage Transfer Cases" screen.

**Note:** Drafts and cases in Add and Terminated status can not be transferred.

[Click here to contact the appropriate representative.](#)



**FILE COPY**



# SCOTTSDALE AIRPORT VICINITY DEVELOPMENT SHORT FORM

For development projects within 20,000 feet of Scottsdale Airport NOT located on an Airpark taxilane or adjacent to airport property

The owner of developments within the Airport Influence Area shall complete forms required by the City and Scottsdale Airport to comply with the Scottsdale Revised Code, Chapter 5 – Aviation and the Airpark Rules and Regulations; and submit the completed forms with final plans to the assigned city project manager.

Project Name: <b>Wolf Springs Ranch</b>	Pre-App:
Site Address: <b>See Attached</b>	
Contact name: <b>Shelby Duplessis</b>	Phone: <b>480-951-2207</b>

## 1. HEIGHT ANALYSIS, CH. 5, SEC. 5-354. GENERAL REQUIREMENTS

- ☒ Applicants must conduct a height analysis for all projects located within 20,000 feet of Scottsdale Airport.
1. Complete a height analysis for all structures, appurtenances or construction equipment through the FAA at: <https://oeaaa.faa.gov/oeaaa/external/portal/jsp>, click on the Notice Criteria Tool (left side). If you do not exceed criteria, submit this FAA response from the website with your packet or you must complete step 2.

### IF required by FAA, complete Step 2

2. Submit an FAA form 7460-1 Notice of Proposed Construction or Alteration for review and determination. Please allow about 45 days for this process. A copy of the FAA's response will be required prior to final plan approval.

## 2. AIRCRAFT NOISE AND OVERFLIGHT DISCLOSURE, CH. 5, SEC. 5-356 & SECT. 5-357

- ☒ Incorporate the Airport Disclosure for Development around Scottsdale Airport language into the CC&Rs or other procedural documents and provide a copy. *Exhibit A*
- ☒ An aviation easement will need to be granted to the city. If not already recorded for property, submit a notarized Aviation Easement form with packet to your project manager. *Exhibit B*

**28-ZN-2016**  
**12/19/16**

### 3. APPLICANT'S SIGNATURE

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Signature:



Date: 12/14/16

Aviation Approval:

Date:

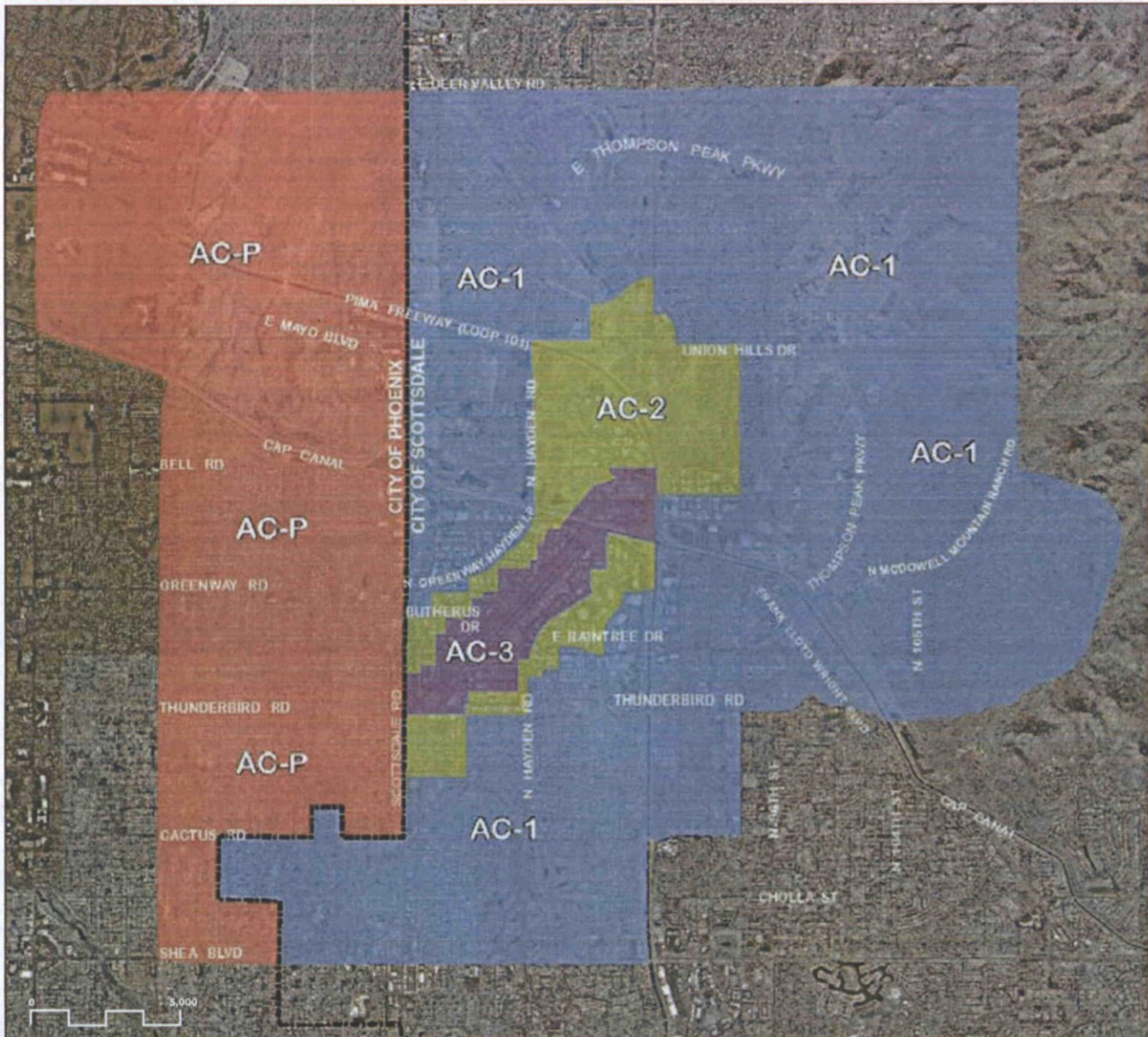
Comments:

For questions regarding this form or aviation-related requirements, contact Scottsdale Airport at 480-312-2321.





# SCOTTSDALE AIRPORT MASTER PLAN



## LEGEND AND TABLE KEY

----- Municipal Boundary

### Airport Influence Areas

AC-1 AC-2 AC-3 AC-P

NP - Not Permitted

P - Permitted with Use Limitations

(1) - Aviation easement required under Sec. 5-357

(2) - Noise attenuation required under Sec. 5-358

Noise Sensitive Uses	AC <sup>1</sup> -3	AC-2	AC-1
Dwelling unit*	NP	P (1) (2)	P (1)
Manufactured home*	NP	P (1) (2)	P (1)
Elementary and secondary school*	NP	P (1) (2)	P (1)
Hospital*	NP	P (1) (2)	P
Travel accommodation*	NP	P (1) (2)	P
Place of worship	NP	P (1) (2)	P (1)
Cultural, civic, and social organization	NP	P (1) (2)	P (1)

\*The terms dwelling unit, manufactured home, elementary and secondary school, hospital and travel accommodation defined in the Basic Zoning Ordinance.

<sup>1</sup> AC - Airport Compatibility District

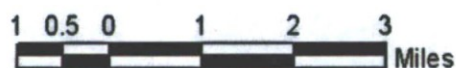
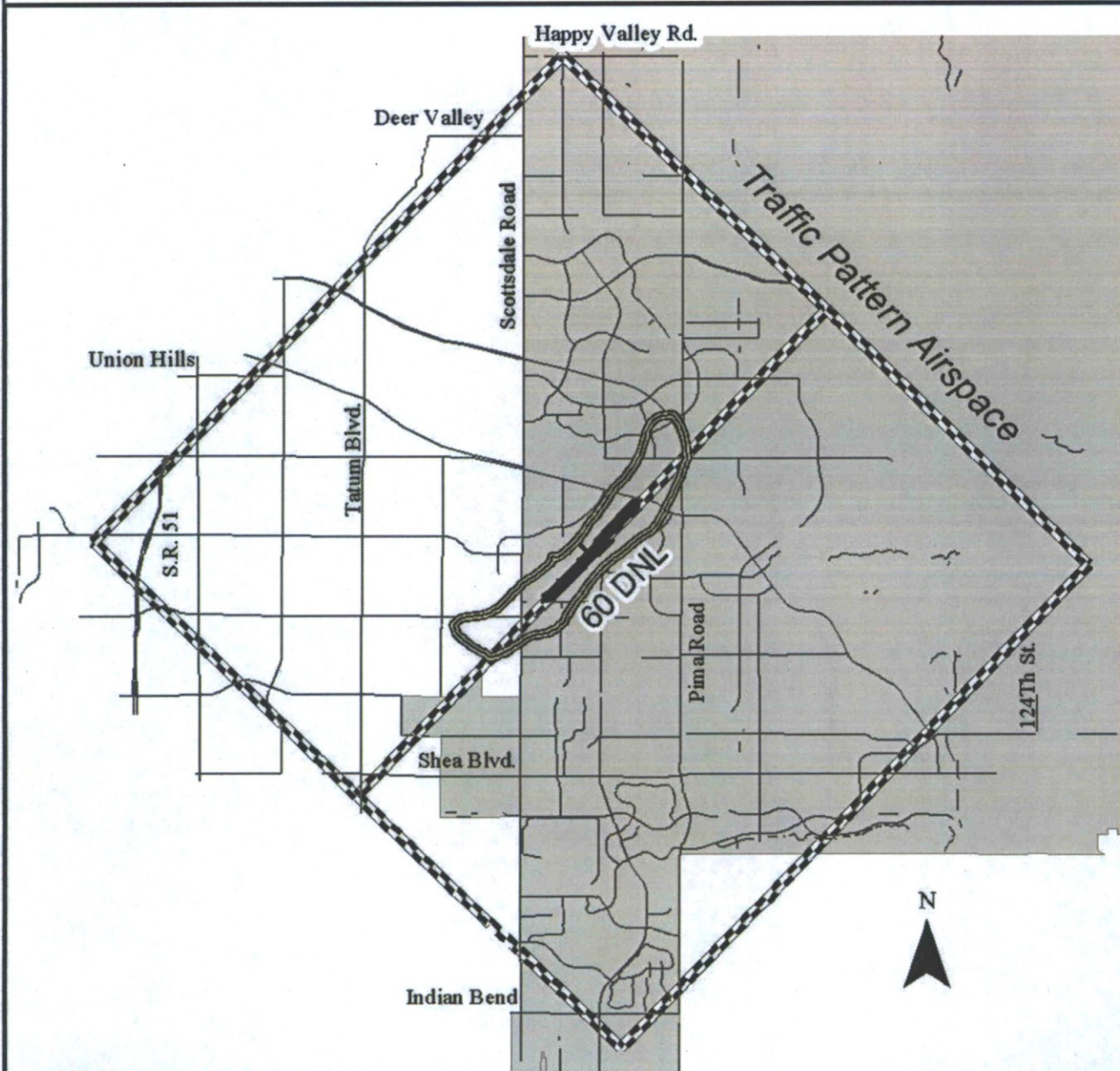
SOURCE: Scottsdale Revised Code; August 2012



AIRPORT INFLUENCE AREA AND  
NOISE OVERLAY ZONES



# Scottsdale Airport Traffic Pattern Airspace



Map Date: October 18, 2001



**EXHIBIT A**

**SAMPLE FAIR DISCLOSURE FOR DEVELOPMENT AROUND SCOTTSDALE**

**AIRPORT NOTICE TO PURCHASERS**

**OF PROXIMITY TO THE SCOTTSDALE AIRPORT**

To include in CC&R's or disclosure notice:

**Proximity to Airport.**

Each Owner of a Lot in the Airport Influence Area identified in Chapter 5 of the Scottsdale Revised Code acknowledges that, as of the date of this notice:

(a) The Lot is close to the Scottsdale Airport (the "Airport"), located generally between Frank Lloyd Wright Boulevard on the north, Pima Road on the east, Thunderbird Road on the south and Scottsdale Road on the west.

(b) The Airport is operated as a general aviation reliever/commercial service airport for Scottsdale and North Phoenix, and used generally for airplanes, jets and helicopters.

(c) Aircraft using the Airport may fly over the Lot and adjacent properties at altitudes that vary for several reasons, including weather conditions, aircraft type, aircraft performance and pilot proficiency.

(d) The majority of takeoffs and landings occur between 6:00 a.m. and 11:00 p.m., but the Airport is open 24 hours each day, so takeoffs and landings may occur at any time.

(e) The number of takeoffs and landings at the Airport average approximately 400 each day, but that number varies and may increase.

(f) Aircraft using the Airport will generate noise, the volume, pitch, amount and frequency of which will vary for several reasons, including weather conditions, aircraft type, aircraft altitude and aircraft number.

(g) Airport management attempts to minimize aircraft noise and its influence on Lots in the Airport Influence Zone, but there is no guarantee that such attempts will be effective or remain in place.

The Owner accepts and assumes any and all risks, burdens and inconvenience caused by or associated with the Airport and its operations (including noise), and agrees not to assert or make any claim arising out of the Airport and its operations against the City of Scottsdale, its elected and appointed officials, officers, directors, commissioners, representatives, employees, and agents.

Any questions regarding the operation of the Airport can be directed to the Airport Administration office at 480-312-2321.



Exhibit B

**WHEN RECORDED, RETURN TO:**  
**CITY OF SCOTTSDALE**  
**ONE STOP SHOP/RECORDS**

( )  
7447 E. Indian School Road, Suite 100  
Scottsdale, AZ 85251

Exempt from Affidavit of Value  
under A.R.S. § 11-1134(A)(2, 3)



**CITY OF SCOTTSDALE**  
**AVIGATION EASEMENT**

Project No. \_\_\_\_\_

Q.S. \_\_\_\_\_

FOR ONE DOLLAR (\$1.00) and other good and valuable consideration received  
\_\_\_\_\_ (collectively "Grantor") does  
hereby grant to the City of Scottsdale, an Arizona municipal corporation ("Grantee"), a  
perpetual, non-exclusive easement upon, over, under and across the parcel of land (the  
"Property") described on the legal description and the sketch attached hereto as Exhibits  
"A" and "B". The purpose of the easement is for a right of flight for the passage of  
aircraft in the airspace above the surface of the Property as follows:

1. "Aircraft" means any manned or unmanned contrivance or device now known or  
hereafter invented, used or designed to navigate or fly in the air.
2. Without limitation, the right of flight shall include the right to operate aircraft over and  
near the Property and to cause within or without said airspace any noise, vibration,  
fumes, light, exhaust, odors, fuel vapor particles, electronic interference, dust,  
annoyances, nuisances, emissions, or other effects of any description relating to the  
operation, use or function of any aircraft in or near the said airspace (collectively the  
"Aircraft Effects").
3. All Aircraft Effects are included within the scope of the easement, including without  
limitation those that reach or affect the surface of the Property or improvements to  
the Property, those that interfere with other uses of the Property, those that annoy  
users of the Property, and those that are caused or made worse by any of the  
following:
  - 3.1. Any and all temporary and permanent increases and other changes and  
variations in the size, number, method of propulsion, weight, noisiness, design,  
fuel, category, type or other characteristics of aircraft and any permanent,  
temporary, seasonal, time-of-day or other practices, laws, rules, policies,  
circumstances, customs, protocols or procedures related thereto.
  - 3.2. Any and all temporary and permanent changes and variations in airport size,  
orientation, configuration, layout, location, runway length, boundaries,  
improvements or other characteristics and any permanent, temporary,



seasonal, time-of-day or other practices, laws, rules, policies, circumstances, customs, protocols or procedures related thereto.

- 3.3. Any and all temporary and permanent changes and variations in flight paths, flight frequency, flight timing, airport operations, climbing and descending, altitudes, takeoff and landing, air traffic control and any permanent, temporary, seasonal, time-of-day or other practices, laws, rules, policies, circumstances, customs, protocols or procedures related thereto.
- 3.4. Changes in Grantor's or others' personal perceptions of Aircraft Effects or sensitivity to Aircraft Effects.
4. Grantor shall not cause or allow the Property to be used in a way that causes a discharge of fumes, smoke, dust, electronic emissions, light emissions, or other land use of any description that obstructs visibility or adversely affects or interferes with the operation of aircraft or any navigational facilities used for aircraft operation. No building, mast or other thing upon the Property shall exceed \_\_\_\_\_ feet in height.
5. Grantor has been advised and is of the opinion that:
  - 5.1. All or a portion of the Property is located in a noise-influence area.
  - 5.2. Aircraft Effects might be annoying to users of the Property and might interfere with the unrestricted use and enjoyment of the Property.
  - 5.3. Aircraft Effects will likely increase over time.
6. Grantor waives, remises and releases any right, cause of action, or other claim that Grantor has now or may have in the future against, and covenants not to sue, Grantee regarding Aircraft Effects. Grantor makes all of such covenants waivers, remises, and releases on behalf of itself and its successors and assigns in favor of Grantee and its past, present, or future officers, officials, directors, employees, agents, lessees, sublessees, permittees, invitees, successors and assigns.

Grantor hereby warrants and covenants to Grantee and its successors and assigns that Grantor is lawfully seized and possessed of the Property; that Grantor has a good and lawful right to make the conveyance described herein; and that Grantee shall have title and quiet possession against the claims of all persons.

The person executing this document on behalf of a corporation, trust or other organization warrants his or her authority to do so and that all persons necessary to bind Grantor have joined in this document. This document runs with the land in favor of Grantee's successors and assigns.

DATED this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

GRANTOR: \_\_\_\_\_

for \_\_\_\_\_



\_\_\_\_\_

for \_\_\_\_\_



STATE OF ARIZONA )  
 ) ss.  
County of Maricopa )

This document was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_  
\_\_\_\_\_ for and on behalf of \_\_\_\_\_.

\_\_\_\_\_  
NOTARY PUBLIC

My commission expires:

\_\_\_\_\_

STATE OF ARIZONA )  
 ) ss.  
County of Maricopa )

This document was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_  
\_\_\_\_\_ for and on behalf of \_\_\_\_\_.

\_\_\_\_\_  
NOTARY PUBLIC

My commission expires:

\_\_\_\_\_





## Notice Criteria Tool

Notice Criteria Tool - Desk Reference Guide V\_2014.2.0

The requirements for filing with the Federal Aviation Administration for proposed structures vary based on a number of factors: height, proximity to an airport, location, and frequencies emitted from the structure, etc. For more details, please reference CFR Title 14 Part 77.9.

You must file with the FAA at least 45 days prior to construction if:

- your structure will exceed 200ft above ground level
- your structure will be in proximity to an airport and will exceed the slope ratio
- your structure involves construction of a traverseway (i.e. highway, railroad, waterway etc...) and once adjusted upward with the appropriate vertical distance would exceed a standard of 77.9(a) or (b)
- your structure will emit frequencies, and does not meet the conditions of the [FAA Co-location Policy](#)
- your structure will be in an instrument approach area and might exceed part 77 Subpart C
- your proposed structure will be in proximity to a navigation facility and may impact the assurance of navigation signal reception
- your structure will be on an airport or heliport
- filing has been requested by the FAA

If you require additional information regarding the filing requirements for your structure, please identify and contact the appropriate FAA representative using the [Air Traffic Areas of Responsibility map](#) for Off Airport construction, or contact the [FAA Airports Region / District Office](#) for On Airport construction.

The tool below will assist in applying Part 77 Notice Criteria.

Latitude:	33	Deg	35	M	56.43	S	N	▼
Longitude:	111	Deg	52	M	46.49	S	W	▼
Horizontal Datum:	NAD83 ▼							
Site Elevation (SE):	1426	(nearest foot)						
Structure Height :	30	(nearest foot)						
Traverseway:	No Traverseway ▼ (Additional height is added to certain structures under 77.9(c)) User can increase the default height adjustment for Traverseway, Private Roadway and Waterway							
Is structure on airport:	<input checked="" type="radio"/> No <input type="radio"/> Yes							

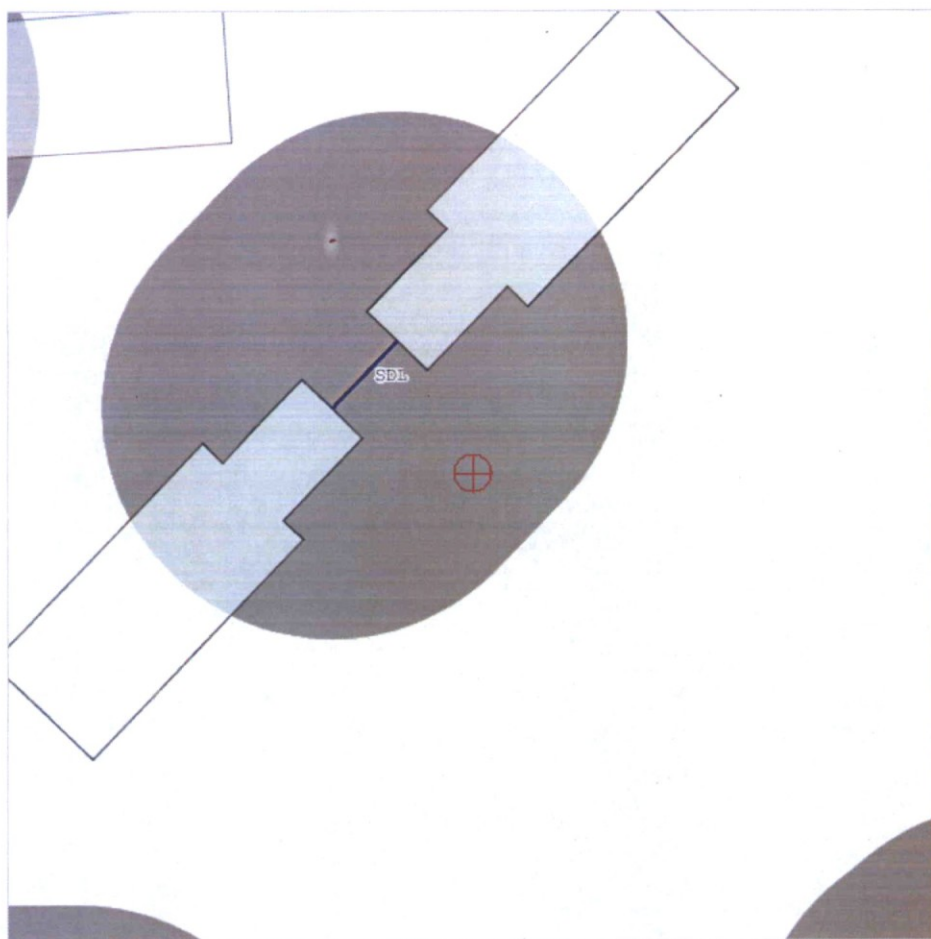
### Results

You exceed the following Notice Criteria:

Your proposed structure is in proximity to a navigation facility and may impact the assurance of navigation signal reception. The FAA, in accordance with 77.9, requests that you file.

The FAA requests that you file









OE/AAA Portal Page

My Account	Off Airport Construction (includes on Military Airport)	On Airport Construction (excludes on Military Airport)																																				
<b>Name:</b> Shelby Duplessis <b>User Name:</b> Empire101 <b>Login Time:</b> 12/16/2016 12:01:47 PM <b>IP Address:</b> 66.171.227.19  <b>Actions:</b> <a href="#">What's New</a> <a href="#">OE/AAA System User Guide V 2016.4.0</a> <a href="#">Update Account Information</a> <a href="#">Change Password</a> <a href="#">Logout</a>  <b>Email Notifications:</b> <a href="#">Circularized Case Notification</a> <a href="#">Subscription Preferences</a>  <b>Documents:</b> <a href="#">FAA Acronyms</a>  <b>Help:</b> <a href="#">OE/AAA Support Desk</a> <b>Phone:</b> 202-580-7500 <b>Email:</b> oeaaa_helpdesk@cghitech.com	<b>My Cases (Off Airport)   Add New Case (Off Airport)</b> <a href="#">Add New Project (Off Airport)</a> <a href="#">Add Supplemental Notice (7460-2 Form)</a> <b>My Sponsors   Add New Sponsor</b> <a href="#">Off Airport Contacts</a> <a href="#">My Circ Comments</a>  <b>My Cases by Status:</b> <table><tr><td>Draft</td><td>0</td></tr><tr><td>Waiting</td><td>0</td></tr><tr><td>Accepted</td><td>0</td></tr><tr><td>Add Letter</td><td>0</td></tr><tr><td>Work in Progress</td><td>0</td></tr><tr><td>Interim</td><td>0</td></tr><tr><td>Determined</td><td>0</td></tr><tr><td>Circularized</td><td>0</td></tr><tr><td>Terminated</td><td>0</td></tr><tr><td>All</td><td>0</td></tr></table> <div><div>Draft: Cases that have been saved by the user but have not been submitted to the FAA.</div><div>Waiting: Wind Turbine/Met Tower cases that have not been submitted to the FAA and are waiting for an action from the user, either to verify the map or attach specific documents</div><div>Accepted: Cases that have been submitted to the FAA.</div><div>Add Letter: Cases that have been reviewed by the FAA and require additional information from the user.</div><div>Work in Progress: Cases that are being evaluated by the FAA.</div><div>Interim: Cases that have been reviewed by the FAA and require resolution from the user.</div><div>Determined: Cases that have a completed aeronautical study and an FAA determination.</div><div>Terminated: Cases that are no longer valid.</div><div>Please allow the FAA a minimum of 45 days to complete a study.</div><div><a href="#">Click here to contact the appropriate representative.</a></div></div>	Draft	0	Waiting	0	Accepted	0	Add Letter	0	Work in Progress	0	Interim	0	Determined	0	Circularized	0	Terminated	0	All	0	<b>Please file all Wind Turbine/Met Towers as Off Airport</b>  <b>My Cases (On Airport)   Add New Case (On Airport)</b> <b>My Sponsors   Add New Sponsor</b> <a href="#">On Airport Contacts</a>  <b>My Cases by Status:</b> <table><tr><td>Draft</td><td>0</td></tr><tr><td>Waiting</td><td>0</td></tr><tr><td>Accepted</td><td>0</td></tr><tr><td>Add Letter</td><td>0</td></tr><tr><td>Work In Progress</td><td>0</td></tr><tr><td>Determined</td><td>0</td></tr><tr><td>Terminated</td><td>0</td></tr><tr><td>All</td><td>0</td></tr></table> <div><div>Draft: Cases that have been saved by the user but have not been submitted to the FAA.</div><div>Waiting: Cases that have not been submitted to the FAA and are waiting for an action from the user, either to verify the map or attach a document.</div><div>Accepted: Cases that have been submitted to the FAA.</div><div>Add Letter: Cases that have been reviewed by the FAA and require additional information from the user.</div><div>Work in Progress: Cases that are being evaluated by the FAA.</div><div>Determined: Cases that have completed a aeronautical study and an FAA determination.</div><div>Terminated: Cases that are no longer valid.</div></div> <div><div>NOTE: Please use this section for filing on-airport constructions electronically.</div><div><ul style="list-style-type: none"><li>OE/AAA LAP Efiler User Guide V 2016.4.0</li><li>My Landing Area Proposals (LAPs)</li></ul></div></div>	Draft	0	Waiting	0	Accepted	0	Add Letter	0	Work In Progress	0	Determined	0	Terminated	0	All	0
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**Federal Aviation  
Administration**

Note: Effective 10/28/2016, the format of the FAA Determination of No Hazard to Air Navigation for Temporary Structure letter has changed. Please be sure to review all pages of the determination issued for your ASN and adhere to all conditions stated in the letter.

« OE/AAA

**Project Submission Success**  
**Project Name: EMPIR-000395741-16**

Project EMPIR-000395741-16 has been submitted successfully to the FAA.

Your filing is assigned Aeronautical Study Number (ASN):  
**2016-AWP-12433-OE**

Please refer to the assigned ASN on all future inquiries regarding this filing.

Please return to the system at a later date for status updates.

It is the responsibility of each e-filer to exercise due diligence to determine if coordination of the proposed construction or alteration is necessary with their state aviation department. Please use the link below to contact your state aviation department to determine their requirements:  
[State Aviation Contacts](#)

*To ensure e-mail notifications are delivered to your inbox please add noreply@faa.gov to your address book. Notifications sent from this address are system generated FAA e-mails and replies to this address will NOT be read or forwarded for review. Each system generated e-mail will contain specific FAA contact information in the text of the message.*