

**Application
Narrative
Cash Transmittal
Pre-Application
Pre-App Narrative
Pre-App Cash Transmittal
Development Standards**

Project Narrative

Design Review Board

The Retreat at Seven, Desert Mountain
(Parcel F / AU 1-9)

Owner:

TP-FD DM7, LLC

Prepared by:

TP-FD DM7, LLC

Purpose of Request

This request is for DRB Approval of The Retreat at Seven, Desert Mountain (The Retreat), a 45-unit condominium section of Desert Mountain Parcel 19 (DM19, aka: Seven, Desert Mountain), known currently as Parcel F. The Retreat is located in the southeast corner of DM19 See "Vicinity Map" below). These nine (9) 5-plex buildings were meticulously designed to comply with all ordinance and set back guidelines developed by the master developer, DM19, LLC, and approved by the City of Scottsdale.

The Retreat at Seven, Desert Mountain harmonizes with the architectural style of the Seven Community as it was designed with the very same Rustic Modern architectural elements used by DM19, LLC for the neighboring community clubhouse and as well as the single-family detached homes that will be built by other builders.

Vicinity Map



Ordinances and Standards

Desert Mountain is an 8,000+/- acre master planned community with a range of residential densities including R-4R, R1-7, R1-10, R1-18 and R1-35 zoning totally approximately 2,436 homes. The Desert Mountain HOA voted to support (87% in favor) the request for R-4 ESL and O-S ESL zoning to allow residential and golf course development on this Property.

The Retreat has followed all of the design guidelines and requirements set forth by the City of Scottsdale and DM19, LLC. On July 10, 2018, The Retreat received approval from the **Seven Desert Mountain Architectural Reviewer** (See Exhibit A).

General Plan and Zoning

DM19 is currently zoned as R-4 ESL residential with Open Space (O/S) and designated as Suburban Neighborhoods and Developed Open Space/Golf pursuant to the City's General Plan.

The Suburban Neighborhoods land use category supports a range of residential density from more than one (1) dwelling unit/acre up to eight (8) dwelling units/acre. The proposed development plan is approximately 2 du/acre overall and 3.4 du/ac on the R-4 property will conform to the lower end of the density range identified in the Suburban Neighborhoods category.

The Developed Open Space land use includes both public and/or private recreation areas, such as golf courses and city parks. Some developed open space may also be used as drainage facilities for flood control. Developed open spaces provide amenities for both residents and visitors and their design should integrate with adjacent neighborhoods.

Architectural and Landscape Design

The Retreat harmonizes with the architectural design of the Seven Community as it was designed with the same Rustic Modern Style, see Exhibit B for reference. Each home at The Retreat has been designed to appeal to and enhance the lives of its residents. Unique indoor-outdoor integration, private spaces and kitchens and great rooms that are perfect for entertaining, all contribute to give our residents an unrivaled desert lifestyle experience.

The elevations at The Retreat provide many interesting height variations, materials and pop-outs to enhance the rustic modern style and character. These elevations reflect the unique Sonoran Desert environment and the Rural Desert Character. The buildings will use different organic materials in interesting combinations to create further articulation. In addition, there will be multiple exterior color schemes to add further diversity to the street scene.

The landscaping at The Retreat will feature hardscape materials consistent with the natural color palette such as exposed aggregate concrete, integrally colored concrete, pavers, and natural stone. The soft scape will adhere to the Arizona Department of Water Resources (ADWR) Low Water Use/ Drought Tolerant plant list, with a predominance of feature specimen plants providing accents to the architecture of the buildings. It should be noted that the owner of The Retreat has hired the same Landscape Architect who designed the golf course and clubhouse for the Seven Community that was approved by the City of Scottsdale.

Ingress, Egress, On-Site Circulation, Parking and Pedestrians

The primary vehicular entrance for The Retreat is located at the new 24-hour gate-guarded entrance to the Seven Community developed by DM19, LLC on N. Cave Creek Road. Residents of The Retreat will also enjoy having card-reader ingress and egress from the secondary access point to the Seven Community located off of Pima Road.

Each of the 45 units at The Retreat features an attached 2-car garage as well as an additional recreational vehicle storage area with direct access to the home. In addition, each of the 45 units has a private 2-car wide driveway that is a minimum of 18' to accommodate two guest vehicles.

Pedestrians will enjoy the open space in between buildings and the ability to walk through the open space in between Buildings AU3 and AU4 to access the new state-of-the-art Clubhouse, see Exhibit C for clubhouse rendering.

Mechanical and Utility Equipment

The buildings at The Retreat have been designed to camouflage the mechanical and utility equipment from public view by being tucked away in a niche of the side of each building. Air conditioning condenser units will be located on the sides of each building yet surrounded by unique screen fencing that has been designed to not only hide their appearance from view, but also enhance the rustic architecture of the Buildings.

EXHIBIT A
Desert Mountain Architectural Reviewer Approval



July 10, 2018

Family Development, LLC
14354 North Frank Lloyd Wright Boulevard, Ste 2
Scottsdale, Arizona 85260
Attention: Vince Barbato

Re: Seven Desert Mountain Architectural Reviewer Approval for 5-Plex Attached Unit (AU Unit) Product

Dear Vince Barbato,

On behalf of DM19, LLC, ("Developer") the Architectural Reviewer has reviewed and approved your Standard Plan Submittal for 5-Plex Attached Unit (AU Unit) Product. This approval is subject to the below comments. The attached materials were submitted and shall be filed in the Association records along with this approval letter.

Based on a review of the submitted materials this approval is subject to the following comments:

1. Per the City of Scottsdale, the LRV for *all* exterior finishes may not exceed 35, not solely paint; please confirm all exterior finishes meet this criteria.
2. Please be advised the City of Scottsdale Design Review Board (DRB) will likely require LRV values for all exterior finishes.
3. The roof plan and some elevation sheets appear to reference a maximum building height of 35'-0". The maximum height of any building (excluding chimneys or similar and other roof accessories) is 30'-0" above natural grade. Recommend correcting these references prior to submittal with the City.
4. Per the roof plan, the ridge of the pitched roofs are 27'-0" tall, however, the "Building Heights - Front Elevation" sheet appears to show these at 32'-0" in height. This approval is based on the height shown on the roof plan. Recommend correcting the elevations to match the roof plan prior to submitting to DRB.
5. When the following items are available please submit for separate review:
 - a. Landscape plans (including hardscape)
 - b. Exterior light fixtures
 - c. Gutters
 - d. Garage Doors

Sincerely,

Architectural Reviewer

By: 
Rich Newman

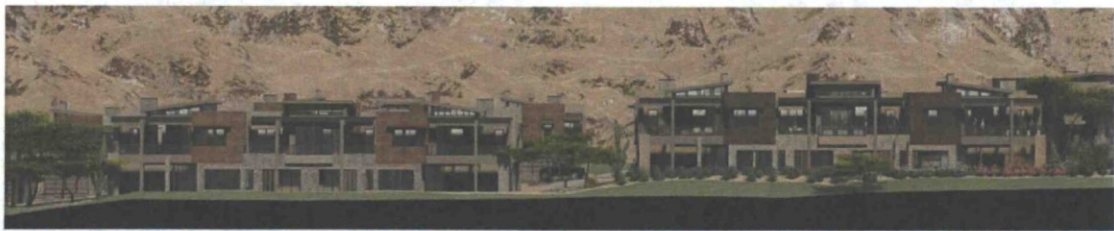
Attachments:

1. Color Scheme 1
2. Color Scheme 2
3. Upper and Lower Floorplans for 5-Plex Unit: Sub-Units A [left], A [right], B, C [left], and C [right]
4. Color Elevations for 5-Plex Unit: Sub-Units A [left], A [right], B, C [left], and C [right]

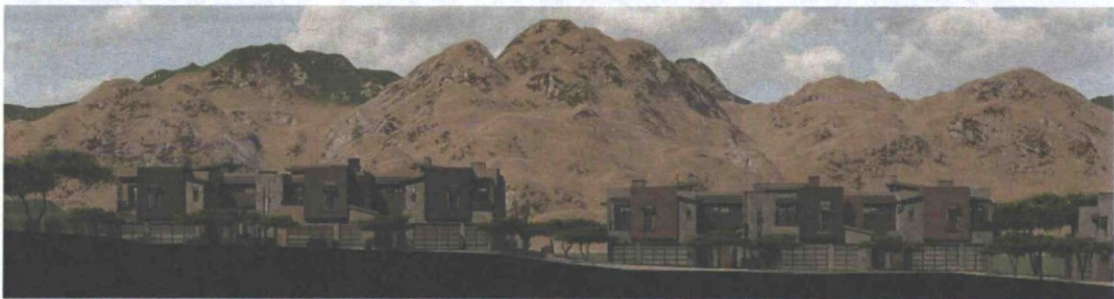
EXHIBIT B
Architectural Elevations



CLUBHOUSE NW ELEVATION



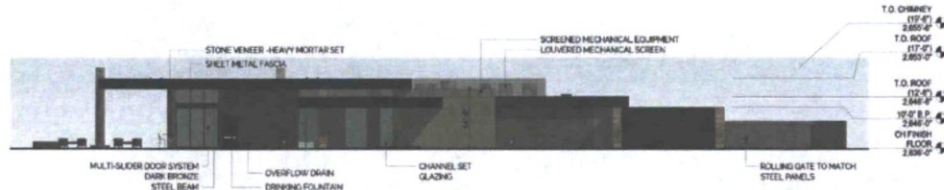
GOLF COURSE SCENE



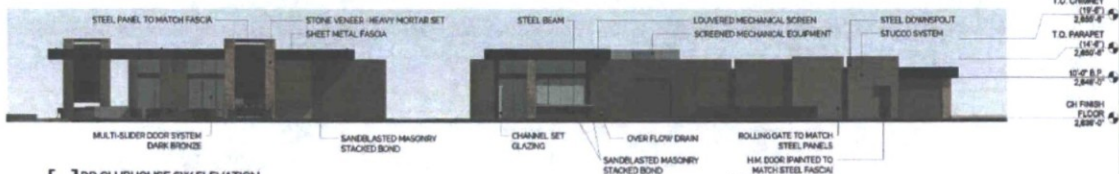
PARTIAL STREET SCENE

EXHIBIT C

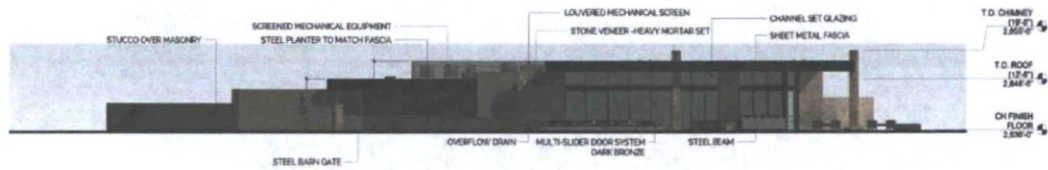
Clubhouse Renderings



[1] DD CLUBHOUSE SE ELEVATION
3/32" = 1'-0"



[2] DD CLUBHOUSE SW ELEVATION
3/32" = 1'-0"



[3] DD CLUBHOUSE NW ELEVATION
3/32" = 1'-0"



[4] DD CLUBHOUSE NE ELEVATION
3/32" = 1'-0"

DW

DREWETT WORKS // ARCHITECTURE

1114 E. STREETER BL., SUITE 100
BOOTHSALE, IL 60089
P 815.371.1188 F 815.371.1189
WWW.DREWETWORKS.COM

DM_19 CLUBHOUSE

ALL EXTERIOR LIGHTING
FIXTURES ARE RECESSED CANS
MOUNTED TO THE UNDERSIDE
OF ROOF

1" = 0'0" OR LESS SUGGESTED

DATE: 10-10-17

BY: [Signature]

1" = 0'0" OR LESS SUGGESTED

DATE: 10-10-17

BY: [Signature]

1" = 0'0" OR LESS SUGGESTED

DATE: 10-10-17

BY: [Signature]

1" = 0'0" OR LESS SUGGESTED

DATE: 10-10-17

BY: [Signature]

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DATE: 10-10-17

BY: [Signature]



Development Application

Development Application Type:

Please check the appropriate box of the Type(s) of Application(s) you are requesting

Zoning	Development Review	Signs
<input type="checkbox"/> Text Amendment (TA)	<input type="checkbox"/> Development Review (Major) (DR)	<input type="checkbox"/> Master Sign Program (MS)
<input checked="" type="checkbox"/> Rezoning (ZN)	<input type="checkbox"/> Development Review (Minor) (SA)	<input type="checkbox"/> Community Sign District (MS)
<input type="checkbox"/> In-fill Incentive (II)	<input type="checkbox"/> Wash Modification (WM)	Other:
<input checked="" type="checkbox"/> Conditional Use Permit (UP)	<input type="checkbox"/> Historic Property (HP)	<input type="checkbox"/> Annexation/De-annexation (AN)
Exemptions to the Zoning Ordinance	Land Divisions (PP)	<input checked="" type="checkbox"/> General Plan Amendment (GP)
<input type="checkbox"/> Hardship Exemption (HE)	<input type="checkbox"/> Subdivisions	<input type="checkbox"/> In-Lieu Parking (IP)
<input type="checkbox"/> Special Exception (SX)	<input type="checkbox"/> Condominium Conversion	<input type="checkbox"/> Abandonment (AB)
<input type="checkbox"/> Variance (BA)	<input type="checkbox"/> Perimeter Exceptions	Other Application Type Not Listed
<input type="checkbox"/> Minor Amendment (MA)	<input type="checkbox"/> Plat Correction/Revision	<input type="checkbox"/>

Project Name: Desert Mountain Parcel 19

Property's Address: North of the Northeast Corner of Cave Creek Road and Pima Road

Property's Current Zoning District Designation:

The property owner shall designate an agent/applicant for the Development Application. This person shall be the owner's contact for the City regarding this Development Application. The agent/applicant shall be responsible for communicating all City information to the owner and the owner application team.

Owner: Bob Jones	Agent/Applicant: John Berry/ Michele Hammond
Company: DM 19, LLC	Company: Berry Riddell
Address: 10550 E. Desert Hills Drive, Sct, 85262	Address: 6750 E. Camelback Rd, Suite 100, Sct, 85251
Phone: 480-595-4030 Fax: 480-437-2706	Phone: 480-385-2753 Fax: 480-385-2757
E-mail: bjon@desertmt.com	E-mail: mh@berryriddell.com
Designer: Wendell Pickett	Engineer: Dan Cronin
Company: Greey Pickett	Company: Wood Patel
Address: 7144 E. Stetson Drive, Suite 205, Sct, 85251	Address: 1550 E. Missouri, Suite 203, Phx, 85014
Phone: 480-609-0009 Fax:	Phone: 602-3358550 Fax:
E-mail: wpickett@greeypickett.com	E-mail: dcronin@woodpatel.com

Please indicate in the checkbox below the requested review methodology (please see the descriptions on page 2).

- This is not required for the following Development Application types: AN, AB, BA, II, GP, TA, PE and ZN. These applications¹ will be reviewed in a format similar to the Enhanced Application Review methodology.

<input checked="" type="checkbox"/> Enhanced Application Review:	I hereby authorize the City of Scottsdale to review this application utilizing the Enhanced Application Review methodology.
<input type="checkbox"/> Standard Application Review:	I hereby authorize the City of Scottsdale to review this application utilizing the Standard Application Review methodology.

see letter of authorization
Owner Signature

Michele Hammond
Agent/Applicant Signature

Official Use Only

Submittal Date:

Development Application No.:

Planning, Neighborhood & Transportation

7447 East Indian School Road Suite 105, Scottsdale, Arizona 85251 Phone: 480-312-7000

City of Scottsdale's Website: www.scottsdaleaz.gov

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17-ZN-2016
6/17/16



Request To Submit Concurrent Development Applications

Acknowledgment and Agreement

The City of Scottsdale recognizes that a property owner may desire to submit concurrent development applications for separate purposes where one or more the development applications are reliant upon the approval of another development application. City Staff may agree to process concurrently where one or more the development applications are reliant upon the approval of another development application upon receipt of a complete form signed by the property owner.

Development Application Types		
Please check the appropriate box of the types of applications that you are requesting to submit concurrently		
Zoning	Development Review	Signs
<input type="checkbox"/> Text Amendment (TA)	<input type="checkbox"/> Development Review (Major) (DR)	<input type="checkbox"/> Master Sign Program (MS)
<input checked="" type="checkbox"/> Rezoning (ZN)	<input type="checkbox"/> Development Review (Minor) (SA)	<input type="checkbox"/> Community Sign District (MS)
<input type="checkbox"/> In-fill Incentive (II)	<input type="checkbox"/> Wash Modification (WM)	Other
<input checked="" type="checkbox"/> Conditional Use Permit (UP)	<input type="checkbox"/> Historic Property (HP)	<input type="checkbox"/> Annexation/De-annexation (AN)
Exemptions to the Zoning Ordinance	Land Divisions (PP)	<input type="checkbox"/> General Plan Amendment (GP)
<input type="checkbox"/> Hardship Exemption (HE)	<input type="checkbox"/> Subdivisions	<input type="checkbox"/> In-Lieu Parking (IP)
<input type="checkbox"/> Special Exception (SX)	<input type="checkbox"/> Condominium Conversion	<input type="checkbox"/> Abandonment (AB)
<input type="checkbox"/> Variance (BA)	<input type="checkbox"/> Perimeter Exceptions	Other Application Type Not Listed
<input type="checkbox"/> Minor Amendment (MA)	<input type="checkbox"/> Plat Correction/Revision	<input type="checkbox"/>

Owner: DM Real Estate Holdings, LLC

Company: _____

Address: 10550 E Desert Hills Drive, Scottsdale, AZ 85262

Phone: 480-595-4030

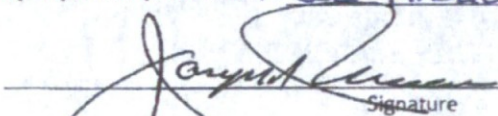
Fax: 480-437-2706

E-mail: bjon@desertmt.com

As the property owner, by providing my signature below, I acknowledge and agree: 1) that the concurrent development applications are processed at the property owner's risk; 2) to hold the City harmless of all cost, expense, claims, or other liability arising in connection with the concurrent development applications; 3) to the City of Scottsdale's Substantive Policy Statement pertaining to Concurrent Applications that states that a concurrent development application that is reliant on a decision of separate development application and is submitted at the risk of the property owner, is not considered to be subject to the provisions and timeframes of the Regulatory Bill of Rights (A.R.S. §9-831 – 9-840); and 4) that upon completion of the City review(s) of the development applications, the development application(s) may not be approved.

Property owner (Print Name): JOE MASLUK

Title: PRESIDENT


Signature

Date: 4/25/16

Official Use Only:

Submittal Date: _____

Request: ☐ Approved or ☐ Denied

Staff Name (Print): _____

Staff Signature: _____

Date: _____

Planning, Neighborhood & Transportation Division

7447 East Indian School Road Suite 105, Scottsdale, Arizona 85251 Phone: 480-312-7000 Fax: 480-312-7088

City of Scottsdale's Website: www.scottsdaleaz.gov

Request To Submit Concurrent Development Applications

Acknowledgment and Agreement



The City of Scottsdale recognizes that a property owner may desire to submit concurrent development applications for separate purposes where one or more of the development applications are related to another development application. City Staff may agree to process concurrently where one or more the development applications related to the approval of another development application upon receipt of a complete form signed by the property owner.

Development Application Types		
Please check the appropriate box of the types of applications that you are requesting to submit concurrently		
Zoning	Development Review	Signs
<input type="checkbox"/> Text Amendment (TA)	<input checked="" type="checkbox"/> Development Review (Major) (DR)	<input type="checkbox"/> Master Sign Program (MS)
<input type="checkbox"/> Rezoning (ZN)	<input type="checkbox"/> Development Review (Minor) (SA)	<input type="checkbox"/> Community Sign District (MS)
<input type="checkbox"/> In-fill Incentive (II)	<input type="checkbox"/> Wash Modification (WM)	Other
<input type="checkbox"/> Conditional Use Permit (UP)	<input type="checkbox"/> Historic Property (HP)	<input type="checkbox"/> Annexation/De-annexation (AN)
Exemptions to the Zoning Ordinance	Land Divisions (PP)	<input type="checkbox"/> General Plan Amendment (GP)
<input type="checkbox"/> Hardship Exemption (HE)	<input type="checkbox"/> Subdivisions	<input type="checkbox"/> In-Lieu Parking (IP)
<input type="checkbox"/> Special Exception (SX)	<input type="checkbox"/> Condominium Conversion	<input type="checkbox"/> Abandonment (AB)
<input type="checkbox"/> Variance (BA)	<input type="checkbox"/> Perimeter Exceptions	Other Application Type Not Listed
<input type="checkbox"/> Minor Amendment (MA)	<input type="checkbox"/> Plat Correction/Revision	<input checked="" type="checkbox"/> CONDO REVIEW

Owner: DM19, LLC
Company: _____
Address: 4222 E Camelback Rd 11-100, Phoenix AZ 85018
Phone: 602 386 1308 Fax: _____
E-mail: alex@dm19.com

As the property owner, by providing my signature below, I acknowledge and agree: 1) that the concurrent development applications are processed at the property owner's risk; 2) to hold the City harmless of all cost, expense, claims, or other liability arising in connection with the concurrent development applications; 3) to the City of Scottsdale's Substantive Policy Statement pertaining to Concurrent Applications; 4) to placing a development application on hold in order to continue processing a concurrent development application that is related to an another development application; and 5) that upon completion of the City review(s) of the development applications, one or more of the development application(s) may not be approved.

Property owner (Print Name): William Bravura Title: Authorized Agent
[Signature] Signature Date: 8/13/18

Official Use Only:

Submittal Date: _____

Request: ☐ Approved or ☐ Denied

Staff Name (Print): _____
Staff Signature: _____ Date: _____

Planning and Development Services


7447 East Indian School Road Suite 105, Scottsdale, Arizona 85251 • www.ScottsdaleAZ.gov

**Owner Certification
Acknowledging Receipt
Of
Notice Of Right To Appeal
Exactions And Dedications**

I hereby certify that I am the owner of property located at:

(address where development approval, building permits, or city required improvements and dedications are being required)

and hereby certify that I have received a notice that explains my right to appeal all exactions and/or dedications required by the City of Scottsdale as part of my property development on the parcel listed in the above address.



Signature of Property Owner

8/13/12

Date

Development Application



Development Application Type:

Please check the appropriate box of the Type(s) of Application(s) you are requesting

Zoning	Development Review	Signs
<input type="checkbox"/> Text Amendment (TA)	<input checked="" type="checkbox"/> Development Review (Major) (DR)	<input type="checkbox"/> Master Sign Program (MS)
<input type="checkbox"/> Rezoning (ZN)	<input type="checkbox"/> Development Review (Minor) (SA)	<input type="checkbox"/> Community Sign District (MS)
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<input type="checkbox"/> Conditional Use Permit (UP)	<input type="checkbox"/> Historic Property (HP)	<input type="checkbox"/> Annexation/De-annexation (AN)
Exemptions to the Zoning Ordinance	Land Divisions (PP)	<input type="checkbox"/> General Plan Amendment (GP)
<input type="checkbox"/> Hardship Exemption (HE)	<input type="checkbox"/> Subdivisions	<input type="checkbox"/> In-Lieu Parking (IP)
<input type="checkbox"/> Special Exception (SX)	<input type="checkbox"/> Condominium Conversion	<input type="checkbox"/> Abandonment (AB)
<input type="checkbox"/> Variance (BA)	<input type="checkbox"/> Perimeter Exceptions	<input type="checkbox"/> Other Application Type Not Listed
<input type="checkbox"/> Minor Amendment (MA)	<input type="checkbox"/> Plat Correction/Revision	<input checked="" type="checkbox"/> CONDO PLAT

Project Name: The Retreat at Seven Desert Mountain

Property's Address: _____

Property's Current Zoning District Designation: _____

The property owner shall designate an agent/applicant for the Development Application. This person shall be the owner's contact for the City regarding this Development Application. The agent/applicant shall be responsible for communicating all City information to the owner and the owner application team.

Owner: <u>DW 19 LLC</u>	Agent/Applicant:
Company:	Company:
Address: <u>4222 E Camelback Rd H-100</u>	Address:
Phone: <u>602 386 1308</u> Fax:	Phone: Fax:
E-mail: <u>alex.b@w3companiesllc.com</u>	E-mail:
Designer:	Engineer:
Company:	Company:
Address:	Address:
Phone: Fax:	Phone: Fax:
E-mail:	E-mail:

Please indicate in the checkbox below the requested review methodology (please see the descriptions on page 2).

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<input checked="" type="checkbox"/> Enhanced Application Review:	I hereby authorize the City of Scottsdale to review this application utilizing the Enhanced Application Review methodology.
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Owner Signature _____

Agent/Applicant Signature _____

Official Use Only

Submittal Date: _____

Development Application No.: _____

Planning and Development Services

7447 East Indian School Road Suite 105, Scottsdale, Arizona 85251 Phone: 480-312-7000 Fax: 480-312-7088

City of Scottsdale's Website: www.scottsdaleaz.gov

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Revision Date: 05/18/2015

Development Application

Review Methodologies



Review Methodologies

The City of Scottsdale maintains a business and resident friendly approach to new development and improvements to existing developments. In order to provide for flexibility in the review of Development Applications, and Applications for Permitting, the City of Scottsdale provides two methodologies from which an owner or agent may choose to have the City process the application. The methodologies are:

1. Enhanced Application Review Methodology

Within the parameters of the Regulatory Bill-of-Rights of the Arizona Revised Statutes, the Enhanced Application Review method is intended to increase the likelihood that the applicant will obtain an earlier, favorable written decision or recommendation upon completion of the city's reviews. To accomplish this objective, the Enhanced Application Review allows:

- the applicant and City staff to maintain open and frequent communication (written, electronic, telephone, meeting, etc.) during the application review;
- City staff and the applicant to collaboratively work together regarding an application; and
- City staff to make requests for additional information and the applicant to submit revisions to address code, ordinance, or policy deficiencies in an expeditious manner.

Generally, the on-going communication and the collaborative work environment will allow the review of an application to be expedited within the published Staff Review Time frames.

2. Standard Application Review Methodology:

Under the Standard Application Review, the application is processed in accordance with the Regulatory Bill-of-Rights of the Arizona Revised Statutes. These provisions significantly minimize the applicant's ability to collaboratively work with City Staff to resolve application code, ordinance, or policy deficiencies during the review of an application. After the completion the city's review, a written approval or denial, recommendation of approval or denial, or a written request for additional information will be provided.

The City is not required to provide an applicant the opportunity to resolve application deficiencies, and staff is not permitted to discuss or request additional information that may otherwise resolve a deficiency during the time the City has the application. Since the applicant's ability to collaboratively work with Staff's to resolve deficiencies is limited, the total Staff Review Time and the likelihood of a written denial, or recommendation of denial is significantly increased.

In addition to the information above, please review the Development Application, and/or the Application for Permitting flow charts. These flow charts provide a step-by-step graphic representation of the application processes for the associated review methodologies.

Note:

1. Please see the Current Planning Services and Long Range Planning Services Substantive Policy Statements and Staff Review Timeframes for Development Applications, number III.

Planning and Development Services

7447 East Indian School Road Suite 105, Scottsdale, Arizona 85251 Phone: 480-312-7000 Fax: 480-312-7088

City of Scottsdale's Website: www.scottsdaleaz.gov

Request To Submit Concurrent Development Applications

Acknowledgment and Agreement



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Development Application Types		
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<input type="checkbox"/> Rezoning (ZN)	<input type="checkbox"/> Development Review (Minor) (SA)	<input type="checkbox"/> Community Sign District (MS)
<input type="checkbox"/> In-fill Incentive (II)	<input type="checkbox"/> Wash Modification (WM)	Other
<input type="checkbox"/> Conditional Use Permit (UP)	<input type="checkbox"/> Historic Property (HP)	<input type="checkbox"/> Annexation/De-annexation (AN)
Exemptions to the Zoning Ordinance	Land Divisions (PP)	<input type="checkbox"/> General Plan Amendment (GP)
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<input type="checkbox"/> Special Exception (SX)	<input type="checkbox"/> Condominium Conversion	<input type="checkbox"/> Abandonment (AB)
<input type="checkbox"/> Variance (BA)	<input type="checkbox"/> Perimeter Exceptions	Other Application Type Not Listed
<input type="checkbox"/> Minor Amendment (MA)	<input type="checkbox"/> Plat Correction/Revision	<input checked="" type="checkbox"/> None

Owner: Don 19 LLC
Company: _____
Address: 4222 E Camelback Rd H-100
Phone: 602 386 1308 Fax: _____
E-mail: alex@mslcompanies.com

As the property owner, by providing my signature below, I acknowledge and agree: 1) that the concurrent development applications are processed at the property owner's risk; 2) to hold the City harmless of all cost, expense, claims, or other liability arising in connection with the concurrent development applications; 3) to the City of Scottsdale's Substantive Policy Statement pertaining to Concurrent Applications; 4) to placing a development application on hold in order to continue processing a concurrent development application that is related to an another development application; and 5) that upon completion of the City review(s) of the development applications, one or more of the development application(s) may not be approved.

Property owner (Print Name): William Boudier Title: Authorized Agent
AAO Signature Date: 8/13/18

Official Use Only:

Submittal Date: _____

Request: ☐ Approved or ☐ Denied

Staff Name (Print): _____

Staff Signature: _____ Date: _____

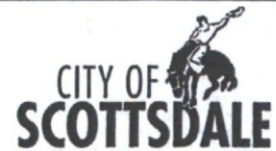
Planning and Development Services

7447 East Indian School Road Suite 105, Scottsdale, Arizona 85251 Phone: 480-312-7000 Fax: 480-312-7088

City of Scottsdale's Website: www.scottsdaleaz.gov

Releases, Platting & Dedications Maps

Digital Plan Review Submittal Checklist



FOR OFFICIAL USE ONLY		Reviewers:									
Staff Contact: <u>BRIAN KULINA</u>	Staff Signature: <u>B. Kulina</u>	<input checked="" type="checkbox"/> GIS <input checked="" type="checkbox"/> Maps <input checked="" type="checkbox"/> Survey <input checked="" type="checkbox"/> Planning <input checked="" type="checkbox"/> Engineering <input checked="" type="checkbox"/> Drainage									
Phone: <u>(480) 312-7059</u>	for applicant to use plan review process.										
Email: <u>bkulina@scottsdaleaz.gov</u>	(The City's project coordinator's signature is required to submit this application.)										
Pre-App/Case Number: <u>577-PA-2018</u>											
<p style="text-align: center;">Map Application Type</p> <p style="text-align: center;">Please check the appropriate box for the type of application you are requesting.</p> <p style="text-align: center;">THE DEDICATION/RELEASE OF A SINGLE EASEMENT ON ONE PROPERTY MAY BE PROCESSED AS AN INDIVIDUAL INSTRUMENT USING THE DEDICATIONS & RELEASES INDIVIDUAL INSTRUMENTS APPLICATION.</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 33%; border: none;"><input type="checkbox"/> Final Plat</td> <td style="width: 33%; border: none;"><input checked="" type="checkbox"/> Condominium Plat</td> <td style="width: 33%; border: none;"><input type="checkbox"/> Minor Division</td> </tr> <tr> <td style="border: none;"><input type="checkbox"/> Lot Tie/Assemblage</td> <td style="border: none;"><input type="checkbox"/> Map of Dedication</td> <td style="border: none;"><input type="checkbox"/> Map of Release</td> </tr> <tr> <td style="border: none;"><input type="checkbox"/> Plat Amendment</td> <td style="border: none;"><input type="checkbox"/> Other: _____</td> <td style="border: none;"></td> </tr> </table>			<input type="checkbox"/> Final Plat	<input checked="" type="checkbox"/> Condominium Plat	<input type="checkbox"/> Minor Division	<input type="checkbox"/> Lot Tie/Assemblage	<input type="checkbox"/> Map of Dedication	<input type="checkbox"/> Map of Release	<input type="checkbox"/> Plat Amendment	<input type="checkbox"/> Other: _____	
<input type="checkbox"/> Final Plat	<input checked="" type="checkbox"/> Condominium Plat	<input type="checkbox"/> Minor Division									
<input type="checkbox"/> Lot Tie/Assemblage	<input type="checkbox"/> Map of Dedication	<input type="checkbox"/> Map of Release									
<input type="checkbox"/> Plat Amendment	<input type="checkbox"/> Other: _____										
Project Name: <u>The Retreat at Seven Desert Mountain</u>		A.P.N.:									
Property's Address:											
Property's Zoning District Designation: <u>R4</u>											
Application Request:											
Owner: <u>DM 19 LLC</u>	Applicant:										
Company:	Company:										
Address: <u>4222 E Camelback Rd H-100</u>	Address:										
Phone: <u>602 386 1709</u> Fax:	Phone: Fax:										
E-mail: <u>alex@dm3companiesllc.com</u>	E-mail:										
Please indicate in the checkbox below the requested review methodology (please see the descriptions on page 3):											
<input checked="" type="checkbox"/>	Enhanced Application Review:	I hereby authorize the City of Scottsdale to review this application utilizing the Enhanced Application Review methodology.									
<input type="checkbox"/>	Standard Application Review:	I hereby authorize the City of Scottsdale to review this application utilizing the Standard Application Review methodology.									

Plan & Report Requirements for Development Applications



The following information should 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, policies 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 Design Concept Plan (MDCP), Building and Fire codes, previous Development Review Board (ORB) stipulations, and/or the Design Standards & Policies Manual (DS&PM).
- All plans shall be labeled and dated.
- 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 $\begin{matrix} 0 & 30 & 60 \\ | & | & | \end{matrix}$)
- All plans shall contain the project name, design professional(s), and Owner.
- The plans shall contain the following information indicated with an "X". The information that is not marked may be required by the district and shall be provided if the district has the development standard. The owner/agent shall provide any item that is not marked if it is included in the development proposal.
- All plans must be folded

Response:

- a. See updated Arch. Sheets
- b. See updated Civil Sheet C1
- c. See updated Landscape Sheets

CONTEXT AERIAL WITH THE PROPOSED SITE PLAN SUPERIMPOSED

The context aerial with the proposed site plan superimposed shall contain the following information indicated with an "X".

- ☒ 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; and
- ☒ 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 East Indian School Road, Suite 105).

Response:

- a. See updated Arch. Sheet A1, A1.1
- b. See updated Civil Sheet C1
- c. See updated Landscape Sheet L1.1, L1.2
- d. See Project Binder for references to Master Developer, M3 Desert Mountain Parcel 19 (5-GP, 17-ZN, 6-UP-2016)

ATTACHMENT "C"

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Plan and Report Requirements for DR Dev App

Page 1 Of 12

Revision Date: 12/14/2016

SITE PLAN

The site plan shall contain the following information indicated with an "☒". The information that is not marked may be required by the district and shall be provided if the district has the development standard.

- The site 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.

Response:

- See updated Arch Sheets A1, A1.1
- See updated Civil Sheet C1
- See Project Binder for references to Master Developer, M3 Desert Mountain Parcel 19 (5-GP, 17-ZN, 6-UP-2016)

• Project Information

- ☒ Project name
- ☒ Parcel address

☒ Vicinity map

☐ Other _____

Response:

- See New Arch Sheet T-2

• Project Data

Response:

- See Arch Sheets T2, A1, A1.1
- See Civil Sheet C1
- See Project Binder for references to Master Developer, M3 Desert Mountain Parcel 19 (5-GP, 17-ZN, 6-UP-2016)

☒ Gross and Net lot areas in square feet

☐ Label all adjacent parcel's zoning

☒ Parcel Zoning

☒ Lot Coverage

☒ Gross Floor Area

☐ Other

☒ Bike parking (required, provided, show calculations)

☒ Open space (required, provided, show calculations)

☐ Private open space per unit type (required, provided, show calculations)

☐ Number of residential units identified by the number of bedrooms

☐ Natural Area Open Space (NAOS) (required, provided, show calculations)

☐ Density (allowable, provided, show calculations)

☐ Floor Area Ratio (allowable, provided, show calculations)

☐ Gross Floor Area Ratio (allowable, provided, show calculations) (All Downtown Area applications)

☒ Parking (required, provided, show calculations) (Floor plan work sheets, addressing the parking requirements, shall be provide for all bar and live entertainment applications)

☒ Accessible parking (required, provided, show calculations)

☐ Covered parking if provided:

- (In a commercial establishment, when covered parking is provided for employee use only, then an equal percentage of accessible covered parking is not required. When covered parking is provided for the general public use in a commercial establishment, an equal percentage of accessible cover parking shall be provided.)

Plan & Report Requirements for Development Applications

- (When covered and/or garage parking is provided in a multi-family uses, an equal percentage of accessible covered and/or garage parking shall be provided. An accessible route shall be stripped from the accessible covered parking to the nearest sidewalk).

- Plan

Response:

- a. See updated architecture sheets
- b. See updated civil sheet C1
- c. See updated landscape sheets

- ☒ Scale minimum 1" = 40'-0"
- ☒ Dimensions parcel from nearest monument line
- ☒ Show each structure's/ buildings footprint
- ☒ Dimension between each structure/ building
- ☒ Dimension from building(s) to each property line
- ☒ Indicate sidewalk locations, pavement types and size
- ☐ Label and dimension the Scenic Corridor easement

- ☒ North Arrow
- ☒ Parcel Dimensions
- ☒ Dimension and label the right-of-way
- ☒ Dimension and label all easements
- ☐ Proposed median improvements
- ☒ Dimension parking aisle and stalls
- ☐ Label NAO easement

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Plan and Report Requirements for DR Dev App

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Revision Date: 12/14/201

Plan & Report Requirements for Development Applications

- Plan (continued)

Response:

- d. See updated architecture sheets
- e. See updated civil sheet C1
- f. See updated landscape sheets

- ☒ Show the location of the proposed trails
- ☒ Identify the location of the bike parking.
- ☒ 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 graphical
- ☒ 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 (screening may be landscaping).
- ☒ Whenever an accessible route is separated from a building by a drive aisle, a stripped accessible route shall be provided to the nearest public entrance.
- ☒ 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)
- ☒ Provide the total number of parking stalls in a consecutive line.
- ☐ 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 requirements.
- ☒ 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 S.3-26 and 5.3-27 at intersections)
- ☐ Landscape islands when required shall be provided at a minimum of every fifteen (15) parking spaces (ten (10) spaces in the Downtown Area). Landscape islands are required when twenty (20) parking spaces are provided on a property.
- ☒ A Landscape islands shall have an interior curb dimension of 7'-0" (This is required if the Landscape islands is to be counted as parking lot landscaping). A Landscape islands shall have a minimum interior curb dimension of 4'-0" if a tree is to be planted. Provide dimensions on the plan.
- ☒ Periodic typical standard parking stall dimensions shall be provided on the plans
- ☒ All accessible stalls (11'-0" and 5'-0" aisle access without bollards) dimensions shall be provided on the plans.
- ☒ Drive aisles shall be dimensioned
- ☒ Landscape buffer zones pursuant to Article X of the Zoning Ordinance.
- ☒ Show the location of the refuse enclosure. The refuse enclosure and design shall be in conformance with the C.O.S. Supplement to the MAG details (the detail number shall be provided on the plan).
- ☐ For all development in the Downtown Area that has buildings with a facade width of two hundred (200) feet or greater, shall provide separate Site Plan that includes the Prevailing Setbacks for Buildings Adjacent to a Public Street as defined by the Downtown District "D" of Zoning Ordinance. The area utilized to calculate the Prevailing Setback shall be graphically shown, hatched and dimensioned.
- ☒ Fire Department requirements. (See requirements at the end of this packet)
- ☐ Other _____

SITE DETAILS

Response:

See Landscape Sheets L1.1, L1.2

Site Detail may be required for some developments and shall contain the information indicated with an "☒". Requirements may vary depending on the zoning district, development, ZN, and UP stipulations.

- The site details may be provided on the site plan or a separate sheet.

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Plan & Report Requirements for Development Applications

- ☒ Lot light pole details shall include color, finish and height. **NOT APPLICABLE**
- ☒ Screen, wall and site wall elevation details shall be provided, call out colors and material finishes.
- ☒ Provide the elevations of the refuse enclosure. The refuse enclosure and designed shall be in conformance with the C.O.S. Supplement to the MAG details (the detail number shall be provided on the plan). **NOT APPLICABLE**
- ☐ Carport details (if approval is desired as part of overall approval). Call out the color and finish of the canopy structure. If lighting is proposed, then a canopy cross-section must be provided showing that the proposed light fixture is recessed and shielded by the canopy fascia. (Accessible carport minimum clearance is 98" measured from the highest stall grade beneath canopy to the lowest cross member of the canopy.)
- ☐ Other _____

PEDESTRIAN AND VEHICULAR CIRCULATION PLAN

Response:

- a. See Landscape Sheets L1.1, L1.2
- b. See Civil Sheets C1 indicating vehicular travel and pedestrian route

Pedestrian and Vehicular Circulation Plan may be required for some developments and shall contain the information indicated with an "☑". Requirements may vary depending on the zoning district, development, ZN, and UP stipulations.

- ☒ The Pedestrian and Vehicular Circulation Plan shall clearly delineate the pedestrians and vehicle routes through a site. In addition, the Pedestrian and Vehicular Circulation Plan shall clearly delineate the hierarchy of the pedestrian and vehicular circulation routes.
- ☒ The pedestrian and vehicular circulation routes shall have separate unique identification symbols that also are unique in the manner to identify the hierarchy of the routes.
- ☐ Other _____

FLOOR PLAN WORK SHEETS

Response:

- A. See Architecture sheets: A6, A7, A7.1, A7.2

Floor plan work sheets may be required for some developments and shall contain the information indicated with an "☑". Requirements may vary depending on the zoning district, development, ZN, and UP stipulations.

- ☒ Floor plan work sheets for bars and restaurants shall graphical identify Bar area, and kitchen area, as defined by the Zoning Ordinance. Each separate area shall identify the total square footage to the hundredth place, the gross floor area shall be provided.
- ☒ Floor plan worksheet for multi-family residences shall identify the total gross floor area of the individual unit
- ☒ The required private open space calculations shall also be provided on the plans
- ☒ The private open space area for each unit shall by hatching and identify the total square footage to the hundredth Place.
- ☐ Other _____

FLOOR PLAN WORK SHEETS ADDITIONAL REQUIREMENTS (PROJECTS IN THE DOWNTOWN AREA)

Response:

NOT APPLICABLE

Floor plan work sheets may be required for some developments and shall contain the information indicated with an "☑". Requirements may vary depending on the zoning district, development, ZN, and UP stipulations.

- ☒ Dimension the maximum building length of each as defined by the Zoning Ordinance.
- ☒ Dimension the horizontal exterior wall surface of each break and offset as defined by the Zoning Ordinance.
- ☐ Dimension the width of the Private Outdoor Living Space.
- ☐ Each separate Private Outdoor Living Space area shall identify the total square footage to the hundredth place.

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OPEN SPACE PLAN (SITE PLAN WORK SHEET)

Response:

- a. **See Project Binder for references to Master Developer, M3 Desert Mountain Parcel 19 (5-GP, 17-ZN, 6-UP-2016)**

The following information indicated with an "☒" shall be provided on the open space plan. Requirements may vary and additional information may be required, depending on the zoning district, development, ZN and UP stipulations.

- ☒ An open space plan shall be provided addressing all Zoning Ordinance requirements, ZN and UP stipulations.
 ☒ Total open space area required (show calculations), and the total area provided in square feet shall be identified on the plan.

-
- ☒ Each calculated area on the open space plan shall be separately identified, and each area's individual square footage shall be identified to the hundredth place. The 2'-0" overhang of a parking stall shall not be counted toward the parking lot landscape or the open space requirements.
 ☒ Front open space shall be identified by a distinctively different hatch pattern.
 ☒ All retention surface areas in the front open space shall be separately identified, and each area's individual square footage shall be identified to the hundredth place. The retention area shall not be deducted from the front open space area.
 ☒ Parking lots that have more than 20 parking spaces shall provide an area equal to a minimum of 15% of the parking lot, as landscape open space. Parking lot landscaping is in addition to the district's open space requirements. A median planter, that is to be counted as landscape open space, shall have an interior curb dimension of 7'-0" and a minimum square footage of 120 sq. ft. The 2'-0" overhang of a parking stall shall not be counted toward the landscape open space requirement. Landscape area that is located more than ten (10) feet from a drive aisle or parking shall is not considered parking lot landscape open space.

☐ Other _____

NAOS PLAN (ELS Areas)

Response:

a. See Project Binder for references to Master Developer, M3 Desert Mountain Parcel 19 (5-GP, 17-ZN, 6-UP-2016)

When a 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 requirement and are to not be combined in to one plan.

- ☒ A slope analysis graphic shall be provided with the NAOS 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 Table 6.1060.A of the Zoning Ordinance.
- ☒ 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 of the type and size of the improvements.
- ☒ NAOS shall not be dedicated within 5'-0 of a building.
- ☒ NAOS dedicated with in 10'-0" of a building shall be identified as revegetated NAOS.
- ☐ Other _____

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

(ESL areas- When required)

Response:

a. NOT APPLICABLE

- The Boulder Features, Unstable Slopes, Natural Landmarks and Archaeological Sites, and Protected Peaks and

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Plan & Report Requirements for Development Applications

Ridges Plans are color aerials of the parcel(s) to be developed addressing the Zoning Ordinance requirements.

•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:

Response:

b. NOT APPLICABLE

- ☒ 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:

Response:

c. See Landscape Sheets L1.1, L1.2

- ☒ 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 _____

MASTER THEMATIC ARCHITECTURAL CHARACTER PLAN

•The Master Thematic Architectural Character Plan shall include the primary and secondary architectural themes and design guidelines for all structures within a development.

Response:

- a. See Project Binder for references to Master Developer, M3 Desert Mountain Parcel 19 (5-GP, 17-ZN, 6-UP-2016)**
- b. See Project Narrative in project binder**

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22

ELEVATIONS

Response:

- c. See Architecture Sheets A9, A10, A11, A12, A13, A14, A15, A16, A17, A18, A19**
- d. See updated Color and Materials boards**

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, ZN, and UP 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 photometries calculations.
- ☑ The colors and materials shown on the color elevations shall match the color and material board.
- ☐ Other _____

ELEVATION WORKSHEET(S)

The following information indicated with an "☑" shall be provided on the elevation work sheets for all developments. Requirements may vary and additional information may be required, depending on the zoning district, development, ZN and UP stipulations.

- Required for all Development applications for/with Planned Unit Development (PUD), Downtown, or Downtown Overlay zoning when elevations are required to be submitted.

Inclined Step Back Elevation Plans

Response: NOT APPLICABLE (per J. Murrillo)

- ☑ The elevations shall include the location of the curb adjacent to the building and a dimension from the curb to the closest building wall.
- ☑ Show and dimension the location of the inclined step back plane on all elevations.
- ☑ Label the corresponding line, 1:1 and 2:1 for the incline setback.
- ☑ Dimension the height of the inclined step back plane and each transition between the 1:1 and 2:1 step back on all elevations.
- ☑ 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.
- ☑ Dimension the height of the mechanical screening.
- ☑ Provide the total surface area and the total allowable area of encroachment in a data table to the hundredth place.
- ☑ Indicate the location of the areas of the building that encroaches into the inclined step back with a hatch pattern. Each area shall be calculated separately, and each area's individual square footage shall be identified to the hundredth place. Provide the total area of encroachment in the data table.

ROOF PLAN WORKSHEET(S)

Response:

a. See Architecture Sheets referenced below

The following information indicated with an "☒" shall be provided on the roof plan for all developments. Requirements may vary and additional information may be required depending on the zoning district, development, ZN, and UP stipulations.

•Roof plans shall be required when the mechanical screening will exceed the allowable building height. **N.A.**

☒The total area of the roof shall be provided in a data table on the plan. **Arch A-8**

☒The area of the mechanical screen shall be identified by hatching, etc. Each separate area shall identify the total square footage to the hundredth place, and the total area shall be provided in the data table on the plan. **N.A.**

☒Developments in the ELS areas shall label to all parapets, peaks, and ridges with the above sea level elevations based on the '88 datum and 1foot contours shown. **Arch A-4.1 to A4.9, Civil C1**

☒Dimension the location mechanical screening from the parapet. **N.A.**

PERSPECTIVE ELEVATIONS

Response:

a. See updated Arch. Sheets A11 to A19 + reference to landscape drawings

b. See Landscape Sheets L1.1, L1.2

☒The perspective elevation shall be drawn to scale.

☒The colors and materials shown on the color elevations shall match the color and material board.

☒Any plant shown in the perspective shall match the plant type and location shown in the landscape plan.

STREETSCAPE ELEVATIONS

Response:

a. See Arch. Sheets: A-3

b. See New Color and Materials board

☒The streetscape plans shall include at least the buildings on both sides of the elevation; the project coordinator may require the elevation to include additional buildings of the existing streetscape.

☒The material and color shall match the material board

TRANSITIONS PLAN(S)

Response:

a. Cross sections will be included on grading plans

☒The dimensioned transition plans shall include site cross sections with the proposed and adjacent development shown. In addition, plans shall be provided to demonstrate how the proposed development transitions to existing development, and how the proposed development will mitigate real and perceived impacts on the adjacent property.

ELECTRICAL SITE PLAN

Response:

- a. See sheets SE1.1, SE1.2 and SE1.3 for electrical site plan showing onsite lighting, light fixture schedule and all exterior lighting on the project.

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.
- ☒ The electrical site plan shall match the architectural site plan, and shall provide a light fixture schedule that includes symbol, manufacture number, and lamp wattage.
- ☒ All exterior lighting shall be identified on this plan.
- ☒ All exterior lights shall include an identifier (symbol or letter, ex. ☉ or SA) that shall be cross-referenced to the light schedule and photometries.
- ☒ The locations of the light poles shall not be located in the parking stall overhang.
- ☐ 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 ON SITE LIGHTING DETAILS

Response:

- a. See sheets SE1.1, SE1.2 and SE1.3 for lighting site plan showing onsite lighting, light fixture schedule and all exterior lighting on the project.

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.

- ☒ All exterior fixture lighting manufacture cut sheets shall be provided on 24"x36" paper, 8W" 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 _____

Planning and Development Services

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

Response:

- a. See sheets SE1.2 and SE1.3 for photometric plan showing onsite lighting, light fixture schedule and all exterior lighting on the project.

The following information indicated with an "☒" shall be provided on the with the Photometries plans that are to 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 grid 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 be masked out from the reading. (Acceptable additional horizontal reading grids may be: gas station canopies, ATM drive-thrus, walk-up ATMs, and parking garage entries/exits. When separate grids are utilized on the same plan, a separate grid symbol (example: %) must be utilized, and a separate maintained maximum, minimum, average illuminance shall be provided for the grid.)

- 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 plan readings 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.

LANDSCAPE PLAN

Response:

a. See Landscape Sheets L1.1, L1.2

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, ZN and UP stipulations.

Plant Palette:

- The landscape plans shall contain an over plant palette.
- ☒ Each plant type shall be identified by its common and botanical name
- ☒ 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,

Planning and Development Services

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Planning and Development Services

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Plan & Report Requirements for Development Applications

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

Response:

a. See Landscape Sheet L1.1, L1.2

- ☒ The scale of the landscape plan shall match the scale utilized for the site plan.
- ☒ 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 clearly 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 (Svr), 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 svr.
- ☒ 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 _____

WATER AND WASTEWATER BASIS OF DESIGN REPORTS

Response:

a. Acknowledged. Water and Sewer Design reports will be included with improvement plan submittal.

- The Water and Wastewater 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.

Planning and Development Services

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Plan and Report Requirements for DR Dev App
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WATER AND WASTEWATER MASTER PLANS

Response:

a. **Acknowledged. Water and Sewer Design reports will be included with improvement plan submittal.**

- 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

Response:

a. **Acknowledged. Final Drainage Report will be included with improvement plan submittal.**

- 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

Response:

a. **Acknowledged. Grading and Drainage plan will be included with improvement plan submittal.**

- 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

Response:

a. **See Civil Sheets C1**

b. **See Arch. Sheet A-6, fire riser room location noted as DW / FR in utility closet at Unit C entry porch**

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.
- ☒ Show the fire truck turning radii on site at all drive corners and turns in accordance DS&PM.
- ☒ Show the location of the Fire Riser Room in accordance with the Fire Code.
- ☒ Show the proposed and existing fire hydrant locations on the site plan.
- ☒ A Knox and strobe access system shall be provided for all gates. The location is to be shown on the site plan.
- ☒ Two points of fire department access shall be provided unless otherwise determined by the Fire Department. These locations shall be shown on the site plan and shall address all Fire Ordinance requirements.
 - There shall be no parking within a fire lane. Fire lane shall be indicated on the site plan.
 - A minimum cross section for two-way traffic for drive aisle without parking adjacent shall be 20-feet. When parking is provided adjacent to the drive aisle, additional width requirements are required.
 - The minimum street cross section for one-way traffic shall be 20-feet in width from the face of curb to the face of curb.
 - The gate opening for gated entries shall be a minimum of 20-feet.
 - Looped water systems shall be provided on site as required by the Fire Ordinance.

Planning and Development Services

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Plan and Report Requirements for DR Dev App
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END

Plan Cover Sheet & Typical Sheet Checklist



This checklist is a guide for submitting complete and accurate plans to the city. See your project's DR, PP, ZN, UP, the Design Standards & Policies Manual (DS&PM), and contact your Project Coordinator for specific requirements.

Cover Sheet

- ☐ 1. Title
- ☐ 2. City Name
- ☐ 3. Vicinity Map
- ☐ 4. Legal Description
- ☐ 5. Benchmark per 1988 NAVD datum.
<https://geodesy.noaa.gov/> and <https://www.maricopa.gov/592/Benchmark-Information>
- ☐ 6. Additional information (see DS&PM Figure 1.2-1)
 - a. Approval blocks for signatures (see DS&PM Chapter 1-2.300)
 - b. City project #, case # (PP, DR, ZN, UP), plan check #, and quarter section # in the right hand border of all sheets.
 - c. "City of Scottsdale General Construction Notes for Public Works Construction" (see DS&PM Figure 1.2-13)
 - d. Sheet Index
 - e. Utility system ownerships.
 - f. Other agency approvals as required
 - g. Engineer, Architect, and/or Developer names, contacts, addresses, and telephone/fax numbers
 - h. Provide construction quantities for all work in public rights-of-way or easements. Units to conform to those found in City Code Sec.47-100 (see Encroachment Permit Fee Sheet).
 - i. Current zoning for the property
 - j. Legend
 - k. "Blue-Stake" note
 - l. Key-Map
 - m. Assessor's parcel number
 - n. Native plant plan & permit number
 - o. Required retention or detention; provide retention or detention in cubic feet.

Typical Sheet—include on each sheet

- | | |
|---|--|
| <input type="checkbox"/> 1. Standard title blocks (see DS&PM Chap. 1-2) | <input type="checkbox"/> 5. Plan check number in right hand margin |
| <input type="checkbox"/> 2. North arrow (up or to the right) | <input type="checkbox"/> 6. Match lines, sheet references, and stations, as applicable |
| <input type="checkbox"/> 3. Graphic scale (horizontal and vertical) | <input type="checkbox"/> 7. City project #, case # (PP, DR, ZN, UP), plan check #, and quarter section # in right hand border. |
| <input type="checkbox"/> 4. Engineer's seal; signed and dated | |

Planning & Development Services Department

7447 East Indian School Road Suite 105, Scottsdale, Arizona 85251 • scottsdaleaz.gov

Development Application



Development Application Type:		
Please check the appropriate box of the Type(s) of Application(s) you are requesting		
Zoning	Development Review	Signs
<input type="checkbox"/> Text Amendment (TA)	<input checked="" type="checkbox"/> Development Review (Major) (DR)	<input type="checkbox"/> Master Sign Program (MS)
<input type="checkbox"/> Rezoning (ZN)	<input type="checkbox"/> Development Review (Minor) (SA)	<input type="checkbox"/> Community Sign District (MS)
<input type="checkbox"/> In-fill Incentive (II)	<input type="checkbox"/> Wash Modification (WM)	Other:
<input type="checkbox"/> Conditional Use Permit (UP)	<input type="checkbox"/> Historic Property (HP)	<input type="checkbox"/> Annexation/De-annexation (AN)
Exemptions to the Zoning Ordinance	Land Divisions (PP)	<input type="checkbox"/> General Plan Amendment (GP)
<input type="checkbox"/> Hardship Exemption (HE)	<input type="checkbox"/> Subdivisions	<input type="checkbox"/> In-Lieu Parking (IP)
<input type="checkbox"/> Special Exception (SX)	<input type="checkbox"/> Condominium Conversion	<input type="checkbox"/> Abandonment (AB)
<input type="checkbox"/> Variance (BA)	<input type="checkbox"/> Perimeter Exceptions	Other Application Type Not Listed
<input type="checkbox"/> Minor Amendment (MA)	<input type="checkbox"/> Plat Correction/Revision	<input checked="" type="checkbox"/> CONDO PMT
Project Name: <u>The Retreat at Seven Desert Mountain</u>		
Property's Address: _____		
Property's Current Zoning District Designation: _____		
The property owner shall designate an agent/applicant for the Development Application. This person shall be the owner's contact for the City regarding this Development Application. The agent/applicant shall be responsible for communicating all City information to the owner and the owner application team.		
Owner: <u>DW 19 LLC</u>	Agent/Applicant: <u>Family Development</u>	
Company: _____	Company: <u>Family Development</u>	
Address: <u>4222 E Camelback Rd H-100</u>	Address: <u>73081 Fred Waring Drive</u>	
Phone: <u>602 386 1508</u> Fax: _____	Phone: <u>760-776-8300</u> Fax: _____	
E-mail: <u>alex5@w3companiesllc.com</u>	E-mail: <u>RudyEdgrounps</u>	
Designer: _____	Engineer: <u>RudyEdgrounps</u>	
Company: _____	Company: <u>RUDY HERRERA</u>	
Address: _____	Address: _____	
Phone: _____ Fax: _____	Phone: _____ Fax: _____	
E-mail: _____	E-mail: _____	
Please indicate in the checkbox below the requested review methodology (please see the descriptions on page 2).		
<input checked="" type="checkbox"/> Enhanced Application Review: I hereby authorize the City of Scottsdale to review this application utilizing the Enhanced Application Review methodology.		
<input type="checkbox"/> Standard Application Review: I hereby authorize the City of Scottsdale to review this application utilizing the Standard Application Review methodology.		
<div style="display: flex; justify-content: space-between;"> <div>Owner Signature: <u>[Signature]</u></div> <div>Agent/Applicant Signature: _____</div> </div>		
Official Use Only	Submittal Date: _____	Development Application No.: _____

Planning and Development Services

7447 East Indian School Road Suite 105, Scottsdale, Arizona 85251 Phone: 480-312-7000 Fax: 480-312-7088

City of Scottsdale's Website: www.scottsdaleaz.gov

41-DR-2018
9/4/2018



Certificate of Special Inspection

For: _____ (Type of Inspection)

Project Name: The Retreat at Desert Mountain Date: 8/17/18

Address: _____ Plan Check No.: _____

OWNER'S NOTIFICATION OF SPECIAL INSPECTION

To be completed and signed by Owner before a building permit is issued.

In accordance with Sections 1704 & 1705 of the International Building Code, which requires that certain construction work be placed under the inspection of a registered design professional. I, as owner/legal agent, do hereby certify that I have retained Wright Engineers to be responsible for the special inspection.

(registered design professional/firm) - please print

Owner's Name: Rudy C. Herrera Owner's Signature: [Signature] Date: 8-24-18

CERTIFICATE OF RESPONSIBILITY

To be filled in and signed by the professional in charge of special inspections before a building permit is issued.

As registered design professional in charge of special inspections of the above named project, I certify that I am familiar with the design of the project and hereby assume full responsibility for carrying out the required special inspections in accordance with Sections 1704 & 1705 of the International Building Code.



Seal, Signature & Date

CERTIFICATE OF COMPLIANCE

To be signed by the professional in charge of special inspections before a certificate of occupancy is issued

I certify that, to the best of my knowledge, the requirements of the Building Code and the approved plans and specifications have been complied with, insofar as the portion of the work requiring special inspection under Section 1704 and 1705 is concerned, except for those deviations previously reported. A guarantee that the contractor necessarily constructed the building in full accordance with the plans and specifications is neither intended nor implied.

Seal, Signature & Date

LIST OF INSPECTIONS

<input checked="" type="checkbox"/>	Structural steel construction (1705.2.1 & AISC 360)		Soils (1705.6)
	Steel construction other than structural steel (1705.2.2)		Foundations (1705.7 to 1705.9)
<input checked="" type="checkbox"/>	Concrete construction (1705.3) <u>PT Slab on Grade</u>		Spray applied fire-proofing materials (1705.13)
	Masonry construction (1705.4)		Mastic and Intumescent fire-resistant coating (1705.14)
	Wood construction (1705.5)		Exterior insulation and finish system (EIFS) (1705.15)
<input checked="" type="checkbox"/>	Special cases (1705.1.1) <u>post-installed concrete anchors</u>		Other:

Processed by: _____
Plans Reviewer

Original - to be retained by the professional in charge of special inspection until the Certificate of Compliance is signed; then returned to the Building Inspections Supervisor.

Copy - to be scanned and saved to CDS plan folder by the plans reviewer after the Certificates of Special Inspection and Responsibility are signed.

Planning and Development Services Department

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Releases, Platting & Dedications Maps

Digital Plan Review Submittal Checklist



FOR OFFICIAL USE ONLY		Reviewers:
Staff Contact: <u>BRIAN KULINA</u>	Staff Signature: <u>[Signature]</u>	<input checked="" type="checkbox"/> GIS
Phone: <u>(480) 312-7059</u>	for applicant to use plan review process.	<input checked="" type="checkbox"/> Maps
Email: <u>bkulina@scottsdaleaz.gov</u>	(The City's project coordinator's signature is required to submit this application.)	<input checked="" type="checkbox"/> Survey
Pre-App/Case Number: <u>577-PA-2018</u>		<input checked="" type="checkbox"/> Planning
		<input checked="" type="checkbox"/> Engineering
		<input checked="" type="checkbox"/> Drainage
Map Application Type Please check the appropriate box for the type of application you are requesting.		
THE DEDICATION/RELEASE OF A SINGLE EASEMENT ON ONE PROPERTY MAY BE PROCESSED AS AN INDIVIDUAL INSTRUMENT USING THE DEDICATIONS & RELEASES INDIVIDUAL INSTRUMENTS APPLICATION.		
<input type="checkbox"/> Final Plat	<input checked="" type="checkbox"/> Condominium Plat	<input type="checkbox"/> Minor Division
<input type="checkbox"/> Lot Tie/Assemblage	<input type="checkbox"/> Map of Dedication	<input type="checkbox"/> Map of Release
<input type="checkbox"/> Plat Amendment	<input type="checkbox"/> Other: _____	
Project Name: <u>The Retreat at Seven Desert Mountain</u>		A.P.N.:
Property's Address:		
Property's Zoning District Designation: <u>R4</u>		
Application Request:		
Owner: <u>DW 19 LLC</u>	Applicant:	
Company:	Company:	
Address: <u>4222 E Camelback Rd H-100</u>	Address:	
Phone: <u>602 386 1709</u> Fax:	Phone: Fax:	
E-mail: <u>alex@am3companiesllc.com</u>	E-mail:	
Please indicate in the checkbox below the requested review methodology (please see the descriptions on page 3):		
<input checked="" type="checkbox"/>	Enhanced Application Review:	I hereby authorize the City of Scottsdale to review this application utilizing the Enhanced Application Review methodology.
<input type="checkbox"/>	Standard Application Review:	I hereby authorize the City of Scottsdale to review this application utilizing the Standard Application Review methodology.
<u>[Signature]</u>		
Owner Signature		Agent/Applicant Signature

Planning and Development Services

7447 E. Indian School Road, Suite 105, Scottsdale, AZ 85251 ♦ www.ScottsdaleAZ.gov

41-DR-2018
9/4/2018



Planning and Development Services Division

7447 East Indian School Road
Scottsdale, Arizona 85251

Date: 9-4-2018
Contact Name: _____
Firm Name: FAMILY DEVELOPMENT
Address: 73081 FRED WARING DRIVE
City, State, Zip: _____

RE: Application Accepted for Review.

577 - PA - 2018

Dear FAMILY DEVELOPMENT :

It has been determined that your Development Application for THE RETREAT @ SEVER has been accepted for review.

Upon completion of the Staff's review of the application material, I will inform you in writing or electronically either: 1) the steps necessary to submit additional information or corrections; 2) the date that your Development Application will be scheduled for a public hearing or, 3) City Staff will issue a written or electronic determination pertaining to this application. If you have any questions, or need further assistance please contact me.

Sincerely,

Name: JESUS MURILLO
Title: SENIOR PLANNER
Phone Number: (480) 312 - 7849
Email Address: jmurillo @ScottsdaleAZ.gov

41-DR-2018
9/4/2018



Planning and Development Services Division

7447 East Indian School Road
Scottsdale, Arizona 85251

Date: _____
Contact Name: _____
Firm Name: _____
Address: _____
City, State, Zip: _____

RE: Minimal Submittal Comments

_____ - PA - _____

Dear _____:

It has been determined that your Development Application for _____
Does not contain the minimal information, and has not been accepted for review.

Please refer to the application checklist and the Minimal Information to be Accepted for Review Checklist, and the Plan & Report Requirements pertaining to the minimal information necessary to be accepted for review.

PLEASE CALL 480-312-7000 TO SCHEDULE A RESUBMITTAL MEETING WITH ME PRIOR TO YOUR PLANNED RESUBMITTAL DATE. DO NOT DROP OFF ANY RESUBMITTAL MATERIAL WITHOUT A SCHEDULED MEETING. THIS WILL HELP MAKE SURE I'M AVAILABLE TO REVIEW YOUR RESUBMITTAL AND PREVENT ANY UNNECESSARY DELAYS. RESUBMITTAL MATERIAL THAT IS DROPPED OFF MAY NOT BE ACCEPTED AND RETURNED TO THE APPLICANT.

These **Minimal Submittal Comments** are valid for a period of 180 days from the date on this letter. The Zoning Administrator may consider an application withdrawn if a revised submittal has not been received within 180 days of the date of this letter (Section 1.305. of the Zoning Ordinance).

Sincerely,

Name: _____
Title: _____
Phone Number: (480) 312 - _____
Email Address: _____@ScottsdaleAZ.gov



City of Scottsdale Cash Transmittal

116551

116551
01152821
9/4/2018 PLN-1STOP
DHOL HP600G2019
9/4/2018 9:19 AM
\$1,600.00

Received From :

FD CONSTRUCTION AZ LLC
73081 FRED WARING DR
PALM DESERT, CA 92260

Bill To :

Reference # 577-PA-2018
Address 0 N CAVE CREEK RD
Subdivision DESERT MOUNTAIN PARCEL 19
Marketing Name
MCR 1392-33
APN 219-13-244

Owner Information
DM 19, LLC
4222 E CAMELBACK RD STE H100
PHOENIX, AZ 85018
602-386-1317

Lot Number K
Metes/Bounds No
Gross Lot Area 0
NAOS Lot Area 0
Net Lot Area 0
Number of Units 1
Density

Issued Date 9/4/2018
Paid Date 8/28/2018
Payment Type CHECK
Cost Center
Jurisdiction SCOTTSDALE
Water Zone
Water Type
Sewer Type
Meter Size
QS 62-49

Code	Description	Additional	Qty	Amount	Account Number
3165	DEVELOP REVIEW APPLICATION		1	\$1,600.00	100-21300-44221

City of Scottsdale
7447 E. Indian School Rd.
Scottsdale, AZ 85251
(480) 312-2500
One Stop Shop

Date: 9/4/2018 Cashier: DHOL
Office: PLN-1STOP Mach ID: HP600G20199
Tran #: 1 Batch #: 67894

Receipt: 01152821 Date: 9/4/2018 9:19 AM
116551
3165 DEVELOP REVIEW APP \$1,600.00

TENDERED AMOUNTS:

Check Tendered: \$1,600.00
Chk #: 1517 FD CONSTRUCTION AZ LLC

Transaction Total: \$1,600.00

Thank you for your payment.
Have a nice day!

41-DR-2018
9/4/2018

Total Amount

\$1,600.00

SIGNED BY FAMILY DEV ON 9/4/2018

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

3" and larger water meter fees are based on cost recovery. The city will contact the owner of the construction permit if additional funds are due. Payment will be due within 30 days notification.

TO HAVE WATER METER SET - CALL 480-312-5650 AND REFER TO TRANSMITTAL # 116551

Development Review Board (DRB)

Development Application Checklist



Minimal Submittal Requirements:

At your pre-application meeting, your project coordinator will identify which items indicated on this Development Application checklist are required to be submitted. A Development Application that does not include all items indicated on this checklist may be rejected immediately. A Development Application that is received by the City does not constitute that the application meets the minimum submittal requirements to be reviewed.

In addition to the items on this checklist, to avoid delays in the review of your application, all Plans, Graphics, Reports and other additional information that is to be submitted shall be provided in accordance with the:

- requirements specified in the Plan & Report Requirements for Development Applications Checklist;
- Design Standards & Policies Manual;
- requirements of Scottsdale Revised Code (including the Zoning Ordinance); and
- stipulations, including any additional submittal requirements identified in the stipulations, of any Development Application approved that this application is reliant upon; and
- the city's design guidelines.

If you have any question regarding the information above, or items indicated on this application checklist, please contact your project coordinator. His/her contact information is on the page 12 of this application.

Please be advised that a Development Application received by the City that is inconsistent with information submitted with the corresponding pre-application may be rejected immediately, and may be required to submit a separate: pre-application, a new Development Application, and pay all additional fees.

Prior to application submittal, please research original zoning case history to find the original adopted ordinance(s) and exhibit(s) to confirm the zoning for the property. This will help to define your application accurately. The City's full-service Records Department can assist.

PART I -- GENERAL REQUIREMENTS

Req'd	Rec'd	Description of Documents Required for Complete Application. No application shall be accepted without all items marked below.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	1. Development Review Application Checklist (this list)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	2. Application Fee \$ <u>11600.00</u> (subject to change every July)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	3. Completed Development Application Form (form provided) <ul style="list-style-type: none"> • The applicant/agent shall select a review methodology on the application form (Enhanced Application Review or Standard Application Review). • If a review methodology is not selected, the application will be review under the Standard Application Review methodology.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	4. Request to Submit Concurrent Development Applications (form provided)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	5. Letter of Authorization (from property owner(s) if property owner did not sign the application form)

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<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	6. Affidavit of Authorization to Act for Property Owner (required if the property owner is a corporation, trust, partnership, etc. and/or the property owner(s) will be represented by an applicant that will act on behalf of the property owner. (form provided)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	7. Appeals of Required Dedications or Exactions (form provided)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	8. Commitment for Title Insurance – No older than 30 days from the submittal date (requirements form provided) <ul style="list-style-type: none"> • 8-1/2" x 11" – ① copy • Include complete Schedule A and Schedule B.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	9. Legal Description: (if not provided in Commitment for Title Insurance) <ul style="list-style-type: none"> • 8-1/2" x 11" – ② copies
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	10. Results of ALTA Survey (24" x 36") FOLDED <ul style="list-style-type: none"> • 24" x 36" – ① copies, <u>folded</u> (The ALTA Survey shall not be more than 30 days old) • Digital – ① copy (CD/DVD, PDF Format)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	11. Request for Site Visits and/or Inspections Form (form provided)
		12. Addressing Requirements (form provided)
		<div style="display: flex; justify-content: space-between;"> <div style="width: 60%;"> 13. Design Guidelines <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Sensitive Design Program <input checked="" type="checkbox"/> Design Standards and Policies Manual <input type="checkbox"/> Commercial Retail <input type="checkbox"/> Gas Station & Convenience Stores <input type="checkbox"/> Environmentally Sensitive Land Ordinance <input type="checkbox"/> Downtown Urban Design and Architectural Guidelines • The above reference design guidelines, standards, policies, and additional information may be found on the City's website at: http://www.scottsdaleaz.gov/design </div> <div style="width: 35%;"> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> MAG Supplements <input type="checkbox"/> Scenic Corridors Design <input type="checkbox"/> Office Design Guidelines <input type="checkbox"/> Restaurants <input type="checkbox"/> Lighting Design Guidelines <input type="checkbox"/> Shading <input type="checkbox"/> Desert Parks Golf Course </div> </div>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	14. Public Participation Process Requirements (see Attachment A) PROVIDE PAST REPORT AND NEW ATTEMPTS
		15. Request for Neighborhood Group Contact information (form provided)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	16. Photo Exhibit of Existing Conditions: Printed digital photos on 8-1/2"x11" Paper (form provided) <ul style="list-style-type: none"> • 8-1/2" x 11" - ① copy of the set of prints • <u>See attached Existing Conditions Photo Exhibit</u> graphic showing required photograph locations and numbers. • 8-1/2" x 11" - ⑪ copies of the set of prints (Delayed submittal). At the time your Project Coordinator is preparing the public hearing report(s), he/she will request these items, and they are to be submitted by the date indicated in the request.

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<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	17. Archaeological Resources (information sheets provided) <ul style="list-style-type: none"> <input type="checkbox"/> Cultural Resources Survey & Report - (3) copies <input type="checkbox"/> Archaeology 'Records Check' Report Only - (3) copies <input type="checkbox"/> Copies of Previous Archaeological Research - (1) copy
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	18. 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) <ul style="list-style-type: none"> <input type="checkbox"/> Airport Data Page <input type="checkbox"/> Aviation Fuel Dispensing Installation Approval form <input type="checkbox"/> Heliport (requires a Conditional Use Permit)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	19. ESLO Wash Modifications Development Application (application provided) <ul style="list-style-type: none"> • The ESLO Wash Modifications Development Application is to be submitted concurrently with this Development Review Application.

PART II -- REQUIRED PLANS & RELATED DATA

Req'd	Rec'd	Description of Documents Required for Complete Application. No application shall be accepted without all items marked below.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	20. Plan & Report Requirements for Development Applications Checklist (form provided)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	21. Application Narrative <ul style="list-style-type: none"> • 8 1/2" x 11" – (4) copies 1. The application narrative shall specify how the proposal separately addresses each of the applicable Development Review Board criteria. (Form provided) 2. Historic Property. If the property is an existing or potential historic property, describing how the proposal preserves the historic character or compliance with property's existing Historic Preservation Plan.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	22. Context Aerial with the proposed site improvements superimposed <ul style="list-style-type: none"> • 24" x 36" – (4) color copies, <u>folded</u> • 11" x 17" – (1) color copy, <u>folded</u> • 8 1/2" x 11" – (1) color copy (quality suitable for reproduction) <p>Aerial shall not be more than 1 year old and shall include and overlay of the site plan showing lot lines, tracts, easements, street locations/names and surrounding zoning for a radius from the site of:</p> <p>_____ 750-foot radius from site</p> <p>_____ 1/4-mile radius from site</p> <p>_____ Other: _____</p>

3 more copies

11

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WP	<input checked="" type="checkbox"/> <input type="checkbox"/>	23. Site Plan <i>/COND PLAN</i>	<ul style="list-style-type: none"> 24" x 36" – ⑫ copies, <u>folded</u> 11" x 17" – ① copy, <u>folded</u> (quality suitable for reproduction) 8 ½" x 11" – ① copy (quality suitable for reproduction) Digital – ① copy (CD/DVD, PDF format)
	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	24. Site Details (Elevations of screen walls, site walls, refuse enclosure, carport, lot light pole, trellis, etc.)	<ul style="list-style-type: none"> 24" x 36" – ④ copies, <u>folded</u> 11" x 17" – ① copy, <u>folded</u> (quality suitable for reproduction) 8 ½" x 11" – ① copy (quality suitable for reproduction)
	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	25. Open Space Plan (Site Plan Worksheet) (Example Provided)	<ul style="list-style-type: none"> 24" x 36" – ② copies, <u>folded</u> 11" x 17" – ① copy, <u>folded</u> (quality suitable for reproduction) 8 ½" x 11" – ① copy (quality suitable for reproduction) Digital – ① copy (CD/DVD, PDF format)
	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	26. Site Cross Sections	<ul style="list-style-type: none"> 24" x 36" – ① copy, <u>folded</u> 11" x 17" – ① copy, <u>folded</u>
	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	27. Natural Area Open Space Plan (ESL Areas)	<ul style="list-style-type: none"> 24" x 36" – ② copies, <u>folded</u> 11" x 17" – ① copy, <u>folded</u> (quality suitable for reproduction) 8 ½" x 11" – ① copy (quality suitable for reproduction) Digital – ① copy (CD/DVD, PDF format)
	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	28. Topography and slope analysis plan (ESL Areas)	<ul style="list-style-type: none"> 24" x 36" – ① copy, <u>folded</u>
	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	29. Phasing Plan	<ul style="list-style-type: none"> 24" x 36" – ④ copies, <u>folded</u> 11" x 17" – ① copy, <u>folded</u> (quality suitable for reproduction) 8 ½" x 11" – ① copy (quality suitable for reproduction)
	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	30. Landscape Plan	<ul style="list-style-type: none"> 24" x 36" – ② copies, <u>folded of black and white line drawings</u> (a grayscale copy of the color Landscape Plan will not be accept.) 11" x 17" – ① copy, <u>folded</u> (quality suitable for reproduction) 8 ½" x 11" – ① copy (quality suitable for reproduction)

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<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<ul style="list-style-type: none"> Digital - ① copy (CD/DVD, PDF format)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	31. Hardscape Plan <ul style="list-style-type: none"> 24" x 36" - ② copies, <u>folded</u> of <u>black and white line drawings</u> (a grayscale copy of the color Landscape Plan will not be accept.) 11" x 17" - ① copy, <u>folded</u> (quality suitable for reproduction) 8 ½" x 11" - ① copy (quality suitable for reproduction)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	32. Transitions Plan <ul style="list-style-type: none"> 24" x 36" - ② copies, <u>folded</u> 11" x 17" - ① copy, <u>folded</u> (quality suitable for reproduction) 8 ½" x 11" - ① copy (quality suitable for reproduction) Digital - ① copy (CD/DVD, PDF Format)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	33. Parking Plan <ul style="list-style-type: none"> 24" x 36" - ① copy, <u>folded</u> 11" x 17" - ① copy, <u>folded</u> (quality suitable for reproduction) 8 ½" x 11" - ① copy (quality suitable for reproduction)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	34. Parking Master Plan See the City's <u>Zoning Ordinance, Article IX</u> for specific submittal and content requirements for Parking Master Plan. 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. <ul style="list-style-type: none"> 8-1/2" x 11" - ② copies
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	35. Pedestrian and Vehicular Circulation <ul style="list-style-type: none"> 24" x 36" - ④ copies, <u>folded</u> 11" x 17" - ① copy, <u>folded</u> (quality suitable for reproduction) 8 ½" x 11" - ① copy (quality suitable for reproduction) Digital - ① copy (CD/DVD, PDF Format)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	36. Bikeways & Trails Plan <ul style="list-style-type: none"> 24" x 36" - ② copies, <u>folded</u> 11" x 17" - ① copy, <u>folded</u> (quality suitable for reproduction) 8 ½" x 11" - ① copy (quality suitable for reproduction)

same plan

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<input checked="" type="checkbox"/>	<input type="checkbox"/>	37. Building Elevations <ul style="list-style-type: none"> 24" x 36" – ② copies, <u>folded</u> black and white line drawing (a grayscale copy of the color elevations will not be accepted.) 24" x 36" – ② color copies, <u>folded</u> 11" x 17" – ① color copy, <u>folded</u> (quality suitable for reproduction) 11" x 17" – ① copy, <u>folded</u> black and white line drawing (quality suitable for reproduction) 8 ½" x 11" – ① color copy, (quality suitable for reproduction) 8 ½" x 11" – ① copy black and white line drawing copy (quality suitable for reproduction) Digital – ① copy (CD/DVD, PDF Format)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	38. Building Elevations Worksheet(s) Required for all Development applications to zoned Planned Unit Development (PUD) and in the Downtown Area. <ul style="list-style-type: none"> 24" x 36" – ② copies, <u>folded</u> Digital – ① copy (CD/DVD, PDF Format)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	39. Perspectives <i>NOT REQUIRED, BUT ENCOURAGED</i> <ul style="list-style-type: none"> 24" x 36" – ① color copy, <u>folded</u> 11" x 17" – ① color copy, <u>folded</u> (quality suitable for reproduction) 8 ½" x 11" – ① color copy (quality suitable for reproduction)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	40. Streetscape Elevation(s) <ul style="list-style-type: none"> 24" x 36" – ① color copy, <u>folded</u> 11" x 17" – ① color copy, <u>folded</u> (quality suitable for reproduction) 8 ½" x 11" – ① color copy (quality suitable for reproduction)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	41. Wall Elevations and Details and/or Entry Feature Elevations and Details <ul style="list-style-type: none"> 24" x 36" – ① color copy, <u>folded</u> 11" x 17" – ① color copy, <u>folded</u> (quality suitable for reproduction) 8 ½" x 11" – ① color copy (quality suitable for reproduction)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	42. Floor Plans <ul style="list-style-type: none"> 24" x 36" – ① copy, <u>folded</u> 11" x 17" – ① copy, <u>folded</u> (quality suitable for reproduction) Digital – ① copy (CD/DVD, PDF Format)

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<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	43. Floor Plan Worksheet(s) (Required for restaurants, bars or development containing there-of, and multi-family developments): <ul style="list-style-type: none"> • 24" x 36" – ① copy, <u>folded</u> • 11" x 17" – ① copy, <u>folded</u> (quality suitable for reproduction) • Digital – ① copy (CD/DVD, PDF Format)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	44. Roof Plan Worksheet(s) <i>OVER TOPO FOR HEIGHT ANALYSIS</i> <ul style="list-style-type: none"> • 24" x 36" – ① copy, <u>folded</u> • Digital – ① copy (CD/DVD, PDF Format)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	45. Sign Details <ul style="list-style-type: none"> • 11" x 17" – ① color copy, <u>folded</u> (quality suitable for reproduction) • 11" x 17" – ① copy, <u>folded</u> black and white line drawing (quality suitable for reproduction) • 8 ½" x 11" – ① color copy (quality suitable for reproduction) • 8 ½" x 11" – ① copy black and white line drawing (quality suitable for reproduction)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	46. Exterior Lighting Site Plan (including exterior building mounted fixtures) <ul style="list-style-type: none"> • 24" x 36" – ① copy, <u>folded</u> • 11" x 17" – ① copy, <u>folded</u> (quality suitable for reproduction)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	47. Exterior Lighting Photometric Analysis (policy provided) <ul style="list-style-type: none"> • 24" x 36" – ① copy, <u>folded</u> • 11" x 17" – ① copy, <u>folded</u> (quality suitable for reproduction)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	48. Manufacturer Cut Sheets of All Proposed Lighting <ul style="list-style-type: none"> • 24" x 36" – ① copy, <u>folded</u> • 11" x 17" – ① copy, <u>folded</u> (quality suitable for reproduction)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	49. Cultural Improvement Program Plan <ul style="list-style-type: none"> _____ Conceptual design of location <ul style="list-style-type: none"> • 11" x 17" – ① copy, <u>folded</u> (quality suitable for reproduction) • 8 ½" x 11" – ① color copy (quality suitable for reproduction) • ① copy of the approval letter for the artwork design from Scottsdale Cultural Council (Scottsdale Public Art) _____ Narrative explanation of the methodology to comply with the requirement/contribution.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	50. Sensitive Design Concept Plan and Proposed Design Guidelines (Architectural, landscape, hardscape, exterior lighting, community features, common structures, etc.) <ul style="list-style-type: none"> • 11" x 17" – ① copy, <u>folded</u> (quality suitable for reproduction) • 8 ½" x 11" – ① copy (quality suitable for reproduction)

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<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	51. Master Thematic Architectural Character Plan <ul style="list-style-type: none"> 11" x 17" – ① copy, <u>folded</u> (quality suitable for reproduction) 8 ½" x 11" – ① copy (quality suitable for reproduction)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	52. Drainage Report See Chapter 4 of the City's <u>Design Standards & Policies Manual</u> for specific submittal and content requirements for drainage reports. 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, and topography maps. Full size plans/maps shall be folded and contained in pockets. <ul style="list-style-type: none"> Hardcopy - 8-1/2" x 11" - ① copy of the Preliminary Drainage Report including full size plans/maps in pockets Digital - ① copy of the Drainage Report. Any advanced hydraulic or hydrologic models shall be included (see handout submittal instructions)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	53. Master Drainage Plan See the City's <u>Design Standards & Policies Manual</u> for specific submittal and content requirements for Master Drainage Report. 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, topography maps and preliminary grading and drainage plans. Full size plans/maps shall be folded and contained in pockets. <ul style="list-style-type: none"> 8-1/2" x 11" - ① copy of the Drainage Report including full size plans/maps in pockets Digital - ① copy (see handout submittal instructions)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	54. Final Basis of Design Report for Water See the City's <u>Design Standards & Policies Manual</u> for specific submittal and content requirements for Basis of Design Report for Water. The report must include all required exhibits and plans. <u>Submit by one of the options below:</u> <ul style="list-style-type: none"> Email (see handout submittal instructions) CD/DVD 8-1/2" x 11" - ④ copies – the report shall be bound, all full-size plans/maps provided in pockets.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	55. Final Basis of Design Report for Wastewater See the City's <u>Design Standards & Policies Manual</u> for specific submittal and content requirements for Design Report for Wastewater. The report shall be bound and must include all required exhibits and plans. <u>Submit by one of the options below:</u> <ul style="list-style-type: none"> Email (see handout submittal instructions) CD/DVD 8-1/2" x 11" - ④ copies – the report shall be bound, all full-size plans/maps provided in pockets.

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<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	56. Water Sampling Station <ul style="list-style-type: none"> Show location of sample stations on the site plan. Fax 8 1/2" x 11" copy of the site plan with sampling stations to the Water Quality Division. Attn: Craig Miller. Fax 480-312-8728/ Phone 480-312-8743
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	57. Water of Approval For Fountains Or Water Features from the Water Conservation Office Please contact office at 480-312-5685 <ul style="list-style-type: none"> ① copy of the approval from the Water Conservation Office
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	58. Native Plant Submittal: <ul style="list-style-type: none"> 24" x 36" – ① copy, <u>folded</u>. (Aerial with site plan overlay to show spatial relationships of existing protected plants and significant concentrations on vegetation to proposed development)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	59. Transportation Impact & Mitigation Analysis (TIMA) (information provided) Please review the City's Design Standards & Policies Manual and Transportation Impact and Mitigation Analysis Requirements provided with the application material for the specific 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, and plans. <ul style="list-style-type: none"> <input type="checkbox"/> Category 1 Study <input type="checkbox"/> Category 2 Study <input type="checkbox"/> Category 3 Study • Email (see handout instructions) • 8-1/2" x 11" - ③ copies of the Transportation Impact & Mitigation Analysis including full size plans/maps in pockets.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	60. Revegetation Site Plan, including Methodology and Techniques <ul style="list-style-type: none"> 24" x 36" – ① copy, <u>folded</u> 11" x 17" – ① copy, <u>folded</u> (quality suitable for reproduction)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	61. Cuts and Fills Site Plan <ul style="list-style-type: none"> 24" x 36" – ① copy, <u>folded</u> 11" x 17" – ① copy, <u>folded</u> (quality suitable for reproduction)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	62. Cuts and Fills Site Cross Sections <ul style="list-style-type: none"> 24" x 36" – ① copy, <u>folded</u> 11" x 17" – ① copy, <u>folded</u> (quality suitable for reproduction)

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<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	63. Environmental Features Map <ul style="list-style-type: none"> 24" x 36" – ① copy, <u>folded</u> 11" x 17" – ① copy, <u>folded</u> (quality suitable for reproduction)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	64. Geotechnical Report <ul style="list-style-type: none"> Email (see handout instructions) 8-1/2" x 11" - ① copy of the Geotechnical Report including full size plans/maps in pockets
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	65. Unstable Slopes / Boulders Rolling Map <ul style="list-style-type: none"> 24" x 36" – ① copy, <u>folded</u> 11" x 17" – ① copy, <u>folded</u> (quality suitable for reproduction)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	66. Bedrock & Soils Map <ul style="list-style-type: none"> 24" x 36" – ① copy, <u>folded</u> 11" x 17" – ① copy, <u>folded</u> (quality suitable for reproduction)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	67. Conservation Area, Scenic Corridor, Vista Corridor Plan <ul style="list-style-type: none"> 24" x 36" – ① copy, <u>folded</u> 11" x 17" – ① copy, <u>folded</u> (quality suitable for reproduction)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	68. Other: <div style="margin-left: 20px;"> <input type="checkbox"/> 24" x 36" – _____ copy(ies), <u>folded</u> <input type="checkbox"/> 11" x 17" – _____ copy(ies), <u>folded</u> (quality suitable for reproduction) <input type="checkbox"/> 8 1/2" x 11" – _____ copy(ies) (quality suitable for reproduction) <input type="checkbox"/> Digital – ① copy (see handout instructions) </div>

PART III – SAMPLES & MODELS

<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Description of Documents Required for Complete Application. No application shall be accepted without all items marked below.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	69. Color Cards or Paint Color Drawdowns <ul style="list-style-type: none"> 1 set of 5" x 7" (minimum size) of each paint color and material identification names and numbers.

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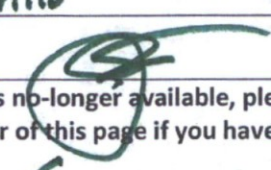
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>70. Exterior Building Color & Material Sample Board(s): 8-1/2" x 14" material sample board(s)</p> <ul style="list-style-type: none"> • The material sample board shall include the following: <ul style="list-style-type: none"> ○ A color elevation of one side of the building ○ 3" x 3" Glass samples mounted on the board with reflectivity identify ○ 3" x 3" of each the building materials mounted on the board (i.e. split face CMU, Stucco, EIFS, etc.) ○ 2" x 2" of proposed paint colors ○ All material manufacture names and material identification names and numbers shall be keynoted on the individual materials and the elevation. • 11" x 17" – ① copy, <u>folded</u> of a printed digital photo of the material board • 8 1/2" x 11" – ① copy of a printed digital photo of the material board
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>71. Electronic Massing Model:</p> <ul style="list-style-type: none"> • 11" x 17" – ① color copy, <u>folded</u> • 8 1/2" x 11" – ① color copy (quality suitable for reproduction) <p>Scaled model indicating building masses on the site plan and the mass of any building within:</p> <p>_____ 750-foot radius from site</p> <p>_____ Other: _____</p> <p>(The electronic model shall be a computer-generated Sketch-up® model or other electronic modeling media acceptable to the Current Planning Services department.)</p>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>72. Electronic Detail Model:</p> <ul style="list-style-type: none"> • 11" x 17" – ① color copy, <u>folded</u> • 8 1/2" x 11" – ① color copy (quality suitable for reproduction) <p>Scaled model indicating building masses on the site plan and the mass of any building within:</p> <p>_____ 750-foot radius from site</p> <p>_____ Other: _____</p> <p>(The electronic model shall be a computer-generated Sketch-up® model or other electronic modeling media acceptable to the Current Planning Services department.)</p>

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DRB Development Application

PART IV – SUBMITTAL OF THE DEVELOPMENT APPLICATION

Req'd	Rec'd	Description of Documents Required for Complete Application. No application shall be accepted without all items marked below.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	73. An appointment must be scheduled to submit this application. To schedule your submittal meeting please call 480-312-7767 . Request a submittal meeting with a Planning Specialist and provide your case pre-app number: <u>577</u> -PA- <u>2018</u> .
<input checked="" type="checkbox"/>	<input type="checkbox"/>	74. Submit all items indicated on this checklist pursuant to the submittal requirements.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	75. Submit all additional items that are required pursuant to the stipulations of any other Development Application that this application is reliant upon
<input checked="" type="checkbox"/>	<input type="checkbox"/>	76. Delayed Submittal. Additional copies of all or certain required submittal indicated items above will be require at the time your Project Coordinator is preparing the public hearing report(s). Your Project Coordinator will request these items at that time, and they are to be submitted by the date indicated in the request.
<input type="checkbox"/>	<input type="checkbox"/>	77. Other: _____ _____ _____ _____
<input checked="" type="checkbox"/>		<p>78. If you have any question regarding this application checklist, please contact your Project Coordinator.</p> <p>Coordinator Name (print): <u>JESUS MURILLO</u> Phone Number: <u>480-312-7049</u></p> <p>Coordinator email: <u>jmurillo</u> @scottsdaleaz.gov Date: <u>8/5/18</u></p> <p>Coordinator Signature: </p> <p>If the Project Coordinator is no-longer available, please contact the Current Planning Director at the phone number in the footer of this page if you have any question regarding this application checklist.</p> <p>This application need a: <input checked="" type="checkbox"/> New Project Number, or <input type="checkbox"/> A New Phase to an old Project Number: _____</p>

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