

**Marked Agendas
Approved Minutes
Approved Reports**

DEVELOPMENT REVIEW BOARD REPORT



Meeting Date: May 16, 2019 Item No. 5
General Plan Element: *Character and Design*
General Plan Goal: *Foster quality design that enhances Scottsdale as a unique southwestern desert community.*

ACTION

**101 Mega Raintree
4-DR-2019**

Location: 8688 East Raintree Drive

Request: Request approval of the site plan, landscape plan and building elevations for a new commercial development with approximately 8,500 square feet of building area, an ATM with drive-through service, and a restaurant with drive-through service, all on a 1.14-acre site in the Northsight Crossing shopping center.

OWNER

101 Mega Raintree, LLC

ARCHITECT/DESIGNER

Dalke Design Group

ENGINEER

Sustainability Engineering Group

APPLICANT CONTACT

Kurt Jones
Tiffany & Bosco, PA
602-452-2729

BACKGROUND

Zoning

The site is zoned Central Business (C-2). The C-2 zoning district is intended to permit uses for recurring shopping and service needs for multiple neighborhoods.

Context

Located approximately 650 feet north of the intersection of East Raintree Drive and North 87th Street, the surrounding developments are a mix of retail, service, and restaurant uses.

Adjacent Uses and Zoning

- **North** An existing retail building is located north of the site in the Central Business (C-2) zoning district.

- **South** An existing parking lot for a retail store is located south of the site in the Central Business (C-2) zoning district.
- **East** A main north/south drive aisle is located directly east of the site. Existing in-line retail/service/restaurant businesses are located farther east in the Central Business (C-2) zoning district.
- **West** Existing in-line retail/service/restaurant businesses are located west of the site in the Central Business (C-2) zoning district.

Key Items for Consideration

- Off-site location of refuse for the proposed development

DEVELOPMENT PROPOSAL

Goal/Purpose of Request

The applicant is seeking approval of the site plan, landscape plan, and building elevations for a new, in-line commercial development with approximately 8,500 square feet of floor area.

Neighborhood Communication

The City mailed notification postcards to the surrounding property owners within 750 feet of the site and has posted the property notifying the public of the Development Review Board hearing. As of the date of this report, staff has not received any correspondence regarding the proposed development project.

DEVELOPMENT REVIEW BOARD CRITERIA ANALYSIS

The proposed in-line retail and restaurant building reflects the goals and policies of the Character and Design chapters of the General Plan 2001 and the Greater Airpark Character Area Plan by responding to the context of the area surrounding the site and the Greater Airpark area as a whole, and by being responsive to the natural environment with building and pedestrian pathway shading. In addition, the project utilizes good site planning and circulation to work cohesively with planned development adjacent to the site.

Access to the site is adequately provided by two vehicular entrances. The primary entrance will utilize the drive aisle located on the south side of the site with another access provided from a drive aisle that runs along the east side of the site, sometimes referred to as 87th Street. Both access points lead to parking areas adjacent to and surrounding the building on the site. In addition, a drive-through lane is provided on the site that wraps the west and south sides of the building for a future restaurant tenant. Pedestrian connectivity is provided to an existing sidewalk along the main north/south drive aisle, as well as new sidewalk connections to the proposed multi-family residential project located west of the site. Spatially, the building has been located to be central to the vehicular circulation on the site.

The proposed building is one-story-tall, with approximately 8,500 square feet of space, configured as a collection of in-line suites. Designed in a contemporary aesthetic, each elevation features shading elements over most windows to reduce solar exposure and heat gain to the building. In addition, a large shade canopy has been provided over the front (eastern) portion of the building to shade patrons and a large shade canopy has been provided at the drive-through pick-up window to also shade patrons. Building colors and materials have been chosen to complement the context of

the area as well as respond to the Scottsdale Sensitive Design Principles. Mechanical equipment will be located on the roof of the building, appropriately concealed behind rooftop parapets.

Landscape and hardscape improvements for the site are focused on enhancing areas adjacent to the building and parking lot areas. Pedestrian shading has been provided with trees placed throughout the parking area and the site. To respond to environmental considerations, the landscaping has been designed to provide shade over most pedestrian walkways using large shade trees including Palo Verde, Mulga Acacia, Willow Acacia, and several species of drought-tolerant shrubs and groundcover.

Development Information

• Existing Use:	Parking field and stormwater drainage basin
• Proposed Use:	In-line retail/service/restaurant building
• Parcel Size:	1.14 gross/net acres 49,766 square feet
• Building / Commercial space:	8,500 square feet
• Floor Area Ratio Allowed:	0.8
• Floor Area Ratio Proposed:	0.17
• Building Height Allowed:	36 feet, excluding rooftop appurtenances
• Building Height Proposed:	26 feet, including rooftop appurtenances
• Parking Required:	51 spaces (site) / 168 (shopping center)
• Parking Provided:	106 spaces (site) / 202 (shopping center)
• Open Space Required:	7,763 square feet / 0.18 acres
• Open Space Provided:	11,594 square feet / 0.26 acres

STAFF RECOMMENDATION

Recommended Approach:

Staff recommends that the Development Review Board approve the 101 Mega Raintree development project per the attached stipulations, finding that the provisions of Character and Design Element of the General Plan and the Development Review Criteria have been met.

RESPONSIBLE DEPARTMENT

Planning and Development Services

Current Planning Services

STAFF CONTACT

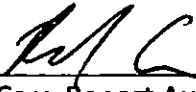
Brad Carr, AICP, LEED-AP

Principal Planner

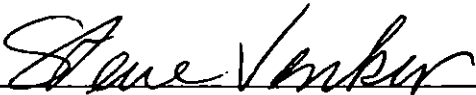
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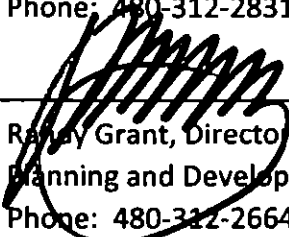
APPROVED BY


Brad Carr, Report Author

5.9.2019
Date


Steve Venker, Development Review Board Coordinator
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5/9/19
Date


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5/9/19
Date

ATTACHMENTS

- A. Stipulations/Zoning Ordinance Requirements
 - 1. Context Aerial
 - 1A. Close-Up Aerial
 - 2. Zoning Map
 - 3. Applicant's Narrative
 - 4. Combined Context Aerial and Site Plan
 - 5. Site Plan
 - 6. Building Elevations
 - 7. Material and Color Sample Board
 - 8. Perspectives
 - 9. Landscape Plans

**Stipulations for the
Development Review Board Application:
101 Mega Raintree LLC
Case Number: 4-DR-2019**

These stipulations are intended to protect the public health, safety, welfare, and the City of Scottsdale.

APPLICABLE DOCUMENTS AND PLANS:

1. Except as required by the Scottsdale Revised Code (SRC), the Design Standards and Policies Manual (DSPM), and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
 - a. Architectural elements, including dimensions, materials, form, color, and texture shall be constructed to be consistent with the building elevations submitted by Dalke Design Group, LLC with a city staff date of 5/9/2019.
 - b. The location and configuration of all site improvements shall be consistent with the site plan submitted by Dalke Design Group, LLC with a city staff date of 4/29/2019.
 - c. Landscape improvements, including quantity, size, and location shall be installed to be consistent with the preliminary landscape plan submitted by T.J. McQueen & Associates, Inc. with a city staff date of 5/2/2019.
 - d. The case drainage report submitted by Sustainability Engineering Group and accepted in concept by the Stormwater Management Department of Planning and Development Services.
 - e. The water and sewer basis of design report submitted by Sustainability Engineering Group and accepted in concept by the Water Resources Department.

RELEVANT CASES:

Ordinance

- A. At the time of review, the applicable Zoning case for the subject site was 5-ZN-1998.

ARCHAEOLOGICAL RESOURCES:

Ordinance

- B. Any development on the property is subject to the requirements of Scottsdale Revised Code, Chapter 46, Article VI, Section 46-134 - Discoveries of archaeological resources during construction.

ARCHITECTURAL DESIGN:

DRB Stipulations

2. *All exposed steel columns, beams, and frames shall be revised to be hollow steel section with a minimum cross-sectional dimension to 12 inches.*

3. *All shade canopies shall be designed so that the shade material has a density of 75%, or greater, in order to maximize the effectiveness of the shade canopies.*
4. *All exterior window glazing shall be recessed a minimum of fifty (50) percent of the wall depth, including glass windows within any tower/clerestory elements. The amount of recess shall be measured from the face of the exterior wall to the face of the glazing, exclusive of external detailing. With the final plan submittal, the developer shall provide head, jamb and sill details clearly showing the amount of recess for all window types.*
5. *All exterior doors shall be recessed a minimum of thirty (30) percent of the wall depth, the amount of recess shall be measured from the face of the exterior wall to the face of the glazing, exclusive of external detailing. With the final plan submittal, the developer shall provide head, jamb and sill details clearly showing the amount of recess for all door types.*

SITE DESIGN:

Ordinance

- C. *No building permit shall be issued, as per SRC 24-19.D. and 24-3, until provision for a refuse container on subject property has been established as per the city's solid waste requirements of one (1) refuse enclosure is required per 20,000 square feet of commercial space, to include grease containment area for proposed restaurant, within 100' of establishment for which it serves.*

DRB Stipulations

6. *With the final plans submittal, the property owner shall modify the project plans, to the satisfaction of the Zoning Administrator, to demonstrate how the proposed project more fully integrates into the existing pedestrian network of the site and surrounding properties, as well as the proposed pedestrian network of the redevelopment sites adjacent to the development site.*
7. *Prior to the issuance of any building permit for the development project, the property owner shall modify the project plans to provide a minimum five (5) foot wide sidewalk along the south side of the project to connect the southwest corner of the site to the existing sidewalk along the north/south drive aisle on the eastern portion of the site.*
8. *Prior to the issuance of any building permit for the development project, the property owner shall modify the project plans to provide an additional sidewalk connection from the new sidewalk noted in Stipulation #7 above to the front of the building. New sidewalk connection shall be a minimum of five (5) feet in width and be protected on either side by a landscape area when adjacent to parking spaces.*
9. *Prior to the issuance of any building permit for the development project, the property owner shall modify the project plans to provide landscape areas adjacent to either side of the pedestrian connection shown on the site plan that connects the building to the north/south sidewalk along the eastern side of the development site.*
10. *Prior to the issuance of any building permit for the development project, the property owner shall modify the project plans to provide a screen wall of a minimum height of four (4) feet along the west side of the drive-through lane to screen vehicles from off-site, to the satisfaction of the DRB Coordinator.*
11. *Prior to the issuance of any building permit for the development project, the property owner shall submit construction plans and receive city approval to construct the following:*
 - a. *All drive aisles that are fire lanes shall have a width of twenty-four (24) feet.*

- b. All restaurant drive-through lanes shall provide a minimum of 120 feet of queuing distance.
- c. Reconstruction of existing sidewalk ramp on the southeast corner of parcel to meet City standards and be compliant with ADA, in accordance COS Std. Detail #2234.

LANDSCAPE DESIGN:

DRB Stipulations

- 12. Prior to the issuance of any building permit for the development project, the property owner shall submit landscape improvement plans that demonstrate how the salvaged vegetation from the site will be incorporated into the design of the landscape improvements.

EXTRIOR LIGHTING:

Ordinance

- D. All exterior luminaires mounted eight (8) feet or higher above finished grade, shall be directed downward.

DRB Stipulations

- 13. All exterior luminaires shall meet all IES requirements for full cutoff and shall be aimed downward and away from property line except for sign lighting.
- 14. Incorporate the following parking lot and site lighting into the project's design:
 - a. The maintained average horizontal luminance level, at grade on the site, shall not exceed 2.0 foot-candles. All exterior luminaires shall be included in this calculation.
 - b. The maintained maximum horizontal luminance level, at grade on the site, shall not exceed 8.0 foot-candles. All exterior luminaires shall be included in this calculation.
 - c. The initial vertical luminance at 6-foot above grade, along the entire property line shall not exceed 0.8 foot-candles. All exterior luminaires shall be included in this calculation.
 - d. All exterior fixtures shall utilize a light source with a Kelvin color temperature of 3200K or less.
 - e. The total lumen per luminaire shall not exceed 24,000 lumens.

AIRPORT:

DRB Stipulations

- 15. With the construction document submittal, the property owner shall submit an aircraft noise and overflight disclosure notice that is to be provided to occupants, potential homeowners, employees and/or students. The disclosure form shall be in a form acceptable to the Scottsdale Aviation Director, prior to the issuance of any building permit, not including a native plant permit.

WATER AND WASTEWATER:

Ordinance

- E. Prior to the issuance of any building permit for the development project, the property owner shall submit written private sewer connection approval from the established, incorporated association, or management firm responsible for private sewer system proposed to be utilized for sewer discharge from this site as per SRC 49-118.

DRAINAGE AND FLOOD CONTROL:

DRB Stipulations

16. With the civil construction document submittal, the property owner shall submit a final drainage report that demonstrates consistency with the DSPM, and the case drainage report accepted in concept by the Stormwater Manager or designee.

EASEMENTS DEDICATIONS / RELEASES:

DRB Stipulations

17. Prior to the issuance of any building permit for the development project, the property owner shall dedicate the following easements to the City of Scottsdale on a final plat or map of dedication:
 - a. A sight distance easement where a sight distance triangle(s) in conformance with figures 5.3-26 and 5.3-27 of Section 5.3 of the DSPM cross on to the property.
 - b. A minimum 24-foot-wide emergency services and cross-access easements from parcel north of subject parcel to provide for access to development project including drive thru aisle.
 - c. A minimum 6-foot-wide public non-vehicle access easement, to accommodate any sidewalk not currently accommodated in existing easements.
18. Prior to the issuance of any building permit for the development project, the property owner shall submit an application, on a form acceptable to the City, to request a release of the existing drainage easement that is in conflict with proposed development.





101 Mega Raintree LLC

4-DR-2019



Q.S.
34-48

Google Earth Pro Imagery



01 Mega Raintree LLC

4-DR-2019

**New Commercial Building
Raintree Dr. & 87th Street
Development Review Board
Project Narrative**

1/22/2019

REQUEST OVERVIEW

The request is to approve the Development Review Board ("DRB") submittal for the proposed commercial pad located at 8698 E. Raintree Drive ("Property"). The proposal is to upgrade the commercial site with a viable commercial pad building and underground the open drainage basins on the site. The request is to approve the site plan, elevations, landscaping and site improvements for a commercial building.

BACKGROUND/HISTORY

The large commercial center at the northwest corner of Raintree Drive and the Loop 101 consists of several individual pads and large retailers. The majority of the commercial center is developed on individual parcels. The shopping center is anchored on the north end by Walmart and a closed Sam's Club store. The south end of the center is anchored by the Kohl's department store. In the past few years, while the economy continues to improve, traditional retail centers have witnessed an increase in store closings and vacancies. Both the large retail stores and smaller pads have morphed over time to adapt to this ever changing market. Some of the smaller pads are renovating buildings or replacing buildings to newer uses. The larger retail spaces are struggling to find tenant to fill such large spaces such as the old Sam's Club, Mega Furniture and Sport's Chalet. The proposal would be to place a new pad building along the commercial centers main internal north/south drive. This north/south drive connects the Sonoran Village commercial center at the southwest corner of the Loop 101 freeway and Frank Lloyd Wright Boulevard to Raintree Drive on the south.

SURROUNDING USES

The Property is directly adjacent to the Kohl's department store on the south side and will connect with the Kohl's large parking field. Smaller retail and restaurant pads, located east of the north/south driveway are situated along the west side of the Loop 101 freeway frontage road. Several access driveways connect the Property to the freeway frontage road. Walmart and the closed Sam's Club retail building are located north of the Property. An existing retail pad will remain immediately to the north of this proposed commercial pad building and share access to each other's parking lots. The large retail buildings to the west will be redeveloped as part of a larger zoning case with a mixture of retail and residential uses.

The area is a mixture of land uses zoned C-2 with many of the retail and restaurant buildings redeveloping and repurposing to update the buildings and uses.

Development Review Board Request

The proposal is to add a stand-alone retail/restaurant building and site plan along the west side of the 87th Street extension into the larger commercial development. The 87th Street extension is truly the main north/south internal roadway between Raintree Drive on the south to just north of the Walmart building where it intersects with an east/west commercial driveway in the Sonora Village commercial center.

The new retail building is situated on the site to allow for a drive-through aisle along the west and south portions of the building. The main building entrances will be located along the east side of the building facing the 87th Street driveway. The existing retail building north of the site will remain in its current configuration. Both buildings will share a main entrance off of the 87th Street driveway. A secondary vehicular driveway is located at the southwest corner of the new retail parcel. This driveway allows for additional north/south access between the Kohl's parking lot and the vacant large retailer to the north. With 360 degree vehicular access, the proposed new retail pad will benefit from strong pass-by and destination customers. An existing sidewalk is located along the east side of the new pad (west side of the 87th St. driveway).

There is a transformation of the internal portions of the commercial center underway. Some of the retail and restaurants along the freeway frontage road to the east are redeveloping into new uses and design. The vacant larger box retailers to the west are seeking redevelopment for potential residential and storage uses. The addition of this retail pad will provide for further revitalization of the commercial and future mixed-use center.

Project Character and Architecture

The building design is based on current contemporary design elements but with some added "Wrightian" detailing. The elevation design has a symmetrical design around a center mass parapet element with deep flanking canopies. The trim and detail for the canopy as well as the middle parapet mass features a random vertical metal panel fascia that is reminiscent of "Wrightian" detailing. The color scheme for the building has taken hues from the buildings on the retail complex as well current color trends for retail buildings of this scale and size. Based on the retail function of the building, high performance clear insulated glazing has been chosen for the glass and with the deep overhangs the heat gain has been minimized. The center mass zone features decorative tile which adds a splash of whimsy, color and detail to this zone of the building.

The building utilizes integral color stucco as well as integral color masonry block for the base of the building grounding the project with a darker color high quality material. The use of the random spaced metal fascia material adds a unique detail with a long lasting material that further enforces the quality of the project.

The east hardscape for the building creates large patio and public zones in an area that can be fully utilized due to the orientation of the building. Landscape for the patio zone and parking areas has been selected to blend with the current landscaping of the site.

III. Describe how the proposed development is consistent with the Character and Design Chapter of the Scottsdale General Plan, the Zoning Ordinance, any pertinent master plan, scenic corridor guideline, or streetscape guideline.

A. Compatibility with City of Scottsdale General Plan

The Property is designated on the City's General Plan Land Use Map as Mixed-Use Neighborhoods with a Regional Use Overlay. The Property is zoned C-2, commercial and allows for the proposed retail and restaurant uses. Therefore, the proposal is compatible with the General Plan.

B. Consistency with the Character and Design Element of the General Plan

The Property falls within an Airpark Mixed-Use (AMU) designation on the City's Greater Airpark Character Area Plan. An AMU designation allows for a mixture of commercial and industrial uses to support the greater airpark area.

C. Consistency with Zoning

The Property is zoned C-2. The proposed retail and restaurant uses that would utilize the new building comply with this zoning district.

D. Consistency with Scenic Corridor Guidelines

There are no scenic corridors in the vicinity of this project.

E. Consistency with Streetscape Guidelines

There are no adopted streetscape guidelines that impact the Property.

Explain how the proposed development will contribute to the general health, welfare, safety and convenience of persons residing or working in the vicinity.

The Property has been underutilized as a retention basin for surrounding commercial buildings and parking areas. By developing a retail/restaurant pad for potential commercial uses, the proposal will provide for uses that can contribute to the convenience of persons residing or working in the vicinity.

Describe the spatial relationship that will exist between near-by structures and the proposed development, as well as open spaces, and topography, both within the project site and in the surrounding context.

The new commercial building will be situated south an existing stand-alone retail building. The two (2) buildings will share vehicular and pedestrian access. The area is relatively flat and therefore poses no spatial relationship issues with surrounding development.

Explain how the site layout will promote safety and convenience relative to ingress, egress, internal circulation for pedestrians and vehicles, parking areas, loading and service areas.

The shared driveways and surrounding vehicular circulation system within the commercial center remains intact while providing for 360 degree access to the new retail building. The proposed drive-through lane is positioned away from the main circulator, 87th Street. The proposed north/south driveway west of the new building will provide for an alternative for vehicles to move north and south in the immediate area. Existing and future sidewalks along the new building site will connect customers to other commercial uses in the immediate area.

Describe how the architectural characteristics of the proposed development relate to character elements and design features of the structures that are within the surrounding context.

The building has a massing that is very similar to the adjacent retail building to the north, but with a lower profile to match the scale of this building. Overall the scale of this project meets the scale and context of the other smaller retail buildings in area, and incorporates deep shading devices as the other successful building in the area.

Describe how the design features and details of the proposed development have been utilized to screen all mechanical equipment, appurtenances and utilities.

The building features a single slope roof system with parapets that will be tall enough to screen typical roof top HVAC equipment and devices.

A. Consistency with Sensitive Design Principles as amended by DRB on March 8, 2001

1. The design character of any area should be enhanced and strengthened by new development.
- Building design should consider the distinctive qualities and character of the surrounding context and, as appropriate, incorporate those qualities in its design.
- Building design should be sensitive to the evolving context of an area over time.

Response: With the context of this area changing to be more mixed use and the buildings need to address this change. Smaller service retail is needed to fulfill this new context, with design that promotes outdoor functions, and address the street/drive frontage that is more conducive to this new scale and function all of which this project achieves.

2. Development, through appropriate siting and orientation of buildings, should recognize and preserve established major vistas, as well as protect natural features such as:
 - Scenic views of the Sonoran desert and mountains
 - Archaeological and historical resources

Response: This site has views to the east and northeast of the McDowell Mountains. The main entrances to the building face east to take advantage of these views. The single story

nature of the proposed commercial building will not create obstructions to other uses in the immediate vicinity.

Development should be sensitive to existing topography and landscaping.

- A design should respond to the unique terrain of the site by blending with the natural shape and texture of the land while minimizing disturbances to the natural environment.

Response: This new retail building is located in an existing retention area. With the transformation of the site, this new plan will restore the existing topographic alignment of the site.

4. Development should protect the character of the Sonoran desert by preserving and restoring natural habitats and ecological processes.

Response: This section is not applicable to this infill commercial site.

5. The design of the public realm, including streetscapes, parks, plazas and civic amenities, is an opportunity to provide identity to the community and to convey its design expectations.

- Streetscapes should provide continuity among adjacent uses through use of cohesive landscaping, decorative paving, street furniture, public art and integrated infrastructure elements.

Response: The proposed building and associated parking will provide continuity of the commercial uses along the 87th St. driveway. The landscaping will provide for consistency with the existing commercial center. Plants, trees, and gravel will match and/or have been selected to blend with the current palette.

6. Developments should integrate alternative modes of transportation, including bicycles and bus access, within the pedestrian network that encourage social contact and interaction within the community.

Response: The location of this building will allow for pedestrians to move from the east side of the 87th St. driveway to the west with a new opportunity for compatible uses. The new building will allow for social interaction along the east side of the building providing for inviting storefronts and potential patios.

7. Development should show consideration for the pedestrian by providing landscaping and shading elements as well as inviting access connections to adjacent developments.

- Design elements should be included to reflect a human scale, such as the use of shelter and shade for the pedestrian and a variety of building masses.

Response: The building has deep shade elements that provide shelter for the entire public sides of the building. The scale and depth of these areas create a welcoming zone for the project with a scale that is appropriate for the hardscape and building height.

8. Buildings should be designed with a logical hierarchy of masses:

- To control the visual impact of a building's height and size
- To highlight important building volumes and features, such as the building entry.

Response: The building has a logical massing with the middle zone of the project being the tallest zone, with the flanking parapets and deep overhangs balancing this element.

9. The design of the built environment should respond to the desert environment:

- Interior spaces should be extended into the outdoors both physically and visually when appropriate
- Materials with colors and coarse textures associated with this region should be utilized.
- A variety of textures and natural materials should be used to provide visual interest and richness, particularly at the pedestrian level. Materials should be used honestly and reflect their inherent qualities
- Features such as shade structures, deep roof overhangs and recessed windows should be incorporated.

Response: The building has deep shade elements that provide shelter for the entire public sides of the building. The scale and depth of these areas create a welcoming zone for the project with a scale that is appropriate for the hardscape and building height. With these deep overhangs and the clear glazing the indoor and outdoors space is visually connected. The base of the building is darker and utilizes integral color masonry block for durability as well as the richness of the aggregate. The use of the random spaced metal fascia material adds a unique detail with a long lasting material that further enforces the quality of the project.

10. Developments should strive to incorporate sustainable and healthy building practices and products.

- Design strategies and building techniques, which minimize environmental impact, reduce energy consumption, and endure over time, should be utilized.

Response: The shell of the building will feature an insulated foam roof. This combined with the interior insulation will achieve an R factor above R38. The deep overhangs and orientation of the building limit solar exposure to the glass, greatly helping to reduce the energy consumption for the building.

11. Landscape design should respond to the desert environment by utilizing a variety of mature landscape materials indigenous to the arid region.

- The character of the area should be emphasized through the careful selection of planting materials in terms of scale, density, and arrangement
- The landscaping should complement the built environment while relating to the various uses.

Response: The trees and planting have been selected to blend with the existing plant palette, but with a scale and density that is more conducive with the smaller retail scale of this building.

12. Site design should incorporate techniques for efficient water use by providing desert adapted landscaping and preserving native plants.

- Water, as a landscape element, should be used judiciously
- Water features should be placed in locations with high pedestrian activity.

Response: The use of desert and desert-adapted plant species will ensure the conservative use of irrigation water throughout the site. There are no water features planned at this time.

13. The extent and quality of lighting should be integrally designed as part of the built environment.

- A balance should occur between the ambient light levels and designated focal lighting needs.
- Lighting should be designed to minimize glare and invasive overflow, to conserve energy, and to reflect the character of the area.

Response: The proposed site lighting will be designed to match the surrounding commercial center. The potential use of enhanced building lighting may be used to highlight individual users. All fixtures are LED to provide efficient energy consumption.

14. Signage should consider the distinctive qualities and character of the surrounding context in terms of size, color, location and illumination.

- Signage should be designed to be complementary to the architecture, landscaping and design theme for the site, with due consideration for visibility and legibility

Response: Proposed signage will be consistent with City's sign ordinance and any master sign program for the commercial center.

Consistency with City of Scottsdale Section 1.904 Criteria

A. In considering any application for development, the Development Review Board shall be guided by the following criteria:

1. The Board shall examine the design and theme of the application for consistency with the design and character components of the applicable guidelines, development standards, Design Standards and Policies Manual, master plans, character plan and General Plan.

Response: The commercial development will enhance the 87th Street frontage within the center. The proposed building, site plan and character components are consistent with the commercial make-up of the immediate area. The zoning, land use and design are consistent with the character plan and General Plan. The project has utilized the city Commercial Design Guidelines for the design of the project. The project respects the scale of the area, and is a project that adapts the site to the evolving charter of this neighborhood. Also, this building has a longer life cycle of function and uses than the large big box retail that this original site plan was predicated upon.

2. The architectural character, landscaping and site design of the proposed development shall:

- a. Promote a desirable relationship of structures to one another, to open spaces and topography, both on the site and in the surrounding neighborhood;

Response: The site orientation of this new project links to the street/drive more directly and creates a better pedestrian connection to the other businesses in the area. The architecture of the project has a more pedestrian scale and one that links with the changing feel and scale of this area.

- b. Avoid excessive variety and monotonous repetition;

Response: The building has architectural changes every 40' in both height and materials creating a building with interest that is not monotonous.

- c. Recognize the unique climatic and other environmental factors of this region to respond to the Sonoran Desert environment, as specified in the Sensitive Design Principles;

Response: We feel we have incorporated sensitivity to building design, site design, existing landscape and topography, streetscape, community connectivity, lighting, and signage as described in the sections provided above.

- d. Conform to the recommendations and guidelines in the Environmentally Sensitive Lands (ESL) Ordinance, in the ESL Overlay District; and

Response: Not applicable to this site.

- e. Incorporate unique or characteristic architectural features, including building height, size, shape, color, texture, setback or architectural details, in the Historic Property Overlay District.

Response: The Request is not within the Historic Property Overlay District.

3. Ingress, egress, internal traffic circulation, off-street parking facilities, loading and service areas and pedestrian ways shall be so designed as to promote safety and convenience.

Response: The location and design of the building incorporated the above mentioned components so as to promote safety and convenience

4. If provided, mechanical equipment, appurtenances and utilities, and their associated screening shall be integral to the building design.

Response: All mechanical units will be screened by architecturally integrated parapets.

5. Within the Downtown Area, building and site design shall:

- a. Demonstrate conformance with the Downtown Plan Urban Design & Architectural Guidelines;
- b. Incorporate urban and architectural design that address human scale and incorporate pedestrian-oriented environment at the street level;
- c. Reflect contemporary and historic interpretations of Sonoran Desert architectural traditions, by subdividing the overall massing into smaller elements, expressing small scale details, and recessing fenestrations;
- d. Reflect the design features and materials of the urban neighborhoods in which the development is located; and
- e. Incorporate enhanced design and aesthetics of building mass, height, materials, and intensity with transitions between adjacent/abutting Type 1 and Type 2 Areas, and adjacent/abutting Type 2 Areas and existing development outside the Downtown Area.

Response: The request is not within the Downtown Area.

- 6. The location of artwork provided in accordance with the Cultural Improvement Program or Public Art Program shall address the following criteria:
 - a. Accessibility to the public;
 - b. Location near pedestrian circulation routes consistent with existing or future development or natural features;
 - c. Location near the primary pedestrian or vehicular entrance of a development;
 - d. Location in conformance with the Design Standards and Policies Manual for locations affecting existing utilities, public utility easements, and vehicular sight distance requirements; and
 - e. Location in conformance to standards for public safety. Location in conformance with the Design Standards and Policies Manual for locations affecting existing utilities, public utility easements, and vehicular sight distance requirements; and

Response: The property is not a part of a Cultural Improvement Program or Public Art Program.

- B. The property owner shall address all applicable criteria in this section.

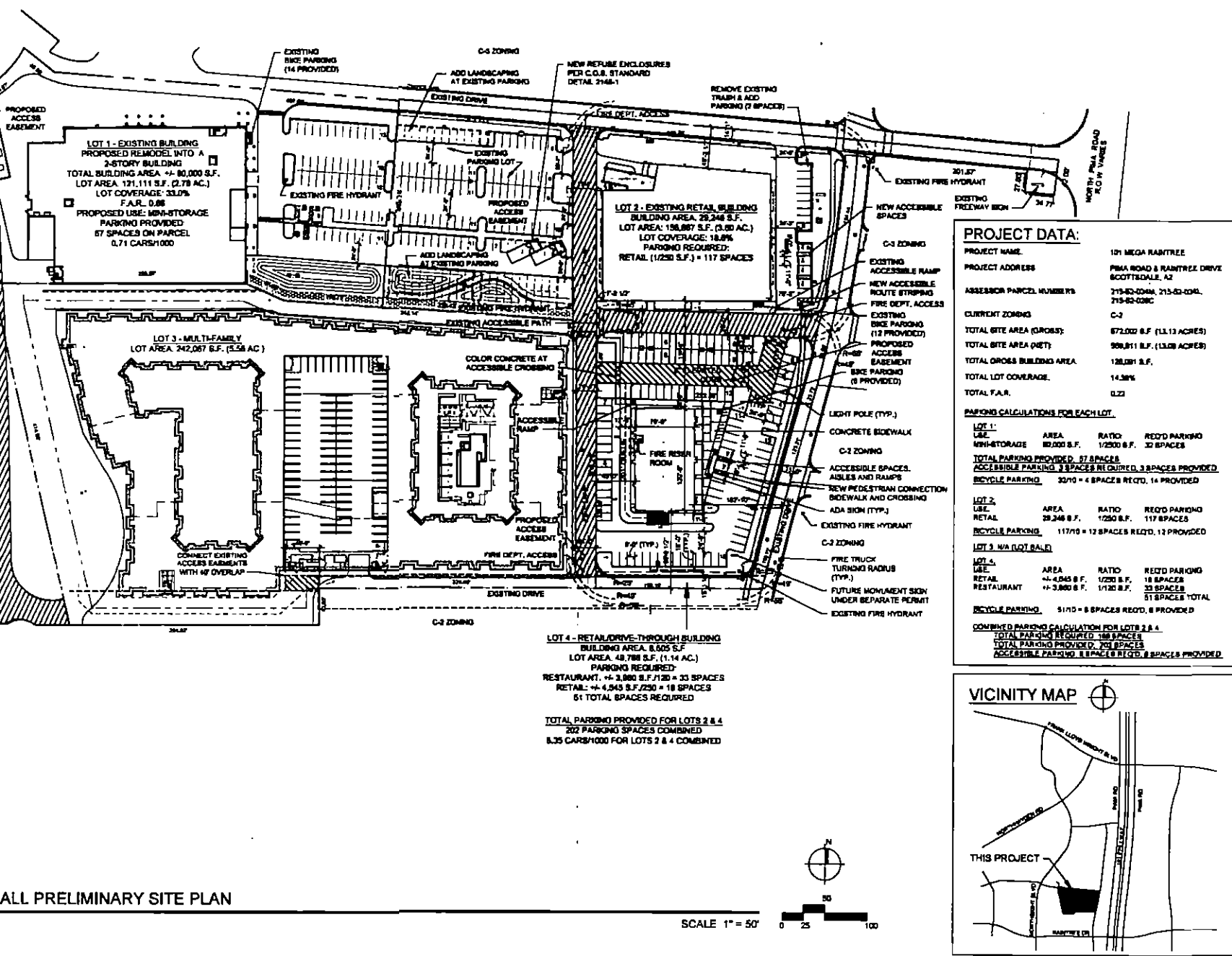
Response: The above criteria have been addressed.

XVII. SUMMARY

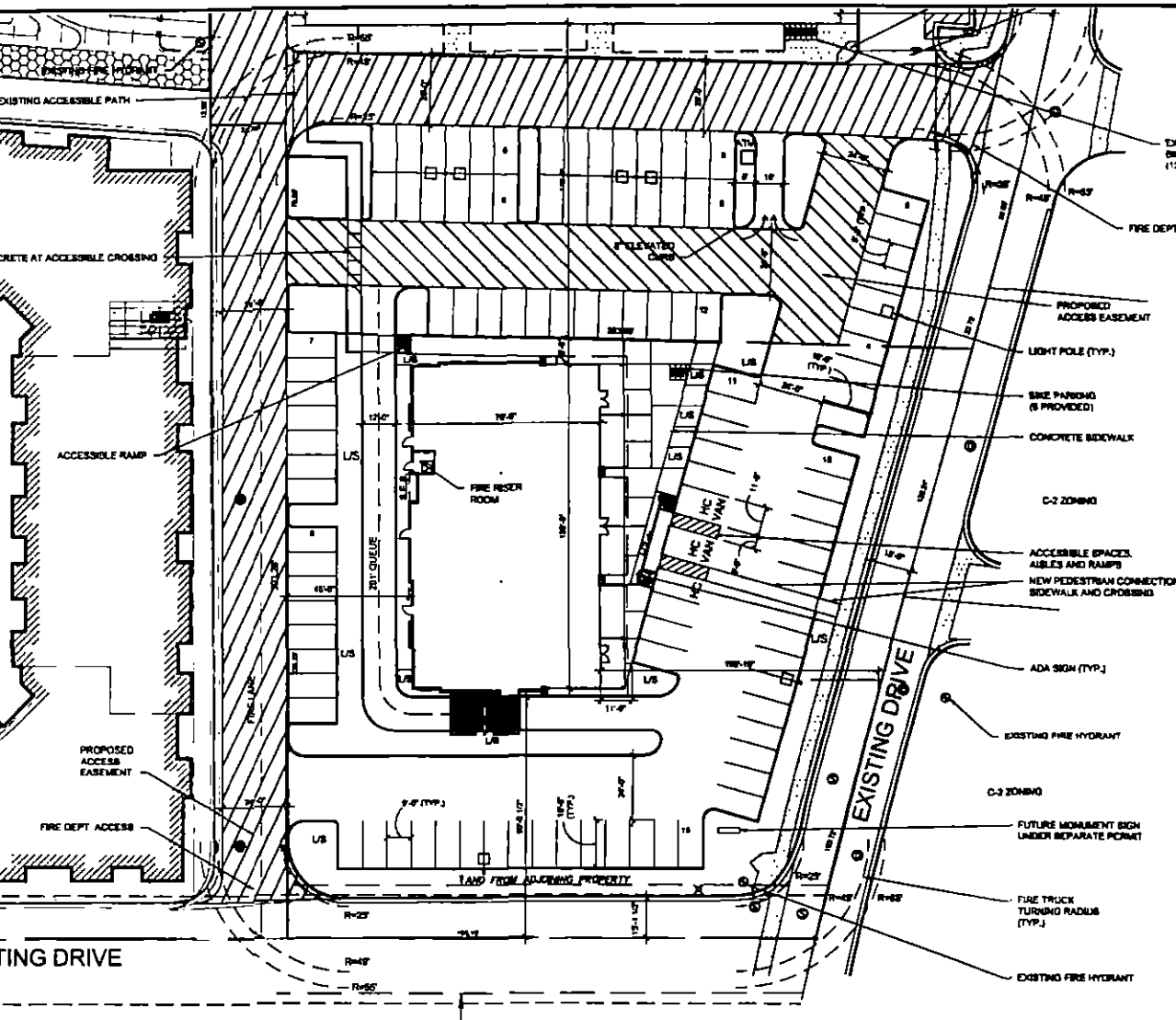
The Request is to approve a site plan, elevations and landscape plan for a new commercial building within a large commercial center. The site is not visible from off-site, any public rights-of-ways or from any residential uses. The proposed building will be placed along the larger commercial centers main north/south driveway. Access will be shared with an existing building to the north with 360 degree access around the proposed building pad. As the remainder of the commercial center revitalizes to the west with a potential rezoning, residential uses and removal of a significant portion of the commercial center, this proposed pad will benefit from its location along the main driveway adjacent to other similar commercial and viable uses. We respectfully request approval of this request.



ALL PRELIMINARY SITE PLAN



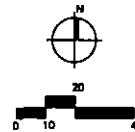
4-DR-2019
4/29/2019



LOT 4 - RETAIL/DRIVE-THROUGH BUILDING

RETAIL - PRELIMINARY SITE PLAN

SCALE: 1" = 20'



PROJECT DATA:

PROJECT NAME:	LOT 4 AT 101 MEGA RAINTREE
PROJECT ADDRESS:	PIMA ROAD & RAINTREE DRIVE SCOTTSDALE, AZ
ASSESSOR PARCEL NUMBERS:	215-02-004M, 215-02-004L
CURRENT ZONING:	C-2
LOT AREA (NETTICROGS):	48,786 S.F. (1.14 ACRES)
GROSS BUILDING AREA:	18,000 S.F.
LOT COVERAGE:	17.05%
F.A.R.:	0.17
PROPOSED RETAIL/DRIVE-THROUGH BUILDING (LOT 4):	
BUILDING HEIGHT:	28'-0" (T.O. PARAPET) 22'-0" EXCLUDING ROOFTOP APPROPRIATEANCES (28'-0" ALLOW)
OCCUPANCY:	M / A-2
CONSTRUCTION TYPE:	V-4 W.F.A.F.L.B.

PARKING CALCULATIONS:

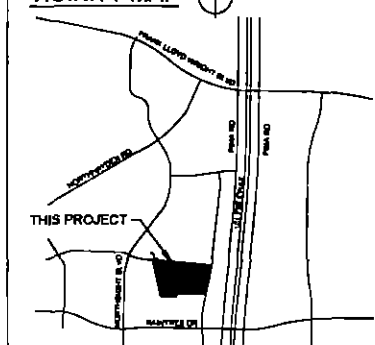
USE	AREA	RATIO	RECYD PARKING
RETAIL	~4,843 S.F.	1/250 S.F.	18 SPACES
RESTAURANT	~1,380 S.F.	1/120 S.F.	20 SPACES
			51 SPACES TOTAL

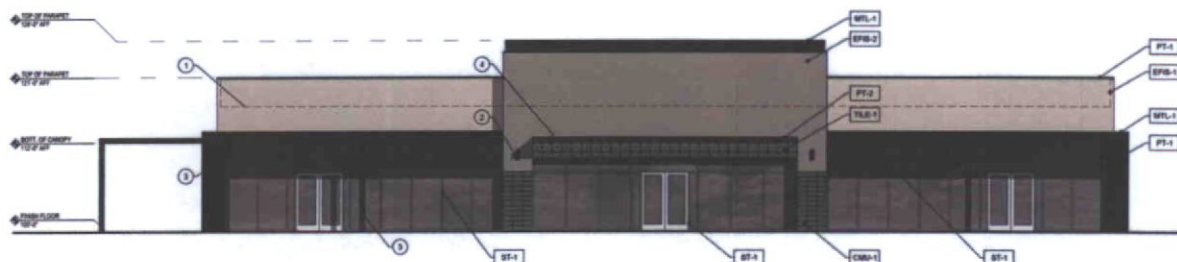
COMBINED PARKING CALCULATION FOR LOTS 2 & 4

TOTAL PARKING REQUIRED: 188 SPACES
TOTAL PARKING PROVIDED: 200 SPACES
ACCESSIBLE PARKING: 8 SPACES RECYD, 8 SPACES PROVIDED

RECYCLE PARKING: 5/110 = 8 SPACES RECYD, 8 PROVIDED

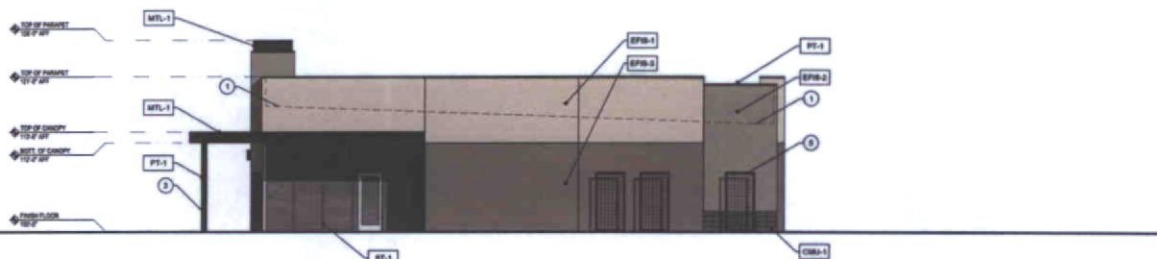
VICINITY MAP





EAST ELEVATION

SCALE 1/8" = 1'-0"



NORTH ELEVATION

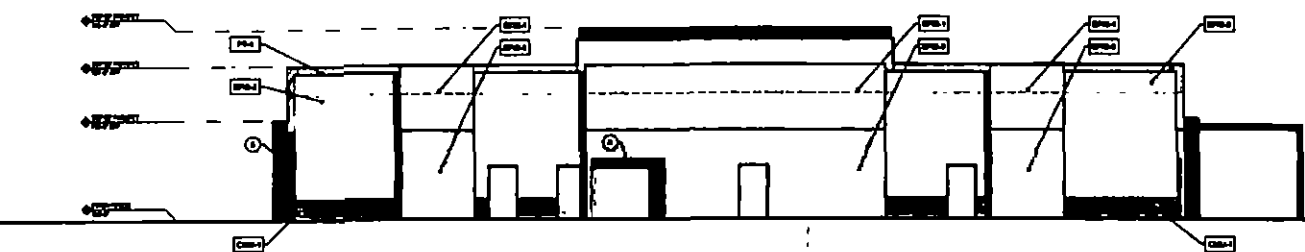
SCALE 1/8" = 1'-0"

① EXTERIOR ELEVATION KEYNOTES

1. ROOF LINE BEYOND - ALL ROOF DRAINS ARE INTERIOR
2. DECORATIVE LIGHT FIXTURE
3. TUBE STEEL COLUMN, EXPOSED, TYPICAL
4. STEEL CANOPY
5. STEEL MESH LANDSCAPE TRELLIS
6. SERVICE ENTRANCE SECTION
7. FUTURE CEILING AT 12'-0" A.F.F.
8. ANGLE STEEL LATTICE SHADE ELEMENT

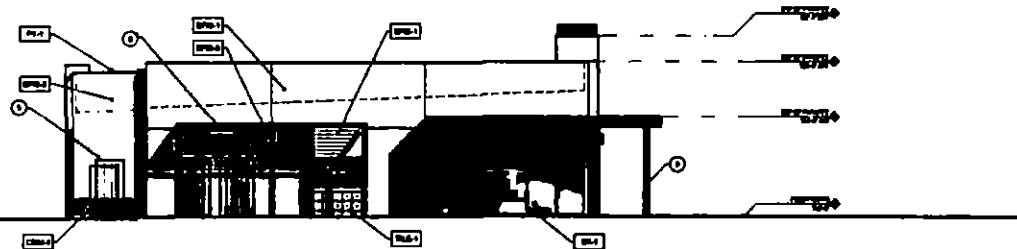
2.0 EXTERIOR ELEVATION KEYNOTES

- MTL-1 MATERIAL: VERTICAL STANDING SEAM METAL CLADDING, 1" STANDING SEAMS - OLD COUNTRY MILLWORK
COLOR: CARBON ORE
- EPB-1 MATERIAL: 1" EPIS SYSTEM; SAND FINISH
COLOR: SW-7015 REPOSE GREY
- EPB-2 MATERIAL: 1" EPIS SYSTEM; SAND FINISH
COLOR: SW-7017 DORIAN GREY
- EPB-3 MATERIAL: 1" EPIS SYSTEM; SAND FINISH
COLOR: SW-7018 DOVETAIL
- CMU-1 MATERIAL: TRENDSTONE - 8"x16" STRETCHER VENEER, STACKED BOND
COLOR: BLACK CANYON
- TILE-1 MATERIAL: DECORATIVE PORCELAIN WALL TILE 8X8
COLOR: BEDFORD (FLOOR & DECOR)
- PT-1 MATERIAL: PAINT STEEL TO MATCH MTL-1
COLOR: SW-7069 IRON ORE (COLOR MATCH TO MTL-1)
- ST-1 MATERIAL: 4" CENTER CAPTURE ALUMINUM STOREFRONT SYSTEM WITH 1" INSULATED GLASS
COLOR: MILL FINISH ALUMINUM



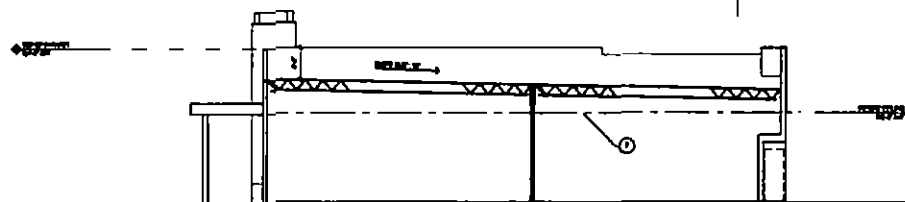
WEST ELEVATION

SCALE 1/4" = 1'-0"



SOUTH ELEVATION

SCALE 1/4" = 1'-0"



BUILDING SECTION

SCALE 1/4" = 1'-0"

EXTERIOR ELEVATION KEYNOTES

1. ROOF LINE BEYOND - ALL ROOF DRAWS ARE EXTERIOR
2. DECORATIVE LIGHT FIXTURE
3. TUBE STEEL COLUMN, EXPOSED, TYPICAL
4. STEEL CANOPY
5. STEEL MESH LANDSCAPE TIEBLS
6. SERVICE ENTRANCE SECTION
7. FUTURE CEILING AT 12'-0" A.F.F.
8. ANGLE STEEL LATTICE SHADE ELEMENT

EXTERIOR ELEVATION KEYNOTES

- MTL-1 MATERIAL: VERTICAL SLIDING SEAM METAL CLADDING, 1" STANDING SEAMS - OLD COUNTRY MILLWORK
COLOR: CARBON GREY
- EPB-1 MATERIAL: 1" EPS SYSTEM, SAND FINISH
COLOR: SW-7015 REPOSE GREY
- EPB-2 MATERIAL: 1" EPS SYSTEM, SAND FINISH
COLOR: SW-7017 CORIAN GREY
- EPB-3 MATERIAL: 1" EPS SYSTEM, SAND FINISH
COLOR: SW-7013 COVETAL
- CMU-1 MATERIAL: TRENDSTONE - 8"x16" STRETCHER VENEER, STACKED BOND
COLOR: BLACK CANYON
- TLE-1 MATERIAL: DECORATIVE PORCELAIN WALL TILE 603
COLOR: BEDFORD (FLOOR & DECOR)
- PT-1 MATERIAL: PAINT STEEL, TO MATCH MTL-1
COLOR: SW-7028 IRON GREY (COLOR MATCH TO MTL-1)
- ST-1 MATERIAL: 4" CENTER CAPTURE ALUMINUM STOREFRONT SYSTEM WITH 1" INSULATED GLASS
COLOR: MILL FINISH ALUMINUM

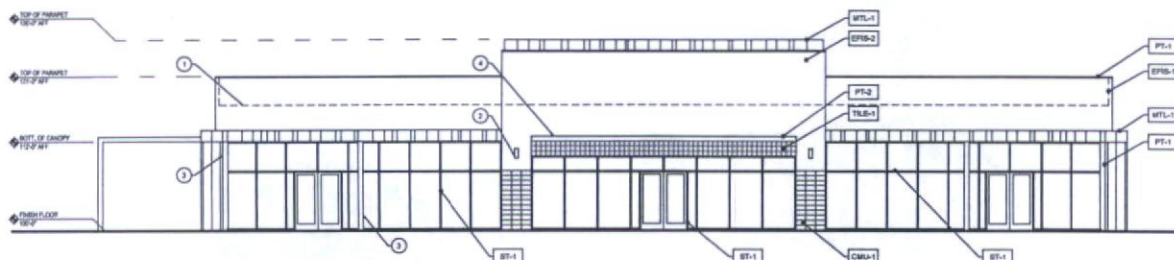
REVISION	REVISION
1	
2	
3	
4	
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PRELIMINARY
NOT FOR
CONSTRUCTION

SHEET TITLE	EXTERIOR ELEVATIONS
DRAWN DATE	
CHECKED BY	
PROJECT NUMBER	
DRAWING NO.	

A2.0

4-DR-2019
05/09/2019

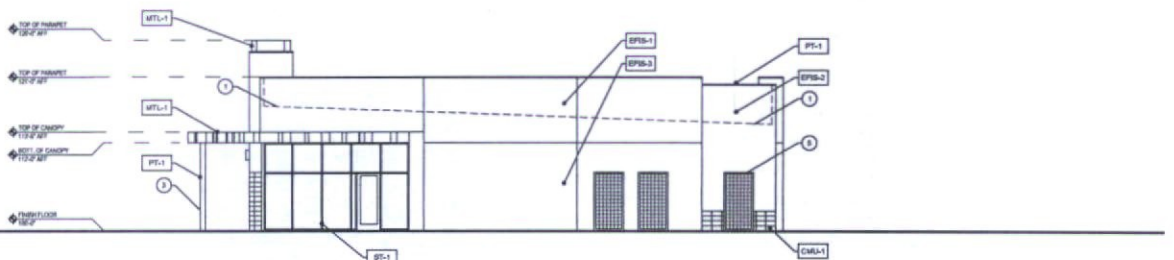


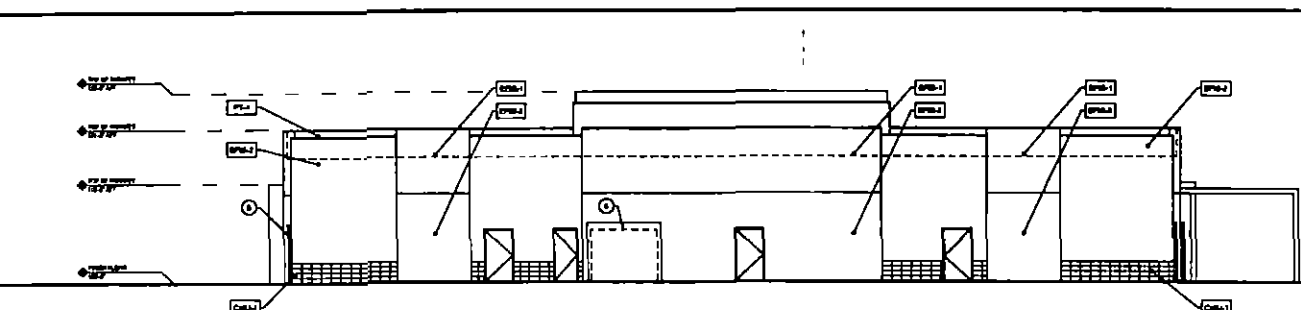
① EXTERIOR ELEVATION KEYNOTES

1. ROOF LINE BEYOND - ALL ROOF DRAINS ARE INTERIOR
2. DECORATIVE LIGHT FIXTURE
3. TUBE STEEL COLUMN, EXPOSED, TYPICAL
4. STEEL CANOPY
5. STEEL MESH LANDSCAPE TRELLIS
6. SERVICE ENTRANCE SECTION
7. FUTURE CEILING AT 12'-0" A.F.F.
8. ANGLE STEEL LATTICE SHADE ELEMENT

1.4 EXTERIOR ELEVATION KEYNOTES

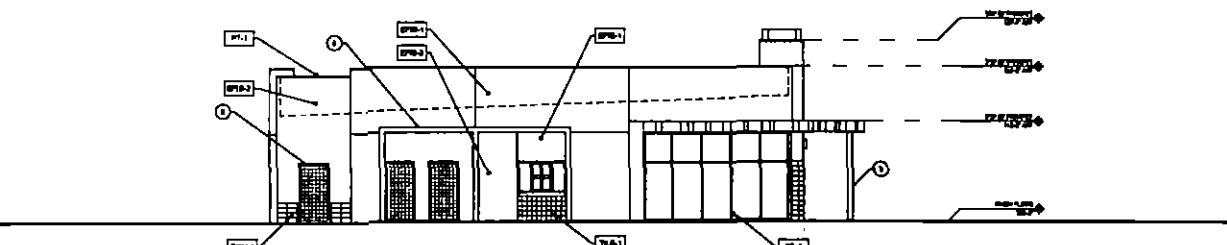
- MTL-1 MATERIAL: VERTICAL STANDING SEAM METAL CLADDING, 1" STANDING SEAMS - OLD COUNTRY MILLWORK
COLOR: CARBON ORE
- EFIS-1 MATERIAL: 1" EFIS SYSTEM; SAND FINISH
COLOR: SW-7015 REPOSE GREY
- EFIS-2 MATERIAL: 1" EFIS SYSTEM; SAND FINISH
COLOR: SW-7017 DORIAN GREY
- EFIS-3 MATERIAL: 1" EFIS SYSTEM; SAND FINISH
COLOR: SW-7018 DOVETAIL
- CMU-1 MATERIAL: TRENDSTONE - 8"x16" STRETCHER VENEER, STACKED BOND
COLOR: BLACK CANYON
- TILE-1 MATERIAL: DECORATIVE PORCELAIN WALL TILE 8X8
COLOR: BEDFORD (FLOOR & DECOR)
- PT-1 MATERIAL: PAINT STEEL TO MATCH MTL-1
COLOR: SW-7069 IRON ORE (COLOR MATCH TO MTL-1)
- ST-1: MATERIAL: 4" CENTER CAPTURE ALUMINUM STOREFRONT SYSTEM WITH 1" INSULATED GLASS
COLOR: MILL FINISH ALUMINUM





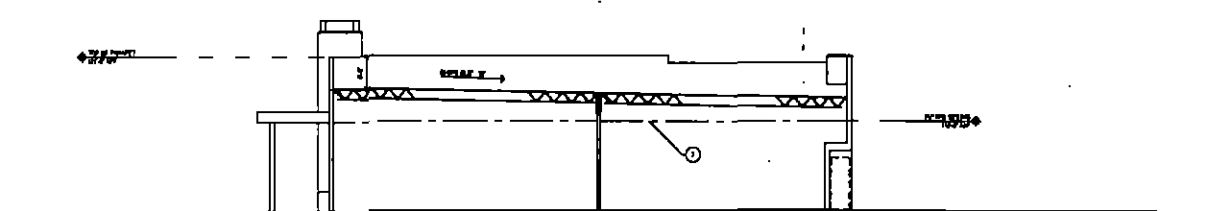
WEST ELEVATION

SCALE 1/4" = 1'-0"



SOUTH ELEVATION

SCALE 1/4" = 1'-0"



BUILDING SECTION

SCALE 1/4" = 1'-0"

① EXTERIOR ELEVATION KEYNOTES

1. ROOF LINE BEYOND - ALL ROOF DRAINS ARE INTERIOR
2. DECORATIVE LIGHT FIXTURE
3. TUBE STEEL COLUMN, EXPOSED, TYPICAL
4. STEEL CANOPY
5. STEEL MESH LANDSCAPE TRELIS
6. SERVICE ENTRANCE SECTION
7. FUTURE CEILING AT 12'-0" A.F.F.
8. ANGLE STEEL LATTICE SHADE ELEMENT

② EXTERIOR ELEVATION KEYNOTES

- MTL-1 MATERIAL: VERTICAL STANDING SEAM METAL CLADDING, 1" STANDING SEAMS - OLD COUNTRY MILLWORK
- COLOR: CARBON ORE
- EFIS-1 MATERIAL: 1" EFIS SYSTEM, SAND FINISH
- COLOR: SW-7015 REPOSE GREY
- EFIS-2 MATERIAL: 1" EFIS SYSTEM, SAND FINISH
- COLOR: SW-7017 DORIAN GREY
- EFIS-3 MATERIAL: 1" EFIS SYSTEM, SAND FINISH
- COLOR: SW-7018 DOVETAIL
- CMU-1 MATERIAL: TRENDSTONE - 8"x18" STRETCHER VENEER, STACKED BOND
- COLOR: BLACK CANYON
- TILE-1 MATERIAL: DECORATIVE PORCELAIN WALL TILE 600
- COLOR: BEDFORD (FLOOR & DECOR)
- PT-1 MATERIAL: PAINT STEEL TO MATCH MTL-1
- COLOR: SW-7008 IRON ORE (COLOR MATCH TO MTL-1)
- ST-1 MATERIAL: 4" CENTER CAPTURE ALUMINUM STOREFRONT SYSTEM WITH 1" INSULATED GLASS
- COLOR: MILL FINISH ALUMINUM



IS SYSTEM; SAND FINISH
OR: SW 7015 "REPOSE GREY"



CMU-1: TRENDSTONE - 8"x16" STRETCHER VENEER,
STACKED BOND
COLOR: "BLACK CANYON"



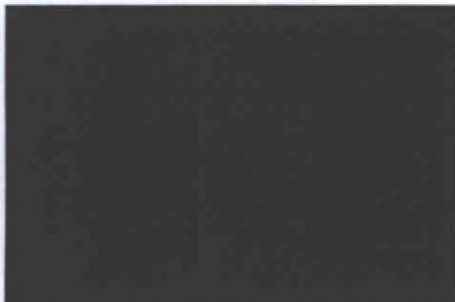
IS SYSTEM; SAND FINISH
OR: SW 7017 "DORIAN GREY"



TILE-1: DECORATIVE PORCELAIN WALL TILE 8"x8"
COLOR: "BEDFORD" (FLOOR & DECOR)



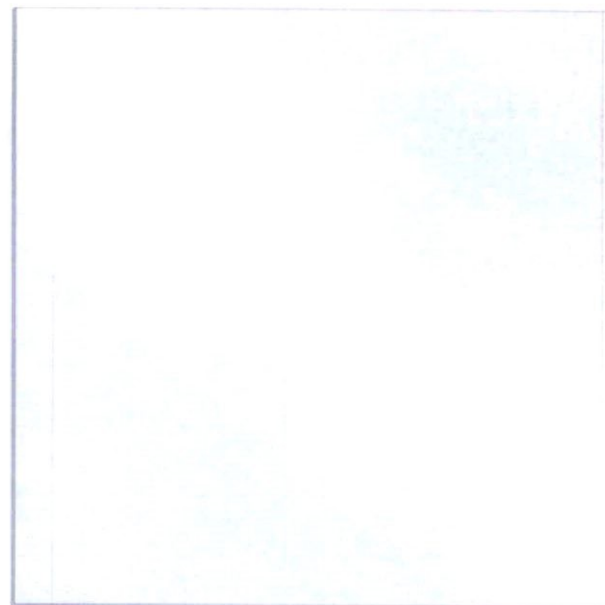
IS SYSTEM; SAND FINISH
OR: SW 7018 "DOVETAIL"



MTL-1: VERTICAL STANDING SEAM METAL CLADDING
OLD COUNTRY MILLWORK
COLOR: "CARBON ORE"



ST-1: 4" ALUMINUM STOREFRONT
SYSTEM WITH 1" INSULATED GLASS
COLOR: MILL FINISH ALUMINUM



GLASS: 1" INSULATED CLEAR GLASS



PT-1: PAINT STEEL TO MATCH MTL-1
COLOR: SW 7069 "IRON ORE"



EXTERIOR RENDERING

EXTERIOR BUILDING COLOR & MATERIAL SAMPLE BOARD



Colors and materials represented may vary from actual samples. Not to be referred to as a construction document.

rendering view A

DQ-
DALKE
DESIGN
GROUP

2039 E RICE DR., T.
AZ, 85283
480-589-3793
VINCE@DALKEDESIGN.COM

101 MEGA RAIN TREE

PMMA ROAD & RAIN TREE DRIVE
SCOTTSDALE, AZ

NUMBER REVISION

DEAL

SHEET TITLE

ISSUE DATE

ISSUED BY

CHECKED BY

PROJECT NUMBER

DRAWING NO.

4-DR-2019
04/29/2019



Colors and materials represented may vary from actual samples. Not to be referred to as a construction document.

rendering view B

101 MEGA RAINTREE

PMMA ROAD & RAINTREE DRIVE
SCOTTSDALE, AZ

NUMBER REVISION

SEAL

SHEET TITLE

ISSUE DATE 4

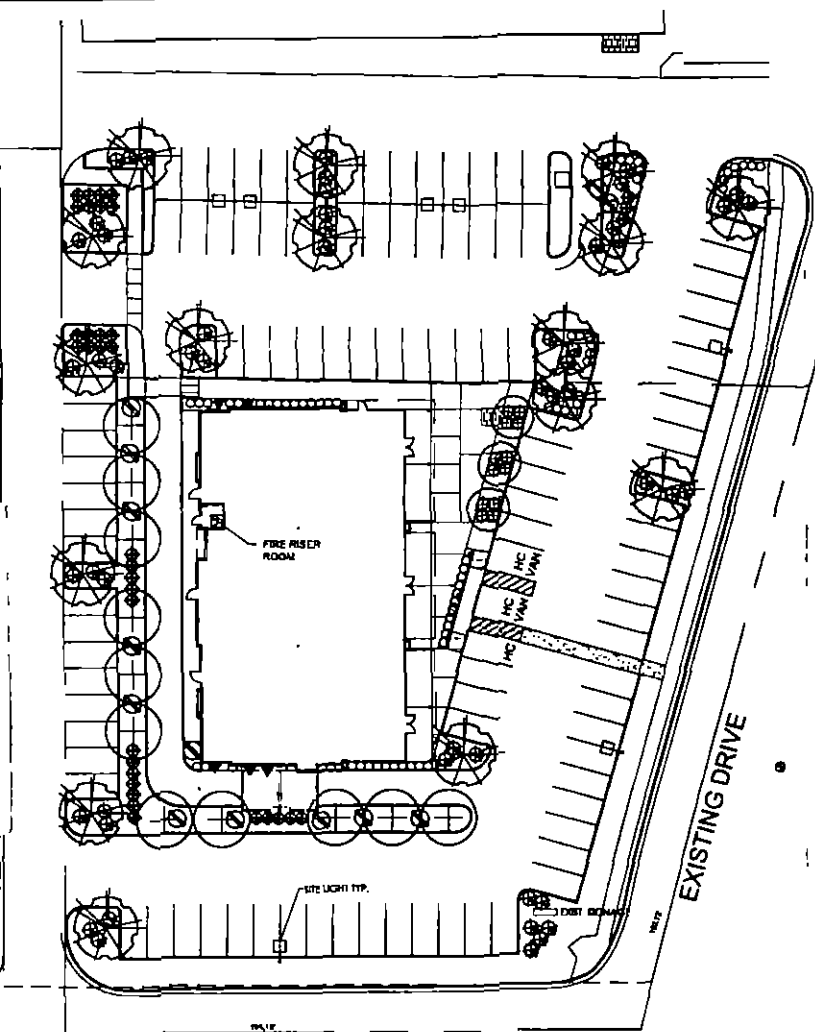
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CHECKED BY

PROJECT NUMBER

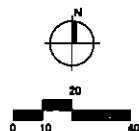
DRAWING NO.

4-DR-2019
04/29/2019

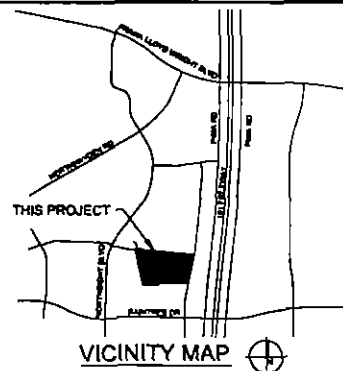


PRELIMINARY LANDSCAPE PLAN

SCALE: 1" = 20'



ALL LANDSCAPE AREAS AND MATERIALS INCLUDING THOSE LOCATED IN THE RIGHT-OF-WAY (INCLUDING MEDIAN) SHALL BE MAINTAINED IN A HEALTHY, NEAT, CLEAN, LITTER AND WEED FREE CONDITION IN ADDITION TO THE STANDARDS IN THE SCOTTSDALE DESIGN STANDARDS AND POLICIES MANUAL, AND ALSO STANDARD PRACTICES FOR PLANNING, SUPPORT SYSTEMS AND SAFETY SHALL BE USED FOR MAINTENANCE CRITERIA. THIS SHALL BE THE RESPONSIBILITY OF PROPERTY OWNER/DEVELOPER/HOME OWNERS ASSOCIATION



VICINITY MAP

LANDSCAPE LEGEND

- CERCIDIPHYLLUM THYMETIFOLIUM
DESERT MOUNTAIN PALM VERDE
7" CALIP., A.S.T. 4.5'W
- ACACIA ANEURA
MURCIA (SP/APS APPROVED)
7" CALIP., A.S.T. 4'W
- ACACIA SALIGNA
WILLOW ACACIA
1.5" CALIP. A.S.T. 4.5'W
- SOPHORA SECUNDIFLORA
TEXAS MOUNTAIN LAUREL
1.5" CALIP. (MULTI) 4.1, 3.5'W
- EXISTING TREE
PROTECT FROM CONSTRUCTION
- LEUCOPHYLLUM FRUTESCENS
GREY OLEANDER
5 GALLON
- TECOMA ORANGE AUREA
ORANGE JASMINE
5 GALLON
- HESPERALOE PARRYI
BREAK LIGHT
5 GALLON
- DASYLIRION WHEELERI
DESERT SPOON
5 GALLON
- LARREA MEXICANENSIS
TODD YUQUEN
1 GALLON
- BOUGAINVILLEA BARTRAMIA
BARTONIA
5 GALLON

MATCH ADJACENT
DECOMPOSED GRANITE
2" DEPTH IN ALL LANDSCAPE AREAS

LANDSCAPE DATA SUMMARY:

ON-SITE LANDSCAPE: N/A
ON-SITE LANDSCAPE: 11,320 SQ FT
PARKING LOT LANDSCAPE: 9,393 SQ FT

LANDSCAPE PLAN
APPROVED
CITY OF SCOTTSDALE

CASE NUMBER: APPROVED
CONSTRUCTION AND INSTALLATION SHALL BE IN ACCORDANCE WITH THIS PLAN AND ANY AND ALL DEVIATIONS WILL REQUIRE REAPPROVAL. LANDSCAPE INSTALLATION TO BE APPROVED BY CITY OF SCOTTSDALE INSPECTION SERVICES BEFORE CITY OF OCCUPANCY IS ISSUED.

Case No: 08 - UP - 2018

CITY OF SCOTTSDALE LANDSCAPE NOTES:

AN AUTOMATIC IRRIGATION SYSTEM WILL BE INSTALLED GUARANTEEING 100% COVERAGE TO ALL LANDSCAPE AREAS.

ALL LANDSCAPE AREAS WILL BE TOP-DRESSED WITH A 2" DEPTH OF DECOMPOSED GRANITE.

PROVIDE 4% SLOPE AWAY FROM WALK OR CURB FOR 8' ALONG ALL STREETS.

ALL RIGHT-OF-WAY ADJACENT TO THIS PROPERTY SHALL BE LANDSCAPED AND MAINTAINED BY THE PROPERTY OWNER.

ANY EXISTING LANDSCAPE MATERIALS INCLUDING TREES DAMAGED OR DESTROYED AS A RESULT OF THIS CONSTRUCTION SHALL BE REPLACED TO THE SATISFACTION OF CITY STAFF, WITH LIKE KIND AND SIZE PRIOR TO RECEIVING A CERTIFICATE OF OCCUPANCY.

AREAS WITHIN THE RIGHT-OF-WAY DISTANCE TRIANGLES IS TO BE CLEAR OF LANDSCAPING, BIRDS, OR OTHER VISIBILITY OBSTRUCTIONS WITH A HEIGHT GREATER THAN 1'-8". TREES WITHIN THE SAFETY TRIANGLE SHALL HAVE A CANOPY THAT BEGINS 11 FEET IN HEIGHT UPON INSTALLATION. ALL HEIGHTS ARE MEASURED FROM NEAREST STREET LANE ELEVATION.

ALL RIGHT-OF-WAY ADJACENT TO THIS PROPERTY SHALL BE LANDSCAPED AND MAINTAINED BY THE PROPERTY OWNER.

ALL SLOPES ON SITE ARE 4:1 MAX
NO TURF AREAS ARE TO BE PROVIDED.

SEE ARCHITECTURAL SITE PLAN FOR SETBACK DIMENSIONS.

SEE ARCHITECTURAL FOR SITE LIGHTING LOCATIONS, SEE ELEC. DRAWINGS FOR ALL LIGHTING SPECIFICATIONS.

SEE ARCHITECTURAL FOR SITE WALL ELEVATIONS, COLORS

SEE CIVIL DRAWINGS FOR ALL RETENTION AREAS, SECTIONS, AND SLOPE RATIOS.

SEE ARCHITECTURAL FOR BRG. RACK DETAILS.

ALL BRGS. REQUIRE SEPARATE APPROVALS & PERMITS.

"SETBACK ALL SPRAY & STREAM TYPE IRRIGATION HEADS 1'-0" FROM BACK OF CURB OR SIDEWALK TO REDUCE OVER SPRAY".

A MINIMUM 80 PERCENTAGE (UNLESS OTHERWISE STIPULATED BY THE DEVELOPMENT REVIEW BOARD, MINOR THE ZONING ORDINANCE REQUIREMENTS) OF THE PROVIDED TREES SHALL BE MATURE TREES, PURSUANT TO THE CITY OF SCOTTSDALE'S ZONING ORDINANCE ARTICLE 8, SECTION 10.301, AS DEFINED IN THE CITY OF SCOTTSDALE'S ZONING ORDINANCE ARTICLE 8, SECTION 3.100.

A SINGLE TRUNK TREE'S CALIPER SIZE, THAT IS TO BE EQUAL TO OR LESS THAN 4-INCHES, SHALL BE DETERMINED BY UTILIZING THE SMALLEST DIAMETER OF THE TRUNK 6-INCHES ABOVE FINISHED GRADE ADJACENT TO THE TRUNK.

A TREE CALIPER SIZE, FOR SINGLE TRUNK TREES WHICH HAVE A DIAMETER GREATER THAN 4-INCHES, SHALL BE DETERMINED BY UTILIZING THE SMALLEST DIAMETER OF THE TRUNK 13-INCHES ABOVE FINISHED GRADE ADJACENT TO THE TRUNK.

A MULTI TRUNK TREE'S CALIPER SIZE IS MEASURED AT 6-INCHES ABOVE THE LOCATION THAT THE TRUNK SPLITS OR BRANCHES, OR 6-INCHES ABOVE FINISHED GRADE OF ALL TRUNKS ORIGINATE FROM THE SOIL.

RETENTION/DETENTION BASINS SHALL BE CONSTRUCTED SOLELY FROM THE APPROVED CIVIL PLANS. ANY ALTERATION OF THE APPROVED DESIGN (ADDITIONAL FILL BULKHEADS, ETC.) SHALL REQUIRE ADDITIONAL FINAL PLANS STAFF REVIEW AND APPROVAL.

NO LIGHTING IS APPROVED WITH THE SUBMITTAL.

THE LANDSCAPE SPECIFICATION SECTIONS OF THESE PLANS HAVE NOT REVIEWED AND SHALL NOT BE A PART OF THE CITY OF SCOTTSDALE'S APPROVAL.

NEW LANDSCAPING, INCLUDING SALVAGED PLANT MATERIAL, AND LANDSCAPING INDICATED TO REMAIN, WHICH IS DESTROYED, DAMAGED OR EXPOSED DURING CONSTRUCTION SHALL BE REPLACED WITH LIKE SIZE, KIND, AND QUALITY PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY / LETTER OF ACCEPTANCE TO THE SATISFACTION OF THE INSPECTION SERVICES STAFF.

T.J. McQUEEN & ASSOCIATES, INC.

LANDSCAPE ARCHITECTURE
URBAN DESIGN
SITE PLANNING

19400 N. 14th Street, Suite 130
Phoenix, Arizona 85021
P: (602) 366-4339

EMAIL: tmcqueen@tjmcqueen.com

10000 N. 14th Street, Suite 130
Phoenix, Arizona 85021
P: (602) 366-4339



2030 E RICE DR.,
AZ, 85283
480-568-3770
VINCE@DALKDESIGN.COM

101 MEGA RAINTREE

PHOENIX & RAINTREE DRIVE
SCOTTSDALE, AZ

NUMBER REVISION

NUMBER	REVISION

SCALE



SHEET TITLE
LOT 4 RETAIL
LANDSCAPE PLAN

ISSUE DATE

DRAWN

CHECKED BY

PROJECT NUMBER

DRAWING NO.

La.O

4-DR-2019
05/02/2019

**Stipulations for the
Development Review Board Application:
101 Mega Raintree LLC
Case Number: 4-DR-2019**

These stipulations are intended to protect the public health, safety, welfare, and the City of Scottsdale.

APPLICABLE DOCUMENTS AND PLANS:

1. Except as required by the Scottsdale Revised Code (SRC), the Design Standards and Policies Manual (DSPM), and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
 - a. Architectural elements, including dimensions, materials, form, color, and texture shall be constructed to be consistent with the building elevations submitted by Dalke Design Group, LLC with a city staff date of 5/9/2019.
 - b. The location and configuration of all site improvements shall be consistent with the site plan submitted by Dalke Design Group, LLC with a city staff date of 4/29/2019.
 - c. Landscape improvements, including quantity, size, and location shall be installed to be consistent with the preliminary landscape plan submitted by T.J. McQueen & Associates, Inc. with a city staff date of 5/2/2019.
 - d. The case drainage report submitted by Sustainability Engineering Group and accepted in concept by the Stormwater Management Department of Planning and Development Services.
 - e. The water and sewer basis of design report submitted by Sustainability Engineering Group and accepted in concept by the Water Resources Department.

RELEVANT CASES:

Ordinance

- A. At the time of review, the applicable Zoning case for the subject site was 5-ZN-1998.

ARCHAEOLOGICAL RESOURCES:

Ordinance

- B. Any development on the property is subject to the requirements of Scottsdale Revised Code, Chapter 46, Article VI, Section 46-134 - Discoveries of archaeological resources during construction.

ARCHITECTURAL DESIGN:

DRB Stipulations

2. *All exposed steel columns, beams, and frames shall be revised to be hollow steel section with a minimum cross-sectional dimension to 12 inches.*

3. *All shade canopies shall be designed so that the shade material has a density of 75%, or greater, in order to maximize the effectiveness of the shade canopies.*
4. *All exterior window glazing shall be recessed a minimum of fifty (50) percent of the wall depth, including glass windows within any tower/clerestory elements. The amount of recess shall be measured from the face of the exterior wall to the face of the glazing, exclusive of external detailing. With the final plan submittal, the developer shall provide head, jamb and sill details clearly showing the amount of recess for all window types.*
5. *All exterior doors shall be recessed a minimum of thirty (30) percent of the wall depth, the amount of recess shall be measured from the face of the exterior wall to the face of the glazing, exclusive of external detailing. With the final plan submittal, the developer shall provide head, jamb and sill details clearly showing the amount of recess for all door types.*

SITE DESIGN:

Ordinance

- C. *No building permit shall be issued, as per SRC 24-19.D. and 24-3, until provision for a refuse container on subject property has been established as per the city's solid waste requirements of one (1) refuse enclosure is required per 20,000 square feet of commercial space, to include grease containment area for proposed restaurant, within 100' of establishment for which it serves.*

DRB Stipulations

6. *With the final plans submittal, the property owner shall modify the project plans, to the satisfaction of the Zoning Administrator, to demonstrate how the proposed project more fully integrates into the existing pedestrian network of the site and surrounding properties, as well as the proposed pedestrian network of the redevelopment sites adjacent to the development site.*
7. *Prior to the issuance of any building permit for the development project, the property owner shall modify the project plans to provide a minimum five (5) foot wide sidewalk along the south side of the project to connect the southwest corner of the site to the existing sidewalk along the north/south drive aisle on the eastern portion of the site.*
8. *Prior to the issuance of any building permit for the development project, the property owner shall modify the project plans to provide an additional sidewalk connection from the new sidewalk noted in Stipulation #7 above to the front of the building. New sidewalk connection shall be a minimum of five (5) feet in width and be protected on either side by a landscape area when adjacent to parking spaces.*
9. *Prior to the issuance of any building permit for the development project, the property owner shall modify the project plans to provide landscape areas adjacent to either side of the pedestrian connection shown on the site plan that connects the building to the north/south sidewalk along the eastern side of the development site.*
10. *Prior to the issuance of any building permit for the development project, the property owner shall modify the project plans to provide a screen wall of a minimum height of four (4) feet along the west side of the drive-through lane to screen vehicles from off-site, to the satisfaction of the DRB Coordinator.*
11. *Prior to the issuance of any building permit for the development project, the property owner shall submit construction plans and receive city approval to construct the following:*
 - a. *All drive aisles that are fire lanes shall have a width of twenty-four (24) feet.*

- b. All restaurant drive-through lanes shall provide a minimum of 120 feet of queuing distance.
- c. Reconstruction of existing sidewalk ramp on the southeast corner of parcel to meet City standards and be compliant with ADA, in accordance COS Std. Detail #2234.

LANDSCAPE DESIGN:

DRB Stipulations

- 12. Prior to the issuance of any building permit for the development project, the property owner shall submit landscape improvement plans that demonstrate how the salvaged vegetation from the site will be incorporated into the design of the landscape improvements.

EXTRIOR LIGHTING:

Ordinance

- D. All exterior luminaires mounted eight (8) feet or higher above finished grade, shall be directed downward.

DRB Stipulations

- 13. All exterior luminaires shall meet all IES requirements for full cutoff and shall be aimed downward and away from property line except for sign lighting.
- 14. Incorporate the following parking lot and site lighting into the project's design:
 - a. The maintained average horizontal luminance level, at grade on the site, shall not exceed 2.0 foot-candles. All exterior luminaires shall be included in this calculation.
 - b. The maintained maximum horizontal luminance level, at grade on the site, shall not exceed 8.0 foot-candles. All exterior luminaires shall be included in this calculation.
 - c. The initial vertical luminance at 6-foot above grade, along the entire property line shall not exceed 0.8 foot-candles. All exterior luminaires shall be included in this calculation.
 - d. All exterior fixtures shall utilize a light source with a Kelvin color temperature of 3200K or less.
 - e. The total lumen per luminaire shall not exceed 24,000 lumens.

AIRPORT:

DRB Stipulations

- 15. With the construction document submittal, the property owner shall submit an aircraft noise and overflight disclosure notice that is to be provided to occupants, potential homeowners, employees and/or students. The disclosure form shall be in a form acceptable to the Scottsdale Aviation Director, prior to the issuance of any building permit, not including a native plant permit.

WATER AND WASTEWATER:

Ordinance

- E. Prior to the issuance of any building permit for the development project, the property owner shall submit written private sewer connection approval from the established, incorporated association, or management firm responsible for private sewer system proposed to be utilized for sewer discharge from this site as per SRC 49-118.

DRAINAGE AND FLOOD CONTROL:

DRB Stipulations

16. With the civil construction document submittal, the property owner shall submit a final drainage report that demonstrates consistency with the DSPM, and the case drainage report accepted in concept by the Stormwater Manager or designee.

EASEMENTS DEDICATIONS / RELEASES:

DRB Stipulations

17. Prior to the issuance of any building permit for the development project, the property owner shall dedicate the following easements to the City of Scottsdale on a final plat or map of dedication:
 - a. A sight distance easement where a sight distance triangle(s) in conformance with figures 5.3-26 and 5.3-27 of Section 5.3 of the DSPM cross on to the property.
 - b. A minimum 24-foot-wide emergency services and cross-access easements from parcel north of subject parcel to provide for access to development project including drive thru aisle.
 - c. A minimum 6-foot-wide public non-vehicle access easement, to accommodate any sidewalk not currently accommodated in existing easements.
18. Prior to the issuance of any building permit for the development project, the property owner shall submit an application, on a form acceptable to the City, to request a release of the existing drainage easement that is in conflict with proposed development.

A copy of these Construction Document Application submittal requirements must accompany your first Construction Document Application submittals. Provide each item listed on the submittal checklists with your first construction document plan review application.

The Improvement Plan Application, Plat/Map of Dedication/Release Application, and Architectural Plan Application (if required) must be submitted at the same time, in separate packages as described below. The Native/Salvage Plant Plan Application, (This is also used for Downtown area properties) may be submitted prior to any other application. The Fire Department Deferred submittals may be submitted with the Architectural and Improvement Plan Application or after the plan approval or at a later date.



INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED. To modify these requirements, the applicant must contact the City of Scottsdale's Project Coordinator in Planning and Development Services. **Any modification to the Construction Document Application Requirements must be completed PRIOR to submittal of the first Construction Document Application plan review application.** The City of Scottsdale's Planning and Development Services staff reserves the right to refuse to modify these requirements.

- The following Construction Document Applications must be in separate packages by Section. See the individual sections herein for each of the application submittal content requirements:

- ☒ **Completed Permit Applications.** The permit applications are to be completed online at the following weblink:
<https://eservices.scottsdaleaz.gov/bldgresources/Plans>
- ☒ (Section 1) Native/Salvage Plant Plan Application
- ☒ (Section 2) Improvement Plan Application – Digital submittal through the Improvement/Civil Plans Project Type
- ☒ (Section 3) Architectural Plan Application – Digital submittal through the Commercial or Multi-Family or Single-Family Project Type, as appropriate.
- ☒ (Section 4) Plat / Map of Dedication/Release Application – Digital submittal through the Plats/Dedications/Releases Project Type
- ☒ (Section 5) Fire Department Requirements for Deferred Sprinkler, Extinguishing and/or Alarm Systems
- ☒ (Section 6) Water & Wastewater Information
- ☒ (Section 7) Environmental Information

The cover sheet of the Civil plans, Landscape plans, Architectural plans, and Native Plant plans must each contain the following information:

- 1) County Assessor parcel number(s) of parcels on which improvements are being proposed.
- 2) Full street address assigned by the City of Scottsdale Records Department.
- 3) The applicable Development Review Board case number (##-DR-####), Zoning Case number (##-ZN-####), or other associated case number in the right-hand margins. The pre-application number is not needed on the plans. All numbers must be in 1/4-inch letters. Leave additional space on your right-hand margin for the plan check number that will be assigned after Construction Document Application has been submitted.

- 4) Provide the name, address, phone number, and email address of the owner and the party preparing the plans (architect, engineer, landscape architect, salvage company, etc.).

Detailed information regarding construction plan preparation to the City of Scottsdale can be found in the City of Scottsdale's DESIGN STANDARDS AND POLICIES MANUAL. You may access the manual online at:

<http://www.scottsdaleaz.gov/design/DSPM> and

<https://www.scottsdaleaz.gov/planning-development/plan-review>

or call the One Stop Shop at 480-312-2500.

All construction plans, reports, etc., must be in conformance with those approved by the Development Review Board and all associated Stipulations.

SECTION 1.

Native/Salvage Plant Application Requirements

This information pertains to submittals made for native/salvage plant plan review. Submittals must be complete and submitted to the One Stop Shop of the Planning and Development Services Department with the appropriate plan check fees. **The Native / Salvage Plant Submittal may be submitted prior to or concurrent with the first construction document submittal.**

NATIVE/SALVAGE PLANT APPLICATION

- ☒ **Submit the Native/Salvage Plans (Including the removal of any tree in the Downtown Area)**

(Native/Salvage Plan application and permit is required to remove any plant protected by the Native Plant ordinance, and any tree (native or not) in the Downtown Area.)

- **The Native/Salvage Plant Plan Application may be submitted prior to or concurrent with the first submittal of any Construction Document Application. For the most recent Native/Salvage Plant submittal requirements and application form, please see the Native Plant Permit Application on the City's website at:**

The Native Plant Permit application and submittal requirements can be found online at:

<https://www.scottsdaleaz.gov/Assets/ScottsdaleAZ/Codes+and+Ordinances/Native+Plant+Application+Narrative.pdf>

<https://www.scottsdaleaz.gov/codes/native-plant>

SECTION 2.

Improvement Plan Document Application Requirements

Items listed must be submitted online through the Improvement/Civil Plans Project Type e-application with a copy of this list. **Incomplete e-application will not be accepted.** If necessary, the plan reviewer may require additional information and plans after the first submittal. **The applicant is strongly encouraged to consult the City of Scottsdale's Design Standards and Policies Manual (DSPM) for the minimal submittal and construction document preparation requirements.**

- ☒ Improvement/Civil Plan e- Application shall include **one (1) DIGITAL PDF plan set**, 24"x36" plan sheets (no other plan size will be accepted) with a minimum horizontal Scale: 1" = 20', a minimum vertical scale: 1" = 2'. In addition to the complete set, additional digital plans and/or report PDF files as indicated in the table below shall be include with the Improvement Plan e-application.

Engineering, Stormwater, Fire, and Planning One (1) Digital File Set			Plans and Related Documents
Required	Provided	Submittal Item Digitally through the City's website at the following link: https://eservices.scottsdaleaz.gov/bldgresources/plans	
☒	☐	Improvement Plan Set file (including the following):	
	☒	☐	Grading and Drainage Plans (including drainage structures, retaining walls, walls/ fences, etc.)
	☒	☐	Water & Sewer Plans
	☒	☐	Paving Plans
	☒	☐	Striping & Signage Plans
	☐	☐	Street light plan
	☒	☐	Landscape and Irrigation plans. (Please See Notes 1 and 2 below)
	☐	☐	NAOS Plan and calculation worksheet

	☐	☐	Traffic Signal Plan
	☐	☐	Slope Analysis Plan
☒	☐	Following engineering files, 1 pdf file each: (for reference) (See Note 3 Below)	
	☐	☐	Accepted Master Water Report
	☐	☐	Accepted Master Drainage Report
	☒	☐	Accepted Final Water Basis of Design Report
	☐	☐	Accepted Master Sewer Report
	☒	☐	Accepted Final Sewer Basis of Design Report
	☐	☐	Master Circulation Report
	☐	☐	Final Circulation Report
	☐	☐	Master Signalization Plan
	☐	☐	Final Signalization Plan
	☐	☐	Final Signalization Plan
	☒	☐	ALTA Survey Plan
	☒	☐	Final Plat or Map of Dedication/Release
	☐	☐	Geotechnical Report
	☒	☐	Structural Calculations for retaining walls, fence walls, fences
	☒	☐	Engineer's Estimate for the required improvements
☒	☐	Final Drainage Report and hydrology and hydraulic analysis files	
☒	☐	SWPPP booklet including erosion control plan	
☐	☐	Completed 404 Certification Form	
☒	☐	Notice of Intent (NOI)	

☒	☐	No-Conflict Forms (Originals must be signed by each utility prior to plan approval)
☒	☐	Commitment for Title Insurance (not more than 30 days old from the date of the first submittal)
☐	☐	Right of Way, PUE, Sight Visibility, Access, etc. legal description(s) and graphic exhibit (See Note 4 & 5 below)
☐	☐	Drainage Easement legal description(s) and graphic exhibit for dedication(s) (See Note 4 & 5 below)
☒	☐	Aviation Easement legal description and graphic exhibit (See Note 4 & 5 below)
☐	☐	NAOS, Scenic Corridor, etc. easement(s) legal description and graphic exhibit (See Note 4 & 5 below)

NOTES:

1. Retaining walls, fence /walls, monuments, and entry gate features shall be included in the **Civil plan set for review and approval**. Walls and wall details may be shown on the Landscape plan set for color and material approval only.
2. Building structures such as Ramadas, Mailboxes and Water features/fountains shall be included in the **Architectural Plan set for review and approval**. Structures may be shown on the Landscape plan set for reference only.
3. Any outstanding reports shall be accepted by the City prior to the first submittal of Improvement Plans.
4. **Signed Easement Dedication forms** (signed by owners) and **Confirmation of Dedication forms** (signed by beneficiary(s)) will be requested only after the legal description and graphic exhibits are reviewed by City staff and accepted for processing.
5. When **multiple dedications** are occurring, a singular Plat or Map of Dedication shall be used in place of individual legal and graphic exhibits.

SECTION 3. Architectural Constuction Document Application Requirements

Items listed must be submitted online through the Single Family or Multi-Family or Commercial Project Type e- application as appropriate, with a copy of this list. All plans must be signed and sealed. **Incomplete e-application will not be accepted.** If necessary, the plan reviewer may require additional information and plans after the first submittal. **The applicant is strongly encouraged to consult <https://www.scottsdaleaz.gov/planning-development/plan-review> for minimal submittal and construction document preparation requirements.**

- ☒ Architectural Plan e-application shall include **one (1) DIGITAL PDF plan set**, 24"x36" plan sheets (no other plan size will be accepted).

In addition to the complete set, additional digital plans and/or report PDF files as indicated in the table below shall be include with the Architectural Plan e-application.

Building, Planning, and Fire One (1) Digital File Set			Plans and Related Documents
Required		Provided	Submittal Item Digitally through the City's website at the following link: https://eservices.scottsdaleaz.gov/bldgresources/plans
☒		☐	Architectural Plan Set (including the following):
	☒	☐	Architectural Plans
	☒	☐	Electrical Plans
	☒	☐	Foundation Plans
	☒	☐	Mechanical Plans
	☒	☐	Structural Plans
	☒	☐	Open Space plan

	☒	☐	Photometric Plans
	☒	☐	Exterior Lighting Manufacture Cut Sheets (on 24" x 36" paper minimum)
	☒	☐	One (1) copy of structural, electrical, and water calculations (Either as a separate 8 ½" x 11" document or on the drawings)
	☒	☐	One (1) copy of soils report
	☒	☐	One (1) copies of the International Energy Compliance Code compliance documentation. (Energy modeling calculations and report, or Com-Check is acceptable)
	☒	☐	One (1) copy of the Construction Specifications - 8 ½" x 11" bound copies or on plan sheets
	☒	☐	Final Plat/Condominium Plat/Map of Dedication (for reference only)
	☒	☐	Civil & Landscape Plans (for reference only)
☐	☐	☐	Certificate of No Effect for archaeological resources signed by the City Archaeologist.
☐	☐	☐	Certificate of Approval for archaeological resources signed by the City Archaeologist.
☐	☐	☐	NAOS Plan and calculations worksheet
☐	☐	☐	Purchase Agreement for In-Lieu Parking Credits. (This must be the original form, signed by the applicant).
☐	☐	☐	Approval from the Airport Director or designee for aviation hazard(s).
☐	☐	☐	Water Resource Department's approval of the water features/fountains.

SECTION 4.

Plat / Map of Dedication/Release Application Requirements

Items listed must be submitted online through the Single Family or Multi-Family or Commercial Project Type e- application, with a copy of this list. **Incomplete e-application will not be accepted.** If necessary, the plan reviewer may require additional information and plans after the first submittal of the applicant. **The applicant is strongly encouraged to consult the City of Scottsdale's Design Standards and Policies Manual (DS&PM) for the Plat preparation requirements.**

- ☒ Plat or Map of Dedication e-application shall include **one (1) DIGITAL PDF plan set**, 24"x36" plan sheets (no other plan size will be accepted). In addition to the complete set, additional digital plans and/or report PDF files as indicated in the table below shall be include with the Improvement Plan e-application.

Engineering, Stormwater, Fire, Planning, Maps, Survey, and GIS One (1) Digital File Set		Plans and Related Documents	
Required	Provided	Submittal Item Digitally through the City's website at the following link: https://eservices.scottsdaleaz.gov/bldgresources/plans	
☒	☐	Plat/Map Set (including the following):	
	☒	☐	Plat/Map
	☐	☐	Map of Release (for reference only)
	☒	☐	ALTA Survey (for reference only)
	☐	☐	NAOS graphic & calculation worksheet
	☐	☐	Covenants Conditions and Restrictions (CC&Rs)
☒	☐	Commitment for Title Insurance (not more than 30 days old from the date of the 1st submittal)	
☐	☐	NAOS Plan and calculation worksheet.	

SECTION 5.

**Fire Department Requirements For Deferred Sprinkler, Extinguishing,
and/or Alarm System Submittals**

	FIRE ORDINANCE REQUIREMENTS	
(INCORPORATE INTO BUILDING PLANS AS GENERAL NOTE BLOCK - USE ONLY THE DESIGNATED STIPULATIONS)		
☒	1. Premises identification to be legible from street or drive.	☒ 8. Backflow prevention is required for all NFPA 13/13R systems.
☒	2. Fire Lanes & Emergency Access shall be provided & marked in compliance with City Ordinance and International Fire Code requirements.	☒ 9. Provide a KNOX access system: ☒ a. KNOX box ☐ b. Padlock ☐ c. Key switch and preemption device override for automatic gates
☒	3. Provide all weather access roads (minimum 16' (ft.) in width) to all buildings and hydrants from public way during construction.	☒ 10. Fire Department Connections shall be Installed in a location approved by Scottsdale Fire Code Official.
☒	4. A fire sprinkler system shall be installed and comply with currently adopted NFPA standards.	☐ 12. Fire sprinkler system design criteria for unspecified shell buildings shall be .45 gpm over 3000 square feet.
☐	5. Buildings are subject to installation and testing requirements for Public Safety radio amplification system.	☐ 11. Provide "Owner's Information Certificate" with fire sprinkler plan submittal.
☐	6. Submit Hazardous Material Management Plan (HMMP) for all Hazardous Materials. Submit HMMP with Building submittal.	☐ 13. Fire sprinkler system design for warehouse/storage occupancies shall be based on the full height capacity of Building per Scottsdale Revised Code.
☒	7. Fire lines, sprinklers and standpipe systems shall be flushed and pressure tested per NFPA Standards and Scottsdale Revised Codes.	☐ 14.

INSTRUCTIONS – After Building and Civil plan approval, installing contractor(s) shall submit the following information:

Plans and Related Documents	Fire Review	
	Req.	If applicable
Submittal Item:		
NFPA compliant Sprinkler system	☒	
NFPA compliant Fire Alarm system	☐	☒
UL 300 compliant commercial hood suppression system	☐	☒
“Required” check boxes (completed by Fire Code Official) indicate whether or not a submittal item is required. “If Applicable” check boxes (completed by Fire Code Official) indicate a submittal may be required, this will be stated on Building plan by “Architect of Record” and approved by the Fire Code Official on Building submittal. All deferred Fire submittals shall not be included in Building plan submittal(s)		
One (1) copy of Plan Submittal	☒	
One (1) copy of supporting calculations	☒	
One (1) copy of Manufacture Data Sheets	☒	



NOTE:

At a minimum, all submitted information shall be reviewed by the applicant’s NICET level III Certified Engineering Technician (CET) or a Professional Engineer, as required, prior to the submittal – refer to the more comprehensive base checklists on-line.

The plans must demonstrate compliance with the adopted Codes, Ordinances, Standards and Interpretations for each appropriate application.

SECTION 6.

Water & Wastewater Information

Arizona Department of Environmental Quality (ADEQ):

- The developer shall be responsible for conformance with ADEQ regulations and requirements for submittals, approvals, and notifications. The developer shall demonstrate compliance with Engineering Bulletin #10 Guidelines for the Construction of Water Systems, and applicable chapters of the Arizona Administrative Code, Title 18, and Environmental Quality. In addition:

Maricopa County Environmental Services Department (MCESD):

- Before approval of final improvement plans by the Plan Review and Permit Services Division, the developer shall submit a cover sheet for the final improvement plans with a completed signature and date of approval from the Maricopa County Environmental Services Department (MCESD).
- Before issuance of Permits to Work in the Right-of-Way by city staff, the developer shall provide evidence to city staff that a Certificate of Approval to Construct (ATC) Water and or Wastewater Systems has been submitted to the MCESD in the form of a document developed by the County with date stamp.
- Before commencing construction, the developer shall submit evidence that approval to construct has been issued by the MCESD.
- Before issuance of Letters of Acceptance by the City's Inspection Services Division, the developer shall provide to the City a final set of as-built mylars of the improvements and Approval of Construction (AOC) by the MCESD.

Water and Wastewater Requirements:

- The developer shall pay a Sewer Development Fee for City sewer service in accordance with City Ordinance. This fee shall be paid at the time, and as a condition of the issuance of a building permit, or if the development does not require a building permit, prior to connection to the City sewer system. All questions may be referred to Water Resources at 480-312-5650.
- The developer shall pay a Water Development Fee and Water Resources Development Fee for City water supply in accordance with City Ordinance. This fee shall be paid at the time, and as a condition of the issuance of a building permit, or if the development does not require a building permit, prior to connection to the City water system. All questions may be referred to Water Resources at 480-312-5650.
- Prior to the issuance of any building permit, the developer shall pay a Water Meter Fee for connection to the City water system in accordance with City Ordinance. If there is an existing water meter for this project, applicable water meter fees must be paid only if a larger meter is required.

SECTION 7. Environmental Information

Arizona Department of Environmental Quality (ADEQ) Requirements:

All construction activities that disturb one or more acres shall obtain coverage under the Arizona Pollutant Discharge Elimination System (AZPDES) Construction General Permit. To gain coverage, operators of construction sites must:

- Prepare a Stormwater Pollution Prevention Plan (SWPPP) and submit for City review and approval as part of the improvement plan submittal;
- Submit a Notice of Intent (NOI) to ADEQ;
- Provide the NOI Certificate of Approval to the City before the final plan approval.
- Send a Notice of Termination (NOT) to ADEQ when construction is completed.
- Contact ADEQ at 602-771-4449 for further information. Forms are available from the City of Scottsdale One Stop Shop, or from ADEQ.
- The approved SWPPP shall be kept onsite at all times during construction.