

Neighborhood Notification
Open House Information
Citizen Comments
Affidavit of Posting
Site Sign
Legal Protest



Affidavit of Posting

Office of the City Clerk

STATE OF ARIZONA)
)
COUNTY OF MARICOPA)

ss

I, Steve Perone, being first duly sworn, depose and say:

That on July 23, 2018 I posted notification poster(s) for the properties indicated below.

Site(s) must be posted on or before: August 8, 2018

Case No.	Description and Location of Project	No. of Signs	Date Posted
2-DR-2018	City of Scottsdale Fire Station 603, 8191 E. Indian Bend Rd.	1	8/6/18
14-PP-2017	Wolf Springs Ranch, 9370 E. Cactus Rd.	2	8/6/18
40-DR-2017	St. Patrick's Catholic Church, 10815 N. 84 th St.	1	8/7/18

Date of Development Review Board Public Meeting: August 2, 2018, AT 1:00 P.M. IN THE CITY HALL KIVA, SCOTTSDALE, ARIZONA.

Steve Perone
(Signature)

Acknowledged this 7th day of July 2018.



Lorraine Castro
(Notary Public)
My commission expires 11/15/2020

Planning and Development Services

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

PUBLIC HEARING NOTICE

REQUEST: Approval of a Preliminary Plat for a 40-lot single family residential subdivision.

CASE#: 14-PP-2017

DATE: August 16, 2018

UNLESS OTHERWISE NOTIFIED, ALL
PUBLIC HEARINGS ARE HELD AT:

SCOTTSDALE CITY HALL
3939 N. DRINKWATER BLVD.

YOUR COMMENTS ABOUT THIS REQUEST CAN BE MADE
PRIOR TO OR AT THE ABOVE PUBLIC HEARING
IF YOU WISH TO SPEAK AT THIS MEETING PLEASE
ALLOW ENOUGH TIME TO FILL OUT A COMMENT CARD.

HEARING DATE SUBJECT TO CHANGE
PLEASE CHECK OUR WEBSITE FOR LATEST
INFORMATION



480-312-7000

1:00 P.M.

UNLESS OTHERWISE NOTIFIED, ALL
PUBLIC HEARINGS ARE HELD AT:

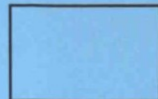
POSTING DATE:

8-6-2018

<https://eservices.scottsdaleaz.gov/bldgresources/Cases>



REQ IES' ' I SPEAK



Request to Speak cards must be submitted to City Staff **BEFORE** public testimony begins.

Public testimony is limited to three (3) minutes per speaker.

Additional time MAY be granted to speakers representing two or more persons.

Cards for designated speakers and the person(s) they represent must be submitted together.

NAME (print) Emily Austin MEETING DATE 8/16/2018

NAME OF GROUP/ORGANIZATION (if applicable) _____

ADDRESS 9389 East Corrine Drive ZIP 85260

HOME PHONE 480-661-7909 WORK PHONE _____

E-MAIL ADDRESS (optional) _____

☒ I WISH TO SPEAK ON AGENDA ITEM # 3 ☐ I WISH TO DONATE MY TIME TO _____

☐ I WISH TO SPEAK DURING "PUBLIC COMMENT"* CONCERNING Wolf Springs

*Citizens may complete one Request to Speak "Public Comment" card per meeting and submit it to City Staff. "Public Comment" time is reserved for citizen comments regarding non-agendized items. The Board and Commission may hear "Public Comment" testimony, but is prohibited by state law from discussing items which are not listed on the agenda.

This card constitutes a public record under Arizona law.

Request to Speak cards must be submitted to City Staff before public testimony begins on that item.

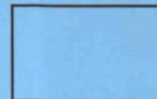
HOW TO ADDRESS THE BOARD AND COMMISSION:

- The Chair will call your name when it is your turn to speak.
- Approach the podium and state your name and address for the record.
- Groups wishing to speak are encouraged to select a spokesperson to represent the views of the group.
- Public testimony is limited to three minutes per speaker. *(At the Chair's discretion, speakers representing two or more persons may be granted additional time.)*
- A timer light, located at the podium, will help you to time your comments.
 - A green light indicates the timer has been activated.
 - A yellow light indicates there is one minute remaining.
 - A red light indicates the comment period has ended.

WRITTEN COMMENTS: Citizens who do not wish to address the Board and Commission in person may submit written comments by completing a white Written Comment card. Written Comment cards are available throughout the Kiva Forum and at the Staff table.



REQUEST TO SPEAK



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Cards for designated speakers and the person(s) they represent must be submitted together.

NAME (print) BARBARA CARPENTER MEETING DATE 8/16/18

NAME OF GROUP/ORGANIZATION (if applicable) HOA BOARD - "SAGEWOOD" - COUNTY OF SCOTTSDALE

ADDRESS 9286 E. WINDROSE LN ZIP 85260

HOME PHONE 480 661 9616 WORK PHONE —

E-MAIL ADDRESS (optional) _____

☒ I WISH TO SPEAK ON AGENDA ITEM # 3 ☐ I WISH TO DONATE MY TIME TO _____

☐ I WISH TO SPEAK DURING "PUBLIC COMMENT"* CONCERNING _____

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Neighborhood Notification Checklist

AB, BA, UP, DR, HE, HP, MUMSP, PP



Neighborhood notification is necessary for all Conditional Use Permits, including Municipal Use Master Site Permits, Abandonments, Development Review Board, Board of Adjustment, and Hardship Exemption cases. You are required to return this form with checked items completed, and your Neighborhood notification Report with your application submittal.

If you have questions on these requirements, please contact Planning & Development Services at 480-312-2328.

This application is for a:

- | | |
|---|--|
| <input type="checkbox"/> Abandon of ROW/GLO | <input checked="" type="checkbox"/> Development Review Board |
| <input type="checkbox"/> Board of Adjustment | <input type="checkbox"/> Hardship Exemption |
| <input type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Municipal Use Master Site Plan |
| <input type="checkbox"/> Historic Preservation Commission | |

If you are submitting an application for Re-Zoning, Zoning Ordinance Text Amendments, Zoning Stipulation Amendments, Council Approved Amended Standards, and City Council Site Plan Approval this is not the correct checklist; please obtain a copy of the Citizen Review Checklist from your project coordinator. If you are applying for a General Plan Amendment, please obtain a copy of the Neighborhood Involvement Checklist from your project coordinator.

Complete the following marked items **prior to** submitting your application

☒ Step 1: Neighborhood Notification

Provide information by:

- ☒ 1st Class Letter or Postcard
- ☐ In Person
- ☐ Phone call
- ☐ Certified Mail
- ☐ Door Hangers/Flyers

To:

- ☒ Property owners and HOAs within 750' (*required for all WCF)
- ☐ Adjacent property owners/ tenants/HOAs
- ☐ School District(s)
- ☐ Interested Party list (provided by Project Coordinator)
- ☐ Tenants, employees, and students (*required for all WCF)

* WCF requirements for Notification shall be completed a minimum of 15 days prior to the application submittal. Notification for all other applications should be within 45 days prior to the date of your formal submittal.

Project Notification shall include the following information:

- Project request and description
- Location
- Size (e.g. Number of Acres of project, Square Footage of Lot)
- Zoning
- Site Plan
- Applicant and City contact names and phone numbers
- Any scheduled open house(s) - including time, date, and location

☐ Step 2: Project Under Consideration

- ☐ Post sign 10 calendar days prior to your Open House Meeting. (See Sign posting requirements)
- ☐ Post sign 15 calendar days prior to your formal application submittal. (See WFC requirements)

Planning and Development Services

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

Neighborhood Notification Checklist

AB, BA, UP, DR, HE, HP, MUMSP, PP



☐ Step 3: Hold An Open House Meeting

You are required to hold a minimum of ____ Open House Meeting(s).

Provide open house date, time, and location to Project Coordinator **at least** 14 calendar days prior to the meeting. E-mail open house information to project coordinator and to: planninginfo@scottsdaleaz.gov.

☒ Step 4: Complete a Neighborhood Notification Report

Provide all of the checked items, in a report, with your submittal

☒ You are required to submit a Neighborhood Notification Report with your application.

☒ Submit either the original, or a copy of this marked Neighborhood Notification Packet.

☐ Document your Project Notification efforts as follows:

- Provide a list of names, phone numbers/addresses of contacted parties (e.g. neighbors/property owners, School District representatives, and HOA's).
- Provide a map showing where notified neighbors are located.
- Provide the dates contacted, and the number of times contacted.
- Indicate how they were contacted (e.g. letter, phone call). If certified mail was used, provide receipts of delivery.
- Provide copies of letters or other means used to contact neighbors, the school district, and HOA's.
- Provide originals of all comments, letters, and correspondence received.

☐ Verify the "Project Under Review" Sign Posting or Newspaper listing as follows:

- Provide affidavit of posting, and pictures of sign, which are date and time stamped.
- Copy of Newspaper listings with date of publication.

☐ Document the Open House Meeting(s) as follows:

- List dates, times, and locations of open house meeting(s).
- Provide the sign-in sheets, list of people attended the meeting(s), comment sheets, and written summary of the comments, issues and concerns provided at the open house meeting(s).
- List the method by which the applicant has addressed, or intends to address, the issues, concerns, and problems identified during the process.
- List dates, times, and locations of any follow-up with interested parties.

☐ List any other neighborhood, citizen involvement.

Related Resources:

- ☐ Project Under Consideration Sign Posting Requirements
- ☐ Affidavit of Posting
- ☐ Public Hearing Sign Posting Requirements

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- ☐ Public Hearing Sign Posting Requirements

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**Wolf Springs Ranch
Citizen Review Plan
PRELIMINARY PLAT**

Prepared by:
Empire Residential Communities
6617 N. Scottsdale Road
Scottsdale, AZ 85250

**Preliminary Plat
Case #176-PA-2016**

October 26, 2017

Table of Contents

Exhibit 1- Neighborhood Notification Checklist

Exhibit 2 – Preliminary Plat Notification

- **Letter and Attachment**
- **Address List**



October 25, 2017

Dear Neighbor/Landowner:

We are Land Developers working to create a new residential community adjacent to or near your home/property. The proposed Wolf Springs Ranch community is located on the Northwest Corner of 94th Street and Cactus Road.

The application we have recently submitted to the City requests approval of a preliminary plat for the property consisting of 40 lots on 20 acres. The proposed community will be single and two story homes with building heights limited to a maximum of 30' and will include substantial open space buffers along edges of the property.

The only access to the community will be through a gated entry on 94th Street. There will be an emergency only access only on 93rd Street. No vehicular or pedestrian connections will be made to adjacent existing neighborhoods. In addition, the design of the perimeter walls and fencing and other amenities will reflect the traditional equestrian uses that have occupied this and nearby sites. These features will include an entry gate, entry sculpture along the Cactus Road trail and other such elements.

Empire Residential recently received unanimous approval for a rezoning request of the property, and this preliminary plat application represents the next step in the overall design process for the planned community. The proposed site plan submitted with this application is consistent with the site plan that was approved with the zoning and shared with our neighbors in previous meetings and mailings.

Attached is a copy of the preliminary plat that will be submitted to the City of Scottsdale for review. If you have any questions or comments, please do not hesitate to contact me at the phone number below or by email at shelby@theempiregroupllc.com. Thank you!

Sincerely,

The Empire Group

Shelby JM Duplessis, PE, LEED AP
Vice President of Land Development
480.951.2207 shelby@theempiregroupllc.com

LEGAL DESCRIPTION

THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 3 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 18, FROM WHICH THE SOUTH QUARTER CORNER OF SAID SECTION 18, BEARS NORTH 89° 59' 08" WEST (BASIS OF BEARING) A DISTANCE OF 2641.81 FEET;

THENCE NORTH 89° 59' 08" WEST ALONG THE SOUTH LINE OF SAID SECTION 18, A DISTANCE OF 1321.02 FEET, TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SOUTHEAST QUARTER, SECTION 18;

THENCE NORTH 00° 02' 09" WEST ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 89° 59' 08" WEST ALONG A LINE 40 FEET NORTH OF AND PARALLEL TO SAID SOUTH LINE A DISTANCE OF 30.00 FEET;

THENCE NORTH 00° 02' 09" WEST A DISTANCE OF 19.32 FEET;

THENCE SOUTH 44° 08' 53" WEST A DISTANCE OF 19.95 FEET TO A POINT LYING 45.00 FEET NORTH OF SAID SOUTH LINE;

THENCE NORTH 89° 59' 08" WEST ALONG A LINE 45.00 FEET NORTH OF AND PARALLEL TO SAID SOUTH LINE A DISTANCE OF 80.64 FEET;

THENCE NORTH 00° 02' 09" WEST A DISTANCE OF 5.00 FEET TO A POINT LYING 50.00 FEET NORTH OF SAID SOUTH LINE;

THENCE NORTH 89° 59' 08" WEST ALONG A LINE 50.00 FEET NORTH OF AND PARALLEL TO SAID SOUTH LINE A DISTANCE OF 162.54 FEET;

THENCE NORTH 00° 02' 09" WEST A DISTANCE OF 8.00 FEET TO A POINT LYING 58.00 FEET NORTH OF SAID SOUTH LINE;

THENCE NORTH 89° 59' 08" WEST ALONG A LINE 58.00 FEET NORTH OF AND PARALLEL TO SAID SOUTH LINE A DISTANCE OF 293.11 FEET;

THENCE NORTH 45° 00' 44" WEST A DISTANCE OF 16.96 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF 93RD STREET;

THENCE NORTH 00° 02' 09" WEST ALONG SAID EAST RIGHT OF WAY LINE A DISTANCE OF 1250.82 FEET, TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 18;

THENCE SOUTH 89° 59' 16" EAST ALONG SAID NORTH LINE A DISTANCE OF 404.19 FEET;

THENCE SOUTH 00° 02' 09" EAST A DISTANCE OF 25.00 FEET TO A POINT SOUTH OF SAID NORTH LINE;

THENCE SOUTH 89° 59' 16" EAST ALONG A LINE 25.00 FEET SOUTH OF AND PARALLEL TO SAID NORTH LINE, A DISTANCE OF 176.00 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF 94TH STREET;

THENCE SOUTH 00° 02' 09" EAST ALONG SAID WEST RIGHT OF WAY LINE A DISTANCE OF 969.64 FEET;

THENCE SOUTH 89° 59' 08" EAST A DISTANCE OF 30.00 FEET TO A POINT ON SAID EAST LINE OF SAID SOUTHWEST QUARTER;

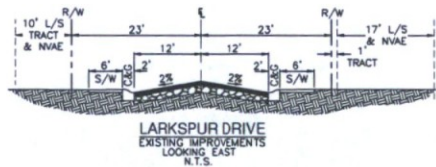
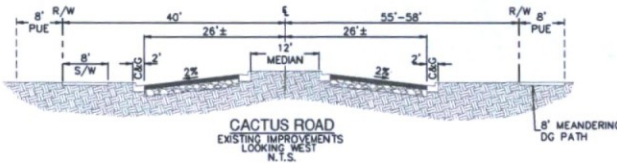
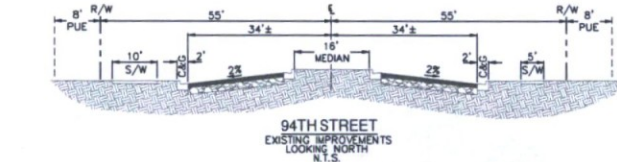
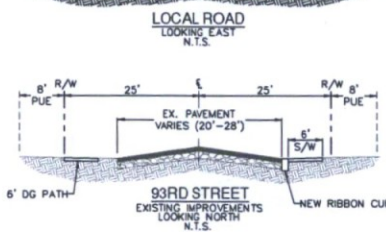
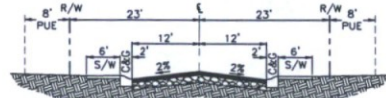
THENCE SOUTH 00° 02' 09" EAST ALONG SAID EAST LINE A DISTANCE OF 290.19 FEET TO THE POINT OF BEGINNING;

SAID DESCRIBED PARCEL CONTAINS 736,582 SQUARE FEET OR 16.98 ACRES MORE OR LESS.

THIS OVERALL DESCRIPTION WAS DERIVED FROM THE COMBINED PARCELS DESCRIBED IN COMMITMENT FOR TITLE INSURANCE, BY SECURITY TITLE AGENCY, INC., FILE NO. 15170689-015-JBA, DATED SEPTEMBER 18, 2017.

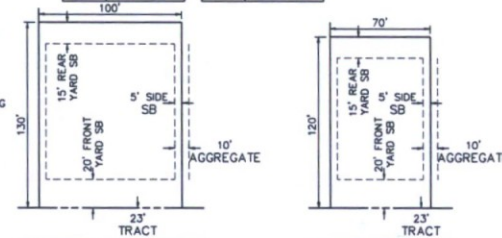
PRELIMINARY PLAT FOR WOLF SPRINGS RANCH SCOTTSDALE, ARIZONA

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 3 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



TRACT ID	TRACT USE	AREA
A	LANDSCAPE, OPEN SPACE, PUE, RETENTION	68895.50 SF
B	LANDSCAPE, OPEN SPACE, PUE	8300.00 SF
C	LANDSCAPE, OPEN SPACE, PUE, RETENTION	16750.92 SF
D	LANDSCAPE, OPEN SPACE, PUE	7100.00 SF
E	LANDSCAPE, OPEN SPACE, PUE	2153.86 SF
F	LANDSCAPE, OPEN SPACE, PUE, RETENTION	65214.37 SF
G	STREETS (PRIVATE ACCESSWAY), PUBLIC WATER AND SEWER, DRAINAGE, REFUSE COLLECTION, EMERGENCY AND SERVICE VEHICLES	138392.77 SF

LOT #	AREA	LOT #	AREA	LOT #	AREA
1	9150.00 SF	15	9000.03 SF	29	9000.00 SF
2	9150.00 SF	16	8984.95 SF	30	9000.00 SF
3	9150.00 SF	17	13703.47 SF	31	9000.01 SF
4	9150.00 SF	18	11633.89 SF	32	9000.00 SF
5	8775.66 SF	19	9769.49 SF	33	9789.33 SF
6	15297.85 SF	20	9787.04 SF	34	10577.98 SF
7	12575.01 SF	21	9787.04 SF	35	9396.49 SF
8	13000.00 SF	22	9782.21 SF	36	9074.37 SF
9	13000.00 SF	23	9782.21 SF	37	9150.00 SF
10	13204.25 SF	24	9782.21 SF	38	9150.00 SF
11	8999.97 SF	25	12036.02 SF	39	9150.00 SF
12	8999.97 SF	26	8999.61 SF	40	9150.00 SF
13	8999.97 SF	27	9000.00 SF		
14	9000.03 SF	28	9000.00 SF		



TYPICAL LOT LAYOUT-TYPE A		TYPICAL LOT LAYOUT-TYPE B	
MIN. LOT AREA:	13,000 SF	MIN. LOT AREA:	8,000 SF
MIN. LOT WIDTH:	100'	MIN. LOT WIDTH:	70'
FRONT YARD:	20'	FRONT YARD:	20'
SIDE YARD:	10' (AGGREGATE)	SIDE YARD:	10' (AGGREGATE)
REAR YARD:	15'	REAR YARD:	15'
*PERIMETER BUILDING SETBACK REQUIREMENTS MAY INCREASE TYPICAL SETBACKS WHERE APPLICABLE		*PERIMETER BUILDING SETBACK REQUIREMENTS MAY INCREASE TYPICAL SETBACKS WHERE APPLICABLE	

CIVIL ENGINEER

DIVERSIFIED FUTURE
13111 NORTH 94TH DRIVE
PEORIA, ARIZONA 85381
PHONE: 602.679.4438
CONTACT: SHELBY DUGLESS

SURVEYOR

WESTWOOD PROFESSIONAL SERVICES
6900 EAST GREENWAY PARKWAY
SUITE 250
SCOTTSDALE, ARIZONA 85254
PHONE: 480.747.8558
CONTACT: BEN BLIXT

SETBACKS

FRONT: 20'
REAR: 15'
SIDE: 5/10'

BENCHMARK

ADOT ALUMINUM CAP LOCATED AT THE SW CORNER OF SECTION 18, T3N, R5E. ELEVATION: 1390.326 NAVD 88. ACCORDING TO THE RECORD OF SURVEY, RECORDED IN BOOK 763, PAGE 38, MCLR.

PROJECT DESCRIPTION

THE SITE AT THE NORTHWEST CORNER OF 94TH STREET AND CACTUS ROAD WILL ACCOMMODATE FORTY (40) SINGLE-FAMILY LOTS WITHIN A PLANNED RESIDENTIAL DEVELOPMENT LOCATED IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 3 NORTH, RANGE 5 EAST.

NOTES

1. AN 8' P.U.E. WILL BE PROVIDED ON BOTH SIDES OF FULL STREETS, UNLESS DETERMINED IT IS NOT NEEDED
2. ALL INTERIOR STREETS WILL BE PRIVATE
3. ALL STREETS AND TRACTS WILL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION IN ACCORDANCE WITH APPLICABLE RECORDED RESTRICTIONS AND STIPULATIONS
4. GATES TO INCORPORATE "HEY SWITCH & SENSOR PRE-EMPTION"

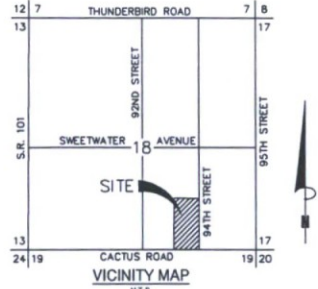
FLOOD INFORMATION

COMMUNITY NUMBER	PANEL NUMBER	SUFFIX	DATE OF FIRM	FIRM ZONE	BASE FLOOD ELEVATION
045012	1760	L	10/16/2013	X	N/A

THE LOWEST FLOOR ELEVATIONS AND/OR FLOOD PROOFING ELEVATIONS ON THIS PLAN ARE SUFFICIENTLY HIGH TO PROVIDE PROTECTION FROM FLOODING CAUSED BY A 100-YEAR STORM, AND ARE IN ACCORDANCE WITH SCOTTSDALE'S REVISED CODE CHAPTER 37 - FLOODPLAIN AND STORMWATER REGULATIONS.

SHEET INDEX

- PP01 PRELIMINARY PLAT COVER SHEET
PP02 PRELIMINARY PLAT PLAN



OWNER

EMPIRE RESIDENTIAL COMMUNITIES FUND II, LLC
6617 NORTH SCOTTSDALE ROAD
SCOTTSDALE, ARIZONA 85250
PHONE: 480.961.2207
CONTACT: RICH ZACHER

SITE DATA

GROSS AREA: 20.11 AC
NET AREA: 18.25 AC
TOTAL LOTS: 40
TYPICAL LOT SIZE: VARIES
MINIMUM LOT AREA: 8,776 SF
AVERAGE LOT AREA: 10,363 SF
DENSITY: 2.08 DU/AC

ZONING

EXISTING/PROPOSED: R1-18 PRD

BASIS OF BEARING

NORTH 89 DEGREES 59 MINUTES 08 SECONDS WEST ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 18, T3N, R5E. ACCORDING TO THE RECORD OF SURVEY, RECORDED IN BOOK 752, PAGE 33, MCLR.

UTILITY SERVICES

WATER: CITY OF SCOTTSDALE
SEWER: CITY OF SCOTTSDALE
SOLID WASTE: CITY OF SCOTTSDALE
ELECTRICAL SERVICE: ARIZONA PUBLIC SERVICE (APS)
NATURAL GAS: SOUTHWEST GAS
TELEPHONE: CENTURY LINK
CABLE: COX



**DIVERSIFIED
FUTURE LLC.**

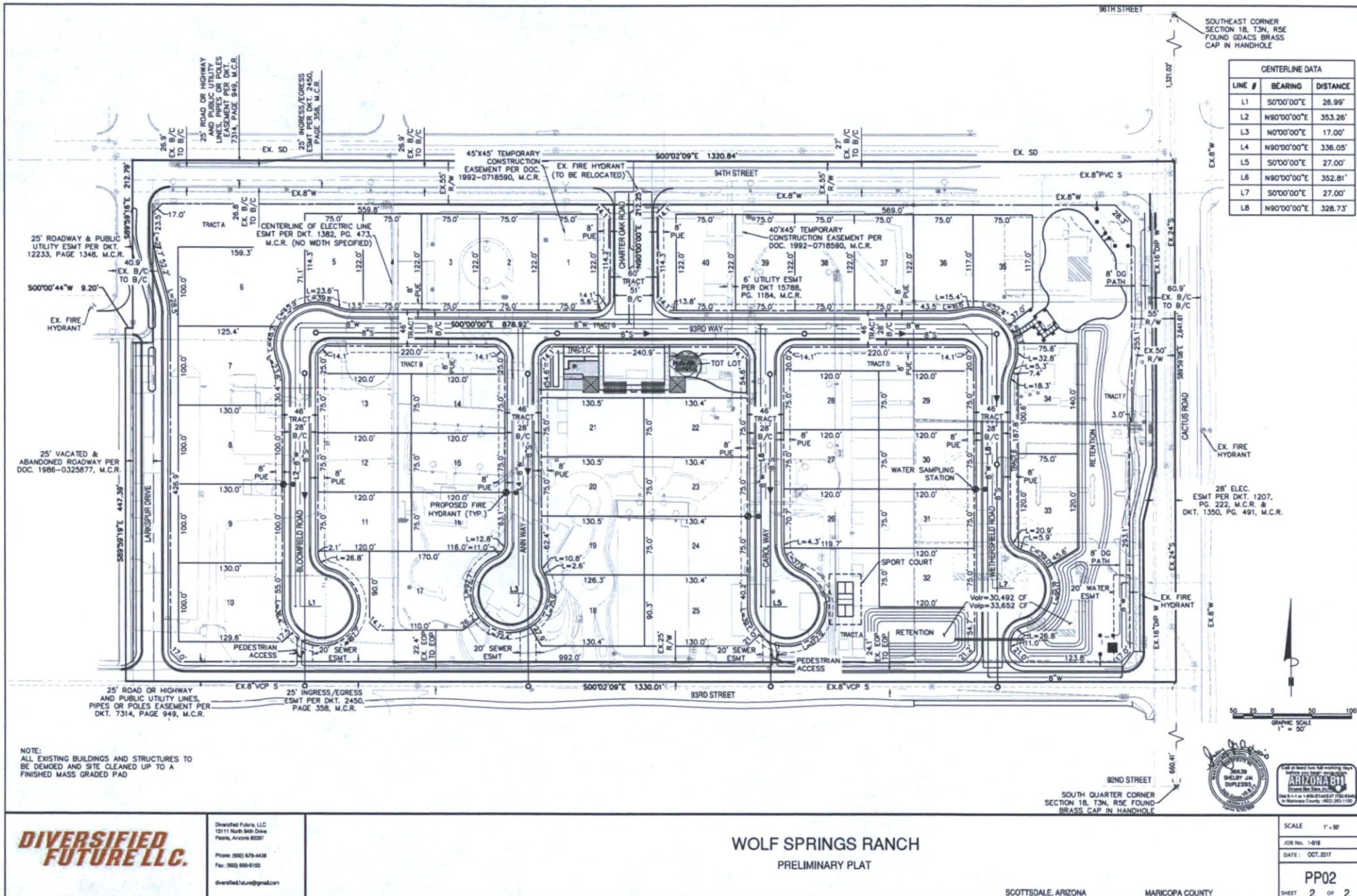
Diversified Future, LLC
13111 North 94th Drive
Peoria, Arizona 85381
Phone: (602) 679-4438
Fax: (602) 890-4103
diversifiedfuture@gmail.com

WOLF SPRINGS RANCH
PRELIMINARY PLAT

SCOTTSDALE, ARIZONA

MARICOPA COUNTY

SCALE: NONE
JOB No.: 1418
DATE: OCT. 2017
PP01
SHEET 1 OF 2



DIVERSIFIED FUTURE LLC.

Diversified Future, LLC
13111 North 9th Drive
Phoenix, Arizona 85021
Phone: (602) 679-4438
Fax: (602) 698-9103
diversified.future@gmail.com

WOLF SPRINGS RANCH
PRELIMINARY PLAT

SCOTTSDALE, ARIZONA

MARICOPA COUNTY

SANDSPUR RANCH LLC
4507 TIFFIN AVE
SANDUSKY, OH 44870

EMPIRE RESIDENTIAL COMMUNITIES FUND II
LLC
6617 N SCOTTSDALE RD STE 101
SCOTTSDALE, AZ 85250

CRISCIONE SALVATORE J/MARY A
9470 E CACTUS
SCOTTSDALE, AZ 85260

ROSAS GARY/JENNIFER
9490 E CACTUS RD
SCOTTSDALE, AZ 85260

CASKEY TERESA L
9298 E DESERT TRL
SCOTTSDALE, AZ 85260

ST HILAIRE FAMILY TRUST
9290 E DESERT TRL
SCOTTSDALE, AZ 85260

GARY LEWIS BROWN TRUST
9265 E DESERT TRL
SCOTTSDALE, AZ 85260

MCNEAL MICHAEL C
9275 E DESERT TRL
SCOTTSDALE, AZ 85260

MCDERMOTT BRIAN J/MARY
9285 E DESERT TRAIL
SCOTTSDALE, AZ 85260

MORALES ALEJANDRO
9295 E DESERT TRL
SCOTTSDALE, AZ 85260

PALMER BRIAN
9316 E DESERT TRL
SCOTTSDALE, AZ 85260

JAY AND ELLEN SILVERMAN REV LIVING
TRUST
9330 E DESERT TRAIL
SCOTTSDALE, AZ 85260

WHITE FAMILY TRUST
9344 E DESERT TRL
SCOTTSDALE, AZ 85260

YOUNG JOHN WILLIAM/KATHRYN GRIMM TR
9360 E DESERT TRL
SCOTTSDALE, AZ 85260

RAMACHANDRAN VIJAY/SHEILA
P O BOX 14590
SCOTTSDALE, AZ 85267

GALLIART KRISTINE
12595 N 93RD WY
SCOTTSDALE, AZ 85260

FISHER JOSEPH/DEBRA F
12545 N 93RD WAY
SCOTTSDALE, AZ 85260

VIRELLA ANTHONY ANDREW
1387 KATHLEEN DR
NEWBURY PARK, CA 91320

VIRELLA ANTHONY ANDREW
9367 E Desert Tr
Scottsdale, AZ 85260

FREED CHRISTOPHER J/CHERIE L
9355 E DESERT TRAIL
SCOTTSDALE, AZ 85260

MAZINTER JONATHAN LOUIS/KIMBERLY
LEONA
9337 E DESERT TRL
SCOTTSDALE, AZ 85260

UGENTI FRANCESCO S
9319 E DESERT TRL
SCOTTSDALE, AZ 85260

BROOKS JENNIFER BETH
12700 N 94TH PL
SCOTTSDALE, AZ 85260

PASTEUR MARK J/LORI A
9441 E DESERT TRL
SCOTTSDALE, AZ 85260

BASHFORD JESSE/KRYSTAL
9470 E LARKSPUR DR
SCOTTSDALE, AZ 85260

KENNEDY ROBERT E/PEGGY F
9450 E LARKSPUR DR
SCOTTSDALE, AZ 85260

DE STEFINO KEVIN J
9430 E LARKSPUR DR
SCOTTSDALE, AZ 85260

KING THOMAS SCOTT/MARY ELLEN
9410 E LARKSPUR DR
SCOTTSDALE, AZ 85260

SCOTTSDALE CITY OF
7447 E INDIAN SCHOOL RD STE 205
SCOTTSDALE, AZ 85251

NIEDERER RONALD E TR
139 ELIZABETH CT
WOODDALE, IL 60191

CURRENT OWNER/OCCUPANT
12023 N 93rd St
SCOTTSDALE, AZ 85260

GOLDMAN PAUL T/SANDRA M
9270 E JENAN DR
SCOTTSDALE, AZ 85260

MANAGO LIVING TRUST
9266 E JENAN DR
SCOTTSDALE, AZ 85260

SCHAEFFER LUANN MARIE
9262 E JENAN DRIVE
SCOTTSDALE, AZ 85260

ANTHONY JOSEPH MACCHIAROLI TRUST
7375 E STETSON DR #105
SCOTTSDALE, AZ 85251

REINKE RICHARD A/SHERRY L TR
11998 N 94TH PL
SCOTTSDALE, AZ 85260

CHAMBERLAIN MYRON H/BECKY J
12018 N 94TH PL
SCOTTSDALE, AZ 85260

BOYLE JAMES P III/BARBARA J
9410 E PARADISE DR
SCOTTSDALE, AZ 85260

JEWETT RICHARD/DONNA
12098 N 94TH PL
SCOTTSDALE, AZ 85260

JAMES P BOYLE III AND BARBARA J BOYLE
TRUST
9410 E PARADISE DR
SCOTTSDALE, AZ 85260

DEVITO JOANN D/MICHAEL
9420 E PARADISE DR
SCOTTSDALE, AZ 85260

GILBERT AND MARSHA SMITH REVOCABLE
TRUST
7519 SPRUCE CREEK LN
FRISCO, TX 75034

STEVENS ALVIN E/BERNICE M/JEAN MARIE G
9440 E PARADISE DR
SCOTTSDALE, AZ 85260

MIN U SOE/MAR WIN
9450 E PARADISE DR UNIT 1051
SCOTTSDALE, AZ 85260

NABATY NAZAR
9460 E PARADISE DR
SCOTTSDALE, AZ 85260

ENGLIN THEODORE CHARLES/VALERIE MAE
PO BOX 41188
PHOENIX, AZ 85080

STALLONE LUIGI
9429 E PARADISE DR
SCOTTSDALE, AZ 85260

SCHNEIDER KRISTEN
9365 E LAUREL LN
SCOTTSDALE, AZ 85260

SOLLINGER REVOCABLE LIVING TRUST
9345 E LAUREL LN
SCOTTSDALE, AZ 85260

EYDEN SHIRLEY M TR
9325 E LAUREL LN
SCOTTSDALE, AZ 85260

PALA WES/TERESA
9305 E LAUREL LN
SCOTTSDALE, AZ 85260

MATTICOLI VINCENT/SUSAN/TONINO/ETAL
8838 E LUPINE
SCOTTSDALE, AZ 85260

CHASSE JOSEPH RAYMOND
9265 E LAUREL LN
SCOTTSDALE, AZ 85260

VAN HORN KATHERINE E
9245 E LAUREL LN
SCOTTSDALE, AZ 85260

JANOFF WILLIAM E
9225 E LAUREL LN
SCOTTSDALE, AZ 85260

VOSS WALTER A/MARGARET IRENE
13104 N 103RD PL
SCOTTSDALE, AZ 85260

DAVIES CHAD
9206 E LAUREL LN
SCOTTSDALE, AZ 85260

ZARRELLA DANIEL P/LINDA J
9226 E LAUREL LN
SCOTTSDALE, AZ 85260

GALLES JOHN F & ANDREA M
9246 E LAUREL LN
SCOTTSDALE, AZ 85260

DAGMAR I LOWE REVOCABLE FAMILY TRUST
9266 E LAUREL LN
SCOTTSDALE, AZ 85260

WARREN THOMAS SCOTT
9286 E LAUREL LN
SCOTTSDALE, AZ 85260

MONROE CONSTANCE J
9306 E LAUREL LN
SCOTTSDALE, AZ 85260

TREMBLAY CURTIS M/LISA M
9326 E LAUREL LN
SCOTTSDALE, AZ 85260

MONGEAU PAUL A/DAMNJANOVIC ARTA
11952 N 93RD WY
SCOTTSDALE, AZ 85260

SAYADIAN ARZO H/MARY TR
1281 E BARANCA RD
GILBERT, AZ 85297

CRISCIONE STEVEN C
12052 N 93RD WAY
SCOTTSDALE, AZ 85260

MILLER JODY
PO BOX 14445
SCOTTSDALE, AZ 85260

CRISCIONE MARY A/SCOTT
9470 E CACTUS RD
SCOTTSDALE, AZ 85260

ZINNI RENEE M/DALONZO MARCO S
11953 N 93RD WAY
SCOTTSDALE, AZ 85260

SCOTTSDALE CITY OF
7447 E INDIAN SCHOOL RD STE 205
SCOTTSDALE, AZ 85251

WESTERN STAR HOLDINGS LLC
14825 WILDWOOD TRACE
MAGNOLIA, TX 77354

CURRENT OWNER/OCCUPANT
9420 E CACTUS ROAD
SCOTTSDALE, AZ 85260

WESTON DAVID H
12415 N 91ST WY
SCOTTSDALE, AZ 85260

MEYER HAINES L/MICHELLE L
9169 E CAROL WY
SCOTTSDALE, AZ 85260

SCOTTSDALE MT VIEW ESTATES COMM
ASSOC INC
7255 E HAMPTON AVE STE 101
MESA, AZ 85209

CURRENT OWNER/OCCUPANT
9015 E CAROL WAY
SCOTTSDALE, AZ 85260

MICHAEL S WARD REVOCABLE TRUST
9411 E LARKSPUR DR
SCOTTSDALE, AZ 85260

NICHOLSON HENRY S
9427 E LARKSPUR DR
SCOTTSDALE, AZ 85260

DECKER JAMES A/JUDITH ANN
9443 E LARKSPUR DR
SCOTTSDALE, AZ 85260

MANTELLA GIANCITO
9459 E LARKSPUR DR
SCOTTSDALE, AZ 85260

HAERLE PAUL T/CATHERINE TR
9475 E LARKSPUR DR
SCOTTSDALE, AZ 85260

GIGI DANNY BEN
9491 E LARKSPUR DR
SCOTTSDALE, AZ 85260

CORINNE M SHANK TRUST
9486 E BLOOMFIELD RD
SCOTTSDALE, AZ 85260

RJ 2D LLC
1666 20TH ST APT 200
SANTA MONICA, CA 90404

CURRENT OWNER/OCCUPANT
9470 E BLOOMFIELD RD
SCOTTSDALE, AZ 85260

GELB NEAL B/KAREN A
9454 E BLOOMFIELD RD
SCOTTSDALE, AZ 85260

FARBMAN EDWARD J/NANCIE L
9438 E BLOOMFIELD RD
SCOTTSDALE, AZ 85260

BLANDINI KAREN L
9422 E BLOOMFIELD RD
SCOTTSDALE, AZ 85260

LAMBERT WESSON D/NANCY ANN
9406 E BLOOMFIELD RD
SCOTTSDALE, AZ 85260

SALVATORE GATTO PARTNERS LP
PO BOX 33184
PHOENIX, AZ 85067

TIRADO JUAN C
12229 N 91ST WY
SCOTTSDALE, AZ 85260

MIKULA LAVERN/LORETTA
12263 N 91ST WAY
SCOTTSDALE, AZ 85260

MILLAR KRISTINE/ROB ALAN
12331 N 91ST WAY
SCOTTSDALE, AZ 85260

TARANTINI ESTATES HOMEOWNERS
ASSOCIATION
9124 E TARANTINI LN
SCOTTSDALE, AZ 85260

TARANTINI ESTATES HOMEOWNERS
ASSOCIATION
9188 E TARRANTINI LN
SCOTTSDALE, AZ 85260

PICK ALLAN L/KERI M
9555 EAST CHARTER OAK DRIVE
SCOTTSDALE, AZ 85260

CRAWFORD FAMILY TRUST
12340 N 95TH ST
SCOTTSDALE, AZ 85260

DULITZ DOAN FAMILY TRUST
9465 EAST CHARTER OAK DR
SCOTTSDALE, AZ 85260

SKOR STEPHEN R/BARBARA L TR
9449 E CHARTER OAK RD
SCOTTSDALE, AZ 85260

PARKER CRAIG A/KIM A
9433 E CHARTER OAK DR
SCOTTSDALE, AZ 85260

LECAMWASAM FAMILY TRUST
9417 E CHARTER OAK DR
SCOTTSDALE, AZ 85260

BRIAN W KUEPPERS REVOCABLE TRUST
1936 GLENHILL RD
MENDOTA HTS, MN 55118

BRENNAN BART/MERYL
9430 E CHARTER OAK DR
SCOTTSDALE, AZ 85259

KREWSON CHRISTOPHER/AMANDA
9446 E CHARTER OAK DR
SCOTTSDALE, AZ 85260

ZUCKER ARNOLD I/JOANNA P
9462 E CHARTER OAK DR
SCOTTSDALE, AZ 85260

UNG LIM CHHUN/TEA HELEN
9409 E BLOOMFIELD RD
SCOTTSDALE, AZ 85260

SLADE DAVID L/MARGARET L TR
9425 E BLOOMFIELD RD
SCOTTSDALE, AZ 85260

LMNOP TRUST
9441 E BLOOMFIELD RD
SCOTTSDALE, AZ 85260

LIPINSKI MARIUSZ/LIPINSKA ZOFIA
29755 N 77TH PL
SCOTTSDALE, AZ 85266

CURRENT OWNER/OCCUPANT
9457 E BLOOMFIELD RD
SCOTTSDALE, AZ 85260

AMJADI KEYVAN/NAZANIN TR
9473 E BLOOMFIELD
SCOTTSDALE, AZ 85260

GEORGE C AND KAREN MARIE ODDEN REV
TRUST
9510 E ANN WAY
SCOTTSDALE, AZ 85260

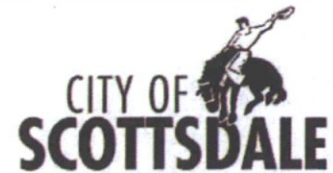
DALIERE MARK W/ELIZABETH T
9521 E ANN WAY
SCOTTSDALE, AZ 85260

WELCH JONATHAN STEELE/MOMOKO SOMA
9556 E CHARTER OAK DR
SCOTTSDALE, AZ 85260

CHARTER OAK HOMEOWNERS ASSOCIATION
INC
21448 N 75TH AVE STE 6
GLENDALE, AZ 85308

CHARTER OAK HOMEOWNERS ASSOCIATION
INC
P O B OX 12170
GLENDALE, AZ 0

Preliminary Plat Notification Affidavit



I, Shelby Duplessis, acting on behalf of Empire Residential Communities Fund II and III, LLC, hereby affirm that a copy of the preliminary plat of Wolf Springs Ranch subdivision has been delivered to the following agencies for their review.

<u>AGENCY</u>	<u>DATE NOTIFIED</u>
X SALT RIVER PROJECT...(2).....	11/8/17
X ARIZONA PUBLIC SERVICE	11/8/17
X SOUTHWEST GAS CORPORATION.....	11/8/17
X ARIZONA DEPARTMENT OF TRANSPORTATION.....	11/13/17
X MARICOPA COUNTY ENVIRONMENTAL SERVICES.....	11/13/17
X MARICOPA COUNTY PLANNING DEPARTMENT.....	11/13/17
X MARICOPA COUNTY FLOOD CONTROL DISTRICT.....	11/13/17
X SCOTTSDALE POSTMASTER.....	11/8/17
X SCOTTSDALE SCHOOL DISTRICT.....	11/8/17
X CAVE CREEK SCHOOL DISTRICT.....	11/8/17
X PARADISE VALLEY SCHOOL DISTRICT.....	11/8/17
X CENTRAL ARIZONA WATER CONSERVATION DISTRICT...	11/13/17
X CENTURY LINK.....	11/13/17
OTHER	

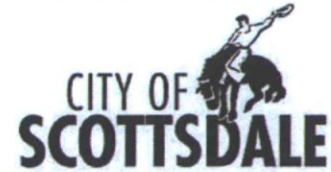
Shelby M Duplessis 11/13/17
Signature Date

6617 N Scottsdale Road, Scottsdale, AZ 85250 480-951-2207
Address Phone

Planning and Development Services

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

Preliminary Plat Notification Mailing List



Small Scale Plats (8 1/2"x 11")

Large Scale Plats (24"x36")

Scottsdale School District
3811 N. 44th Street
Phoenix, AZ. 85018-5420
480-484-6100
<http://susd.schoolfusion.us/>

Paradise Valley School District
15002 N. 32nd Street
Phoenix, AZ. 85032
602-449-2000
<http://cmweb.pvschools.net/siteweb/>

Scottsdale Postmaster
1776 N. Scottsdale Road
Scottsdale, AZ. 85257-2115
480-949-1448

Salt River Project
Attn: Susana Ortega, Mail Stop PAB106
P.O. Box 52025
Phoenix, AZ. 85072-2025
602-236-2962

Salt River Project
Attn: Bill Santistevan, Mail Stop XCT330
P.O. Box 52025
Phoenix, AZ. 85072-2025
602-236-0810

Arizona Public Service
P.O. Box 53933
Phoenix, AZ. 85072-3933
602-493-4400

Cave Creek School District
P.O. Box 426
Cave Creek, AZ. 85327
480-575-2000
www.ccusd93.org

Southwest Gas Corporation
1600 E. Northern Ave.
Phoenix, AZ. 85020-3982
www.swgas.com

Az Department of ADOT Transportation
Right-of-Way Group
205 S. 17th Avenue
Phoenix, AZ. 85007
602-712-7316
www.azdot.gov

Maricopa County Environmental Services
1001 N. Central Avenue Suite 201
Phoenix, AZ. 85004
www.maricopa.gov/envsvc

Maricopa County Planning & Development
501 N. 44th Street #200
Phoenix, AZ. 85008
602-506-3301
pdcustomerservice@mail.maricopa.gov

Maricopa County Flood Control
2801 W. Durango Street
Phoenix, AZ. 85009
602-506-1501
www.fcd.maricopa.gov

Central Az Water Conservation District
Bureau of Reclamation
P.O. Box 43020
Phoenix, AZ. 85080-3020
623-869-2555
2555@cap-az.com

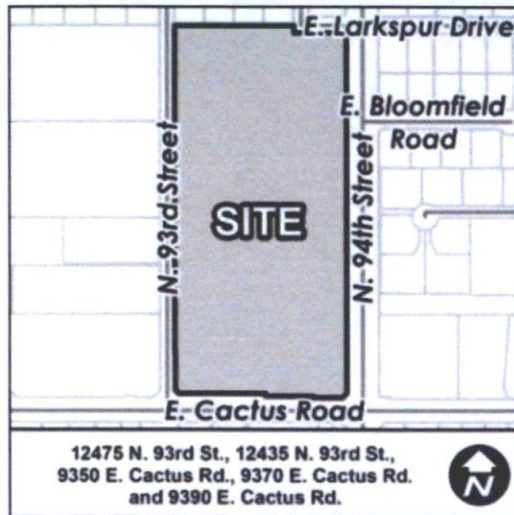
Century Link
135 W. Orion Street
Tempe, AZ. 85283
602-630-0492
bics@centurylink.com

Planning and Development Services

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

POSTCARD DATE: NOVEMBER 15, 2017

KEEPING YOU INFORMED



Site Location:

Northwest corner of 94th St
And Cactus Road

Case Name:

Wolf Springs Ranch

Case Number:

14-PP-2017

Dear Property Owner:

Case Objective*

- Preliminary Plat for a 40-Lot Subdivision**

This is to inform you of a request by owner for approval of a Preliminary Plat for a 40-lot Residential subdivision, ~~with Amended Development Standards~~, on a +/- 20-acre site with Single-family Residential, Planned Residential District (R1-18 PRD) zoning located at 12475 N. 93rd St., 12435 N. 93rd St., 9320 E. Cactus Rd., 9350 E. Cactus Rd., 9370 E. Cactus Rd. and 9390 E. Cactus Rd.

Applicant contact: Shelby Duplessis, 602-679-4438

City contact: Keith Niederer, 480-312-2953

*For more information enter case number at:

<https://eservices.scottsdaleaz.gov/bldgresources/Cases>

or to comment, e-mail **projectinput@scottsdaleaz.gov**. The entire case file may be viewed at Current Planning, 7447 E Indian School Road, Suite 105

Scottsdale P & Z Link - An email bulletin to keep residents and merchants informed about upcoming projects.

Subscribe at <https://eservices.scottsdaleaz.gov/listserve/default.asp>

**Stipulations for the
Development Review Board Application:
Wolf Springs Ranch
Case Number: 14-PP-2017**

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 civil construction documents and plat shall substantially conform to the following documents:
 - a. The Preliminary Plat submitted by Diversified Future, LLC, with a city staff date of 6/27/2018.
 - b. The Amended Development Standards found in attachment 13 of the 14-PP-2017 staff report, with a city staff date of 6/27/2018.
 - c. The conceptual walls design submitted by LVA Urban Design Studio, with a city staff date of 6/27/2018.
 - d. The conceptual landscape plan submitted by LVA Urban Design Studio, with a city staff date of 6/27/2018.
 - e. The Circulation Master Plan for Wolf Springs Ranch; prepared by ASJ Engineering Consultants, LLC for the Empire Group of Companies, LLC, dated 05/17/2017.
 - f. Case Drainage Report for Wolf Springs Ranch; submitted by Slater Hanifan Group, accepted on 7/18/2018 by City staff.
 - g. Case Grading and Drainage Plan for Wolf Springs Ranch; submitted by Slater Hanifan Group, accepted on 7/18/2018 by City staff.
 - h. Water System Basis of Design Report for Wolf Springs Ranch; submitted by Slater Hanifan Group, Inc., accepted on 7/30/2018.
 - i. Wastewater System Basis of Design Report for Wolf Springs Ranch; submitted by Slater Hanifan Group, Inc., accepted on 7/3/2018.

RELEVANT CASES:

Ordinance

- A. At the time of review, the applicable Zoning case for the site was 28-ZN-2016.

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.

SUBDIVISION PLAT REQUIREMENTS

SUBDIVISION DESIGN:

Ordinance

- C. With final plat submittal, provide a separate lot width and square footage exhibit for lots 1, 5, 6, 7, 10, 16, 19, 37, 38, 39, & 40. Identify the lot width as 30-feet behind the required front yard setback.

STREET DEDICATIONS:

Ordinance

- D. On the final subdivision plat, and prior to the issuance of a permit for the development project, the owner shall make the following fee simple right-of-way dedications to the City of Scottsdale:
- i. East Cactus Road. 5-foot-wide dedication, for a total 50-foot-wide North half-right-of-way width.
 - ii. East Larkspur Drive. 46-foot-wide dedication, for a total 46-foot-wide Full-right-of-way width.
 - iii. North 93RD Street. 25-foot-wide dedication, for a total 25-foot-wide East half-right-of-way width.

DRB Stipulations

2. On the final subdivision plat, and prior to the issuance of a permit for the development project, the owner shall make the following private street tract dedications to the property owners association consisting of property owners within the subdivision of the development project:
- a. INTERNAL PRIVATE STREETS. All internal private street tracts shall have a minimum 46-foot-wide dedication.

EASEMENT DEDICATIONS:

DRB Stipulations

3. Prior to the issuance of a permit for the development project, the owner shall dedicate a sight distance easement to the City of Scottsdale on the final subdivision plat 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.
4. Prior to issuance of any building permit for the development project, the owner shall dedicate to the City a continuous Public Non-Motorized Access Easement to the City of Scottsdale to contain the public sidewalk in locations where the sidewalk extends outside of the public right-of-way.
5. Prior to issuance of any building permit for the development project, the owner shall dedicate to the City a continuous a minimum 10-foot-wide Public Non-Motorized Access easement to the City of Scottsdale containing the trail along East Cactus Road.
6. Prior to the issuance of a permit for the development project, the owner shall dedicate an Avigation Easement, and a fair disclosure statement for all lots within the subdivision to the City of Scottsdale on the final subdivision plat.

OTHER PROPERTY DEDICATIONS:

DRB Stipulations

7. With final plat submittal, the developer shall provide a recorded agreement with the owners of lots 42-44 (and lot 41 if achievable) of Sweetwater Ranch Estates Unit II, that allows the developer and future homeowners association to install and maintain landscaping on their private lots in the areas located between their south property lines and the rear yard site wall.

INFRASTRUCTURE AND IMPROVEMENT REQUIREMENTS

WALLS AND FENCE:

Ordinance

- E. Walls within an intersection and driveway sight distance triangle and/or a traffic safety triangle shall conform with Section 5.3 of the DSPM.

LANDSCAPE DESIGN:

Ordinance

- F. Prior to the issuance of permit, the owner shall submit landscape construction documents that require the utilization of the City of Scottsdale Supplement to MAG Standard Specifications for the landscape and irrigation improvements within the public right-of-way median(s).
- G. Landscaping within the East Larkspur Drive median shall be installed and maintained by the homeowner's association. This shall be noted on the final plat.

DRB Stipulations

8. Prior to the issuance of a permit, the owner shall submit landscape construction documents that demonstrate how the salvaged vegetation from the site will be incorporated into the design of the landscape improvements.

EXTERIOR LIGHTING DESIGN:

Ordinance

- H. All exterior luminaires shall have integral lighting shield and be directed downward, including landscape lighting.
- I. All exterior luminaires mounted eight (8) feet or higher shall be directed downward and have an integral lighting shield.
- J. Any exterior luminaire with a total initial lumen output of greater than 3050 shall be directed downward and comply with the Illuminating Engineering Society of North America (IES) requirements for full cutoff.
- K. The initial vertical luminance at 6-foot above grade, along the north, south, east, west, property line shall not exceed 0.1 foot-candles. All exterior luminaires shall be included in this calculation.

DRB Stipulations

9. All exterior luminaires for parking lot and site lighting shall comply with the IES requirements for full cutoff and shall be aimed downward and away from property line except for sign lighting.
 - a. Incorporate the following into the project's design:
 - i. The maintained average horizontal luminance level, at grade on the site, shall not exceed 1.5 foot-candles. All exterior luminaires shall be included in this calculation.
 - ii. The maintained maximum horizontal luminance level, at grade on the site, shall not exceed 6 foot-candles. All exterior luminaires shall be included in this calculation. All exterior luminaires shall be included in this calculation.
 - b. The total lumen per luminaire shall not exceed 24,000 lumens.

AIRPORT:

DRB Stipulations

10. With the construction document submittal, the owner shall submit an FAA FORM 7460-1 to the FAA for any proposed structures, appurtenances and/or individual construction cranes that penetrate the 100:1 slope. The elevation of the highest point of those structures, including the appurtenances, must be detailed on the FAA form 7460-1 submittal. The owner shall provide Aviation staff a copy of the FAA determination letter prior to building permit issuance.
11. With the construction document submittal, the owner shall submit an aircraft noise and overflight disclosure notice that is to be provided occupants, potential homeowners, employees and/or students. Prior to the issuance of a permit, not including a native plant permit, the aircraft noise and overflight disclosure notice shall be in a form acceptable to the Scottsdale Aviation Director.

STREETS AND RELATED INFRASTRUCTURE IMPROVEMENTS:

Ordinance

- L. All street infrastructure improvements shall be constructed in accordance with this City of Scottsdale Supplement to MAG Specifications and Details, and the Design Standards and Policies Manual.

DRB Stipulations

12. Prior to the issuance of a permit for the development project, the owner shall submit and obtain approval of civil construction documents to construct the following improvements:
 - i. East Cactus Road.
 - a. Construct median improvements (curb, gutter, sidewalk, pavement, etc.) in accordance with the Major Collector – Suburban Character figure of the DSPM.
 - b. Signing and Striping plan to be submitted with improvements plan.
 - c. Remove all driveways not being utilized with curb, gutter and sidewalk.
 - ii. North 94th Street.
 - a. The owner/developer shall reconstruct the existing median(s) on North 94th Street to provide left-turn access into and out of the site at the approved site access location, and relocate any existing landscaping that will be displaced, as determined by city staff. The

- median opening on North 94th Street shall be designed to provide a northbound vehicle refuge area.
- b. The owner shall reconstruct the existing ADA ramp on the corner of North 94th Street and East Larkspur Drive to meet current ADA compliance.
 - c. The owner shall construct bus stop improvements including concrete pad located on the west side of the existing sidewalk to accommodate a bench, trash can, and bike rack (refer to Standard Details 2263-1, 2268, and 2285). A bus shelter is not required at this location. A connection must be provided from back of curb to existing sidewalk to allow ADA access.
- iii. N. 93rd Street.
- a. Construct East half-street improvements (curb, gutter, sidewalk, pavement, etc.) in accordance with the Local Collector - Rural Character figure of the Design Standards and Policies Manual.
 - b. Construct a minimum of twenty-two (22) feet of pavement.
 - c. Construct a minimum of 6-foot-wide trail along the west side of North 93rd Street within the right-of-way from Larkspur Drive south to the existing sidewalk north of East Cactus Road.
- iv. E. Larkspur Drive.
- a. Construct full-street improvements (curb, gutter, sidewalk, pavement, etc.) in accordance with the Local Residential – suburban character figure of Design Standards and Policies Manual.
 - b. The Standard cross section for Larkspur Drive is 24-feet back of curb to back of curb with 6-foot-wide sidewalks on both sides of the street; a minimum of 16-foot-wide one-way street section from back of curb to back of curb shall be provided adjacent to any raised medians. The proposed landscaped medians are to be maintained by the Home Owners Association of this subdivision in perpetuity and dedicated as such on the final subdivision plat. A final design of the landscaped medians shall be submitted with the improvement plans for review and approval by the Transportation Director or designee. The median design shall not block intersection sight distance, shall provide adequate turning radii for emergency and service vehicles at the North 93rd Way and North 94th Street intersections, and shall not include any pavers or stamped asphalt application.
 - c. Include a minimum 25-foot radius right-of-way dedication at all intersections, or a 25-foot by 25-foot triangle.
 - d. Provide authorization from lots 41-44 of Sweetwater Ranch Estates Unit II to demolish the existing southern site wall located in the existing 20-foot-wide Drainage Easement.
- iv. Internal Streets.
- a. Construct full-street improvements (curb, gutter, sidewalk, pavement, etc.) in accordance with the Local Residential – Suburban Character figure of the Design Standards and Policies Manual.
 - b. Include a min. 25-foot radius right-of-way dedication at all intersections, or a 25-foot by 25-foot triangle.

13. All curb ramps for public and pedestrian sidewalks that intersect public and private streets, or driveways that intersect public and private streets, shall have truncated domes that are colored to match OSHA Safety Yellow, FED-STD-595C, 13591.
14. With the final plan submittal, the owner shall submit and obtain approval on improvement plans showing the bus stop improvements including concrete pad located on the west side of the existing sidewalk on North 94th Street, south of Larkspur Drive to accommodate a bench, trash can, and bike rack (refer to Standard Details 2263-1, 2268, and 2285). A bus shelter is not required at this location. A connection shall be provided from back of curb to existing sidewalk to allow ADA access.

MULTI-USE TRAILS AND PATHS:

DRB Stipulations

15. With the final plan submittal, the owner shall submit and obtain approval of improvement plans showing the 8-foot-wide trail detached from the curb along East Cactus Road constructed in accordance with the Design Standards and Polices Manual Chapter 8.

DRAINAGE AND FLOOD CONTROL:

DRB Stipulations

16. All headwalls and drainage structures shall be integrally colored concrete to blend with the color of the surrounding environment.
17. Submit a final drainage report that demonstrates consistency with the Design Standards and Polices Manual and the case drainage report accepted in concept by the Stormwater Manager, or designee.

WATER AND WASTEWATER STIPULATIONS:

DRB Stipulations

18. Existing water and sewer service lines to this site shall be utilized or shall be disconnected at the main pursuant to the Water Resources Department requirements.

Barton, Wayland

From: rkrzyzanowski@susd.org
Sent: Thursday, March 8, 2018 10:33 AM
To: Barton, Wayland
Subject: New Home Builder/Expected Start



I am curious when Empire will be specifying who the home builder will be for this project as well with some details of the starting price of homes and starting time when the community will begin. Thank you! -- sent by Richard Krzyzanowski (case# 14-PP-2017)



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