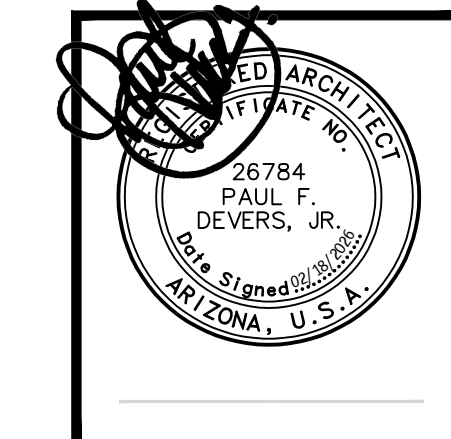




730 N. 52nd St. Ste. 203  
Phoenix, Arizona 85008  
P 602.393.5060

CawleyArchitects.com



PINNACLE  
PEAK  
VETERINARY  
CLINIC

7474 EAST  
PINNACLE PEAK  
ROAD  
SCOTTSDALE  
ARIZONA  
85255

DATE  
PRE-APP SUBMITTAL  
03/03/2025  
DR 1ST SUBMITTAL  
10-09-2025  
DR 2ND SUBMITTAL  
02-18-2026

DRAWN BY: JS  
OWNERSHIP OF DOCUMENTS:  
This drawing, including the architectural  
concept, design, and data, is an instrument  
of service and shall remain the property of  
Cawley Architects Inc. This drawing is for use  
of the location described herein and shall  
not be used in other locations. Any other use  
or release of these drawings may result in  
civil damages.

DISCREPANCIES AND CONFLICTS:  
All discrepancies found in these documents  
or conflicts between these documents and  
field conditions shall be reported to Cawley  
Architects Inc. for resolution before the  
commencement of the work.

SITE PLAN

Project: 25005  
A1.1

**SITE DATA**

PROJECT: PINNACLE PEAK VETERINARY CLINIC  
ADDRESS: 7474 EAST PINNACLE PEAK ROAD SCOTTSDALE, ARIZONA 85255  
OWNER: PINNACLE PEAK VETERINARY CLINIC LLC  
15957 N. 81ST ST., SUITE 101 SCOTTSDALE, AZ  
SCOPE: A NEW COMMERCIAL BUILDING  
LEGAL DESCRIPTION: SEE CIVIL  
ASSESSOR PARCEL NO.: 212-05-531  
CURRENT ZONING: C-O ESL  
GROSS SITE AREA: +/- 62,668 S.F. +/- 1.44 ACRES  
NET SITE AREA: +/- 41,418 S.F. +/- 0.95 ACRES  
ALLOWED FAR: 0.8 (33,134 S.F.)  
PROPOSED FAR: 0.22  
BUILDING AREA: 8,985 S.F. GROSS  
STORIES: TWO STORY  
LOT COVERAGE: 12.65%  
LANDSCAPE AREA: 4,171 S.F.  
LANDSCAPE COVERAGE: 12.6%  
OCCUPANCY: B  
CONSTRUCTION TYPE: V-B w/ A.F.E.S.  
BUILDING HEIGHT: 31'-0"  
ALLOWED HEIGHT: 48'-0" (PER C-O ZONING)

**PARKING CALCULATIONS**

**BUILDING AREA CALCULATIONS**

OCCUPANCY	1ST FLOOR	2ND FLOOR	TOTALS
OFFICE	1,444 S.F.	-	1,444 S.F.
VETERINARY	2,609 S.F.	-	2,609 S.F.
KENNEL	1,188 S.F.	3,744 S.F.	4,932 S.F.
TOTAL:	5,241 S.F.	3,744 S.F.	8,985 S.F.

**REQUIRED PARKING CALCULATIONS**

OCCUPANCY	S.F.	FACTOR	TOTAL
OFFICE	1,444 S.F.	1/300	4.81
VETERINARY	2,609 S.F.	1/300	8.70
KENNEL	4,932 S.F.	1/300	16.44
TOTAL:			29.95 = 30

**PARKING PROVIDED**

TOTAL REGULAR SPACES	28
TOTAL ACCESSIBLE SPACES	2
TOTAL SPACES ON SITE	30

**ELECTRIC VEHICLE CHARGING SPACE CALCULATIONS**

RATIO	REQUIRED	PROVIDED
EV INSTALLED SPACES	4% OF TOTAL REOD. SPACES = 1.2 = 2	2
EV EQUIPPED SPACES	10% OF TOTAL REOD. SPACES = 3	4

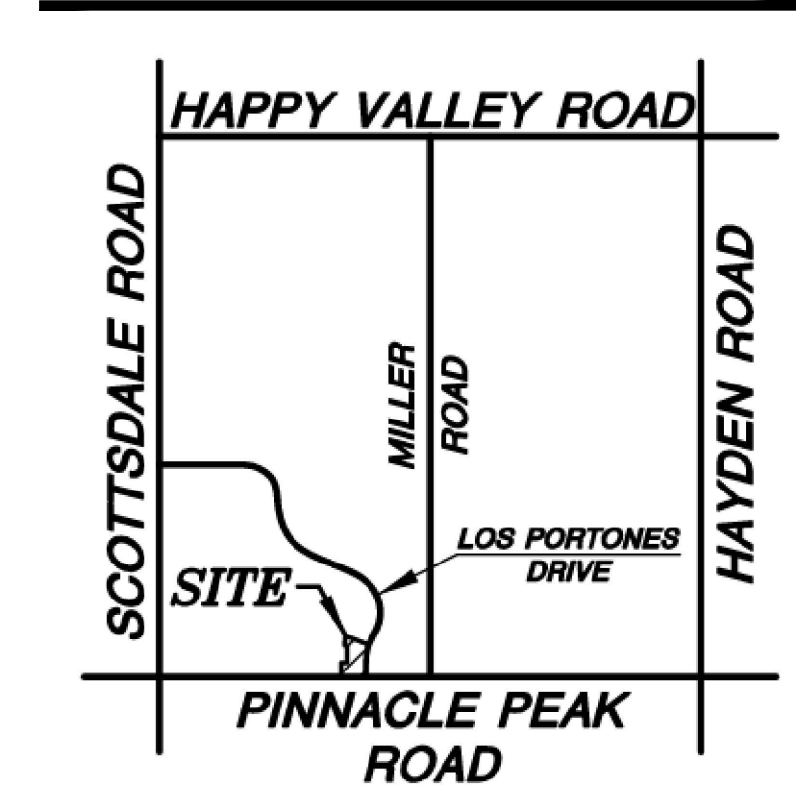
**BICYCLE PARKING CALCULATIONS**

RATIO	REQUIRED	PROVIDED
1/25 PARKING SPACES	2	3

**LEGEND**

- PROPERTY LINE
- - - EASEMENT / SETBACK LINE
- - - CAR OVERHANG, MEASURED FROM FACE OF CURB AS DIMENSIONED ON SITE PLAN
- 6" CURB
- SITE WALL
- ▨ SALT FINISH CONCRETE SIDEWALK WITH AN INITIAL SOLAR REFLECTANCE VALUE OF 29 OR MORE
- ▨ PAINT STRIPING ON PAVEMENT
- ⊠ FDC FIRE DEPARTMENT CONNECTION
- △ ACCESSIBLE ROUT / PATH OF TRAVEL
- ⊕ FIRE RISER
- ⊠ SITE WALL - SEE SHEET A1.5 FOR SITE WALL SCHEDULE
- LEVEL 2 ELECTRIC VEHICLE CHARGING PORT
- FUTURE LEVEL 2 ELECTRIC VEHICLE CHARGING PORT

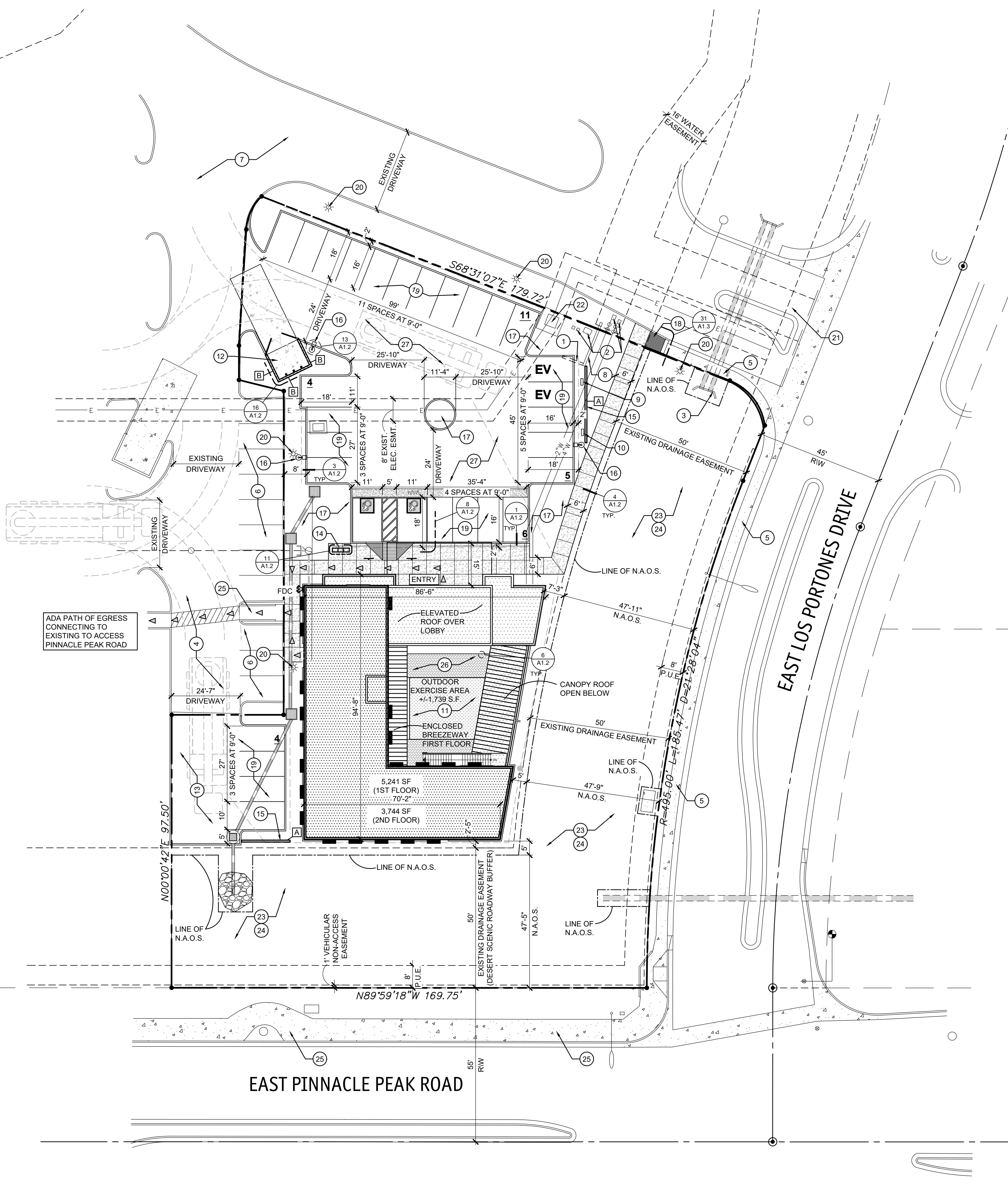
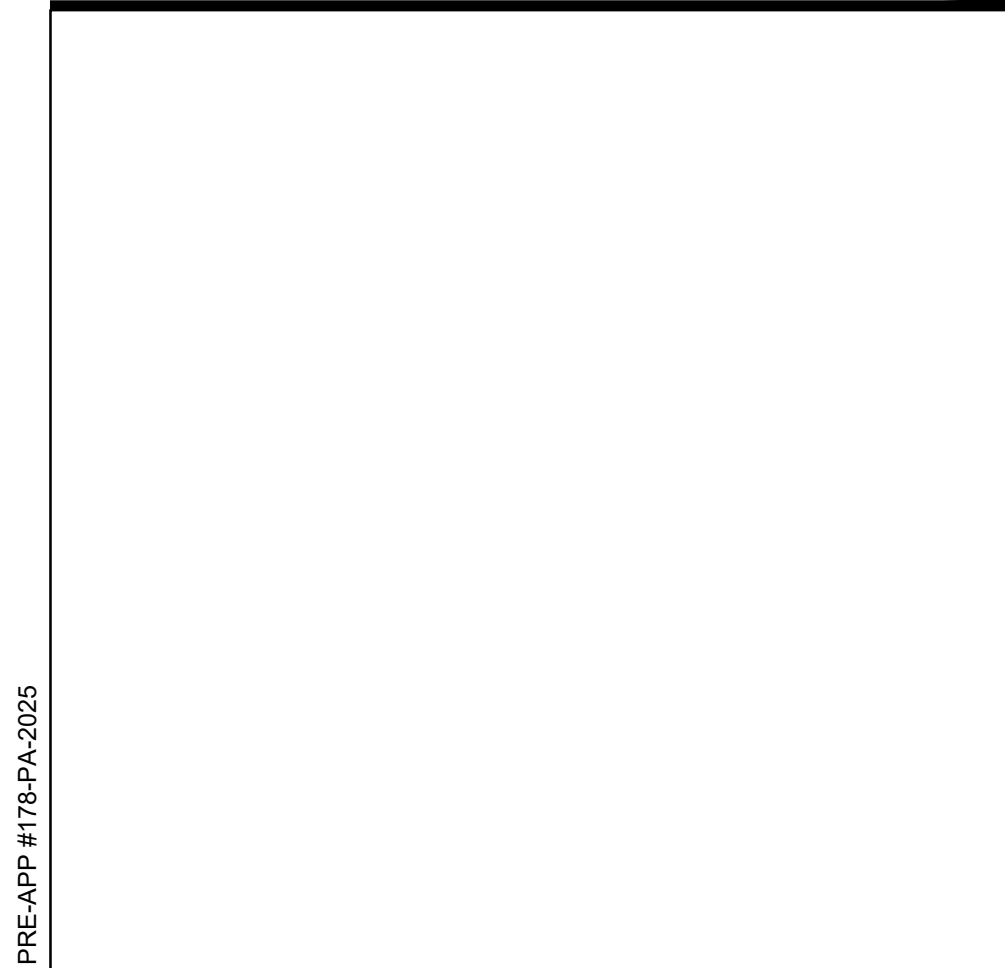
**VICINITY MAP** N.T.S.



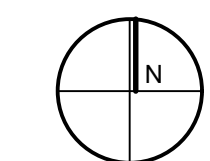
**SHEET KEYNOTES**

- 1 EXISTING SITE WALL TO BE REMOVED
- 2 EXISTING UTILITY JUNCTION BOX
- 3 EXISTING CONCRETE HEADWALL TO REMAIN
- 4 EXISTING ASPHALT DRIVE, TYP.
- 5 EXISTING CONCRETE APRON TO REMAIN
- 6 EXISTING PARKING TO REMAIN, TYP.
- 7 EXISTING INTERIOR DRIVE TO REMAIN, TYP.
- 8 EXISTING MONUMENT SIGN TO REMAIN
- 9 LEVEL 2 ELECTRIC VEHICLE CHARGING STATION
- 10 FUTURE LEVEL 2 ELECTRIC VEHICLE CHARGING STATION - PROVIDE CONDUIT AND POWER DURING CONSTRUCTION PHASE
- 11 PERMEABLE ARTIFICIAL TURF, INSTALL PER MANUFACTURER'S SPECIFICATIONS - GC TO COORDINATE WITH OWNER FOR PRODUCT AND COLOR
- 12 REFUSE ENCLOSURE PER CITY OF SCOTTSDALE STANDARD DETAIL 2146-1
- 13 ASPHALT OVER ABC - SEE CIVIL DRAWINGS AND GEO TECHNICAL REPORT
- 14 BIKE RACK - SEE SITE DETAILS
- 15 PARKING SCREEN WALL, TYP. - SEE SITE DETAILS
- 16 LIGHT POLE, TYP. - SEE ELECTRICAL DRAWINGS AND SITE DETAILS
- 17 LANDSCAPING, TYP. - SEE LANDSCAPE DRAWINGS
- 18 ACCESSIBLE CURB RAMP PER CITY STANDARDS - SEE SITE DETAILS
- 19 PROVIDE PAINTED PARKING STRIPING, ADA SIGNAGE, AND WALKWAY STRIPING PER CITY STANDARDS
- 20 EXISTING LIGHT POLE TO REMAIN - PROTECT DURING DEMOLITION AND CONSTRUCTION PHASES
- 21 EXISTING DRIVEWAY TO REMAIN - SEE CIVIL DRAWINGS
- 22 EXISTING TRANSFORMER TO REMAIN - SEE CIVIL AND ELECTRICAL DRAWINGS
- 23 EXISTING LANDSCAPE TO REMAIN - SEE LANDSCAPE DRAWINGS
- 24 EXISTING RETENTION BASIN, TYP.
- 25 EXISTING SIDEWALK AND RAMP TO REMAIN
- 26 2021 1gcc COMPLIANT PERMEABLE CONCRETE PAVERS OVER ABC - PAVERS TO BE LIGHT COLORED WITH AN INITIAL SOLAR REFLECTANCE VALUE OF 29
- 27 2021 1gcc COMPLIANT CONCRETE PAVING OVER ABC - CONCRETE TO HAVE AN INITIAL SOLAR REFLECTANCE VALUE OF 35

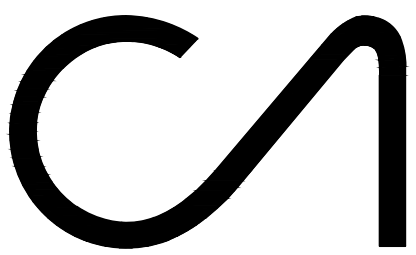
**C.O.S. APPROVAL STAMPS**



**SITE PLAN**  
1" = 20'-0"  
0 5 10 20 40



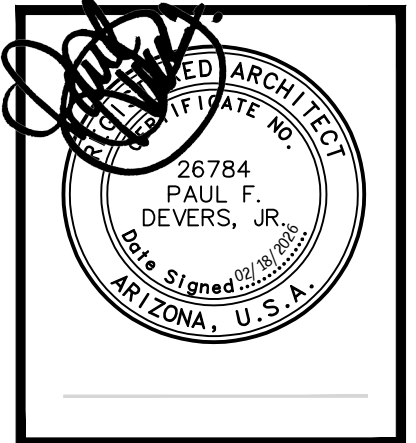
PRE-APP #175-PA-2025



**CAWLEY ARCHITECTS**

730 N. 52nd St. Ste. 203  
Phoenix, Arizona 85008  
P 602.393.5060

CawleyArchitects.com



**PINNACLE PEAK VETERINARY CLINIC**

7474 EAST PINNACLE PEAK ROAD  
SCOTTSDALE ARIZONA  
85255

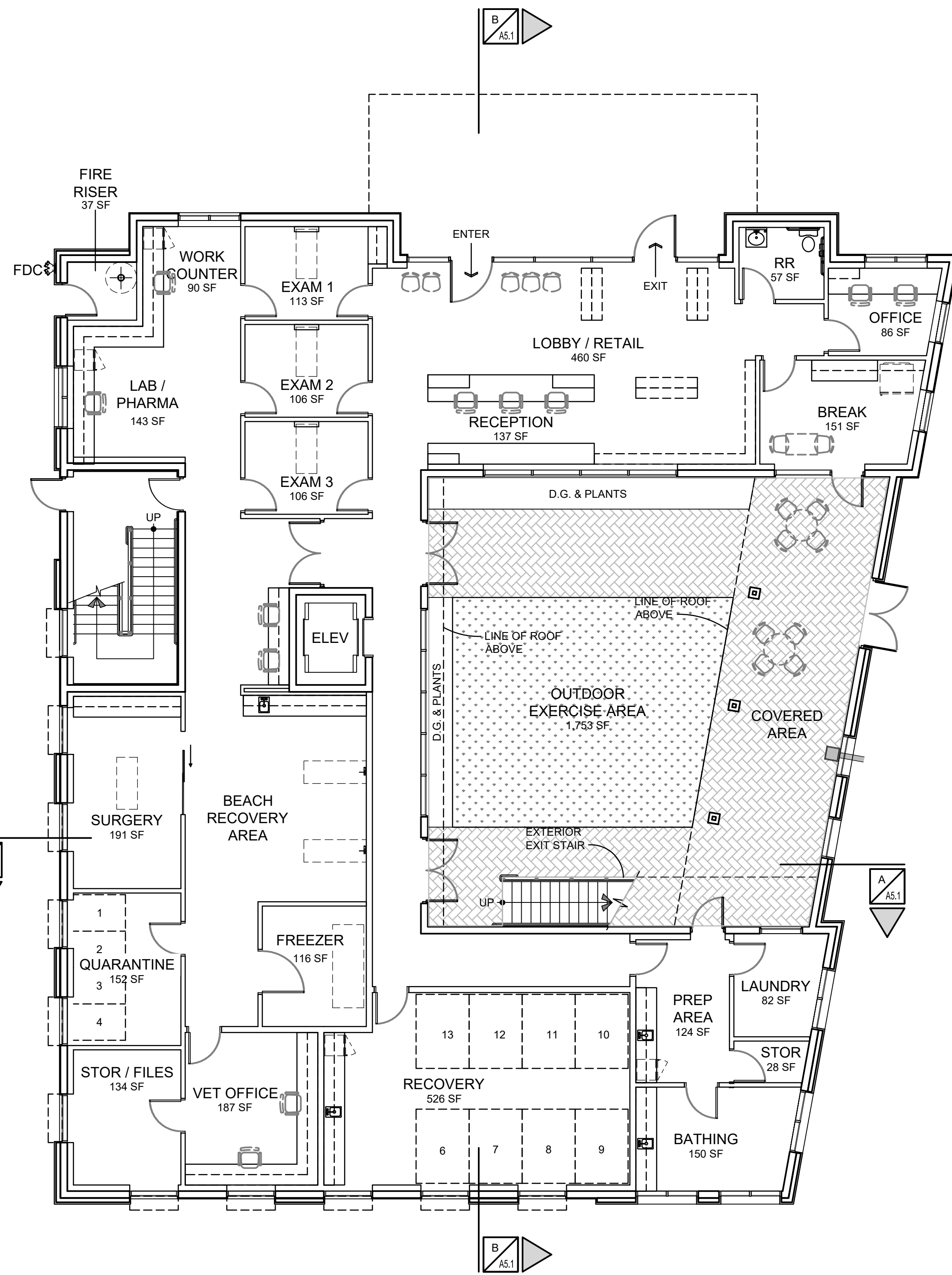
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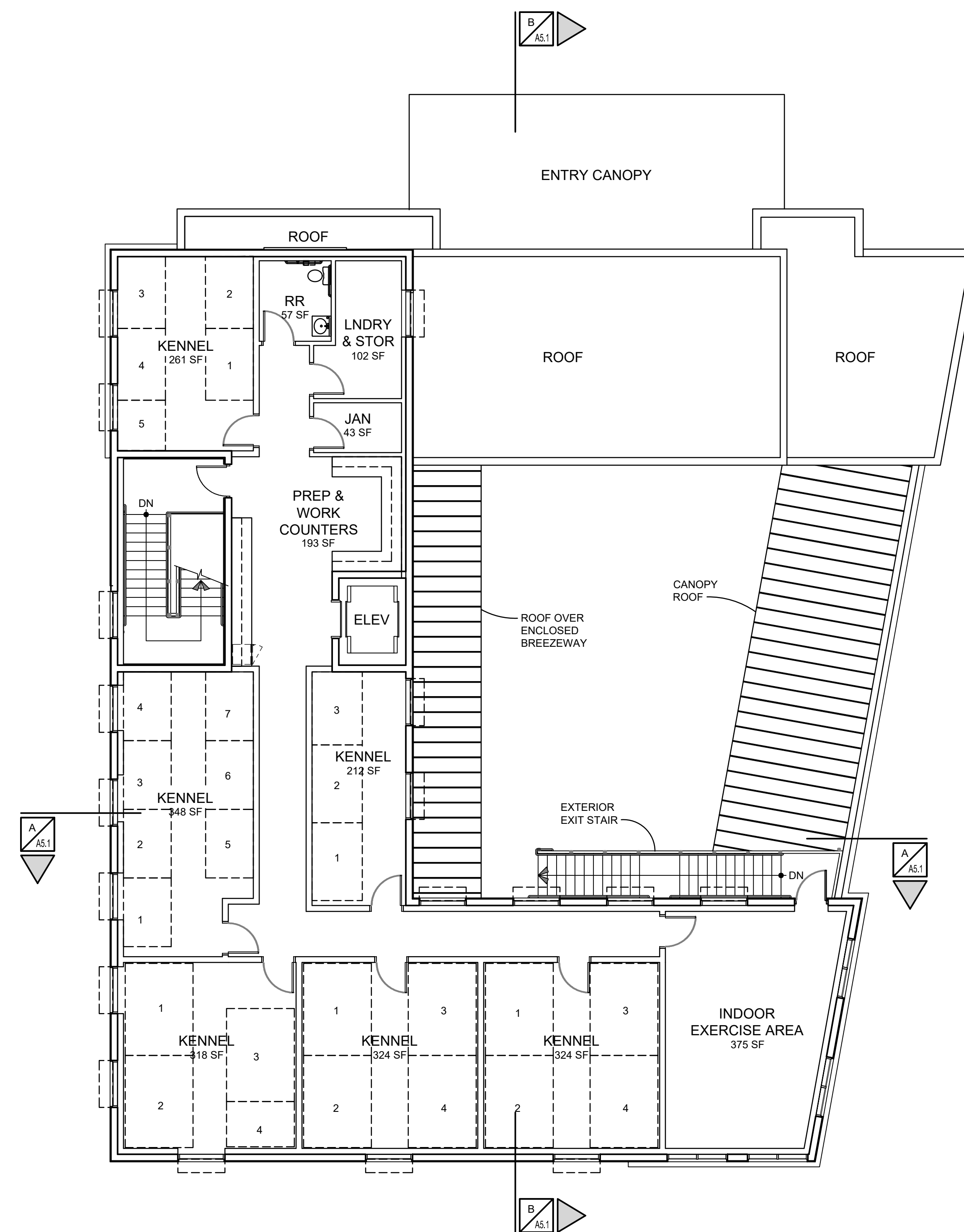
DISCREPANCIES AND CONFLICTS:  
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FLOOR PLANS

Project: 25005  
**A2.1**



**FIRST FLOOR PLAN**  
1/8" = 1'-0"



**SECOND FLOOR PLAN**  
1/8" = 1'-0"

# Arizona Flow Testing LLC

## HYDRANT FLOW TEST REPORT

Project Name: Pinnacle Peak Veterinary Clinic  
Project Address: 7474 East Pinnacle Peak Road, Scottsdale, Arizona, 85255  
Client Project No.: Not Provided  
Arizona Flow Testing Project No.: 26127  
Flow Test Permit No.: ROW-00037-2026  
Date and time flow test conducted: February 24, 2026 at 6:10 AM  
Data is current and reliable until: August 24, 2026  
Conducted by: Floyd Vaughan-Az Flow Testing, LLC (480-250-8154)  
Witnessed/Coordinated by: Ray Padilla – City of Scottsdale-Inspector (602-541-0586)

### Raw Test Data

Static Pressure: **84.0 PSI**  
(Measured in pounds per square inch)

Residual Pressure: **42.0 PSI**  
(Measured in pounds per square inch)

Pitot Pressure: **18.0 PSI**  
(Measured in pounds per square inch)

Diffuser Orifice Diameter: One 4-inch Pollard Diffuser  
(Measured in inches)

Coefficient of Diffuser: 0.9

Flowing GPM: **1,823 GPM**  
(Measured in gallons per minute)

GPM @ 20 PSI: **2,288 GPM**

### Data with 12 PSI Safety Factor

Static Pressure: **72.0 PSI**  
(Measured in pounds per square inch)

Residual Pressure: **30.0 PSI**  
(Measured in pounds per square inch)

Approx. distance between hydrants: 320 Feet

Main size: Not Provided

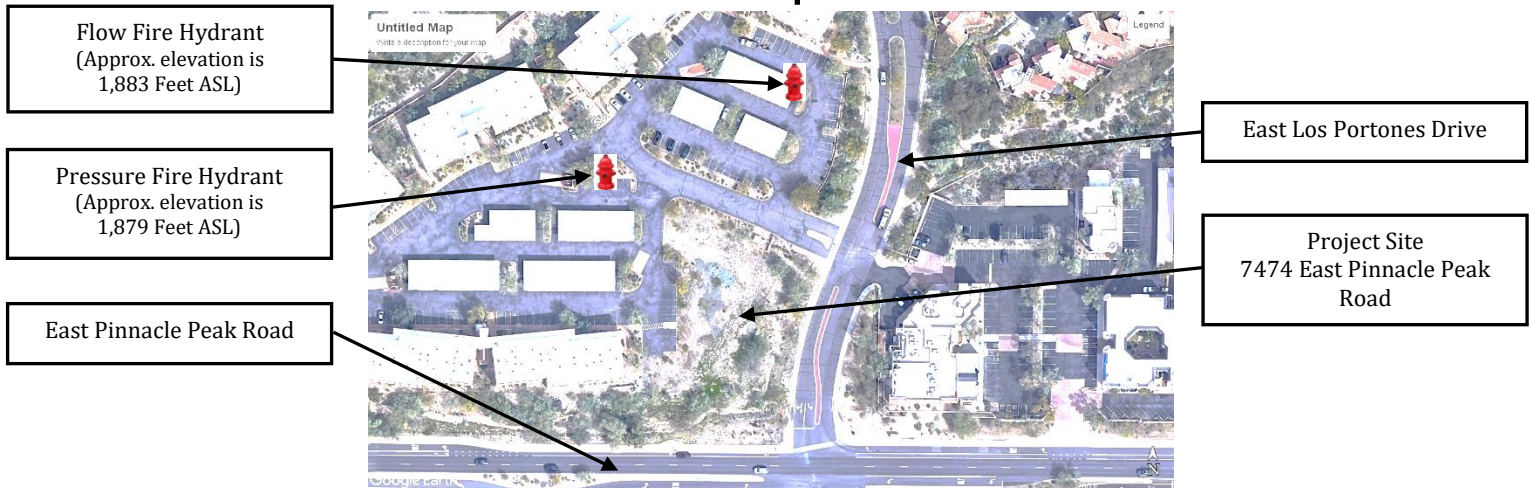
Flowing GPM: **1,823 GPM**

GPM @ 20 PSI: **2,045 GPM**

Scottsdale requires a maximum Static Pressure of 72 PSI for AFES Design.

### Flow Test Location

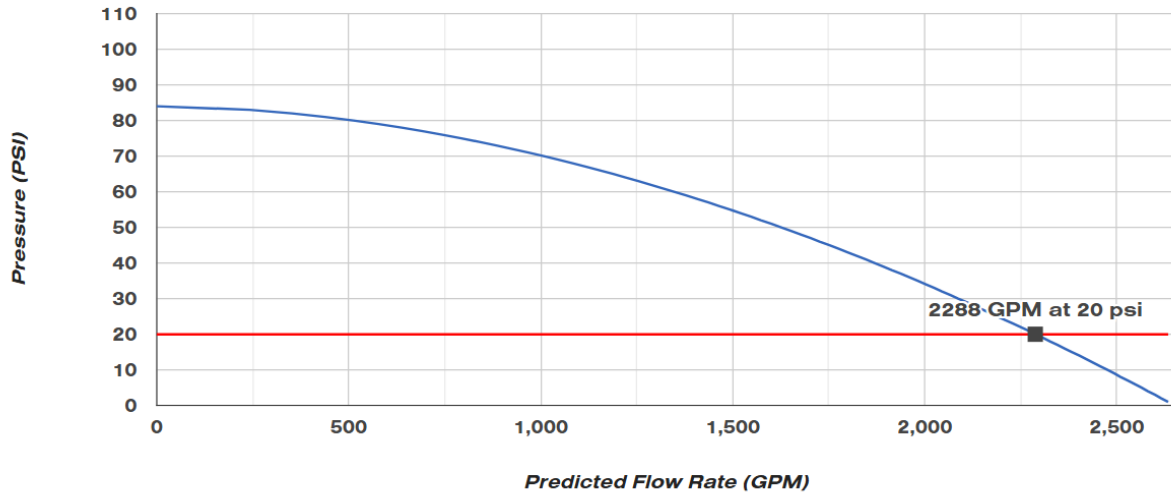
North ↑



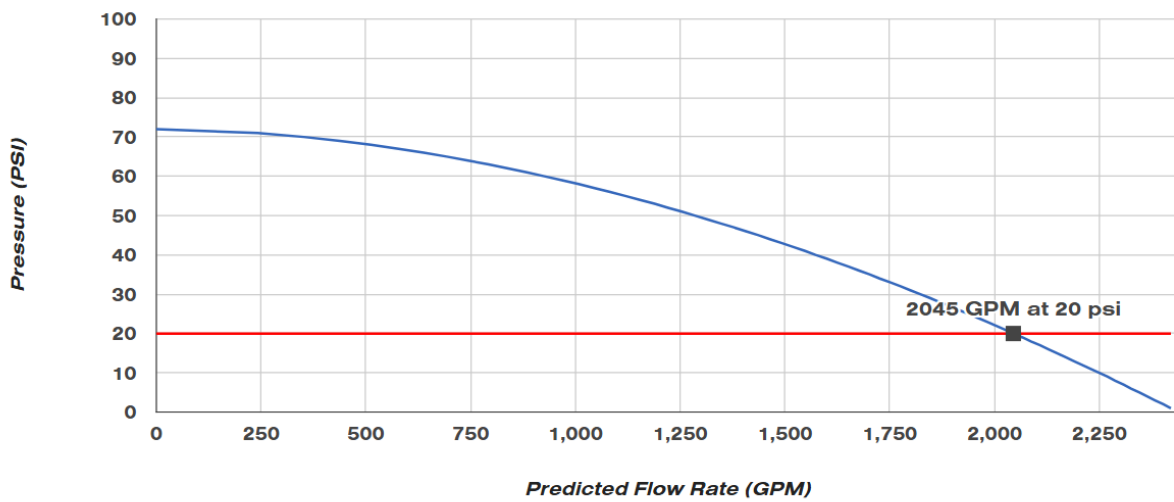
# Arizona Flow Testing LLC

## Flow Test Data Graph

Raw Data GPM @ 20 PSI: 2,288 GPM



Safety Data GPM @ 20 PSI: 2,045 GPM



**GRADING & DRAINAGE  
AND UTILITY PLAN  
FOR  
PINNACLE PEAK VETERINARY CLINIC  
APN 212-05-531  
7474 EAST PINNACLE PEAK ROAD  
SCOTTSDALE, ARIZONA 85255**

**CITY OF SCOTTSDALE GENERAL NOTES  
FOR PUBLIC WORKS CONSTRUCTION**

- ALL CONSTRUCTION IN THE PUBLIC RIGHTS-OF-WAY OR IN EASEMENTS GRANTED FOR PUBLIC USE MUST CONFORM TO THE LATEST MARICOPA ASSOCIATION OF GOVERNMENTS (MAG) UNIFORM STANDARD SPECIFICATIONS AND UNIFORM STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION AS AMENDED BY THE LATEST VERSION OF THE CITY OF SCOTTSDALE SUPPLEMENTAL STANDARD SPECIFICATIONS AND SUPPLEMENTAL STANDARD DETAILS. IF THERE IS A CONFLICT, THE CITY'S SUPPLEMENTAL STANDARD DETAILS WILL GOVERN.
- THE CITY ONLY APPROVES THE SCOPE, NOT THE DETAIL, OF ENGINEERING DESIGNS; THEREFORE, IF CONSTRUCTION QUANTITIES ARE SHOWN ON THESE PLANS, THEY ARE NOT VERIFIED BY THE CITY.
- THE APPROVAL OF PLANS IS VALID FOR SIX (6) MONTHS. IF ASSOCIATED PERMIT HAS NOT BEEN ISSUED FOR THIS TIME FRAME, THE PLANS MUST BE RESUBMITTED TO THE CITY FOR REAPPROVAL.
- A CITY INSPECTOR WILL INSPECT ALL WORKS WITHIN THE CITY OF SCOTTSDALE. NOTIFY INSPECTION SERVICES 72 HOURS PRIOR TO BEGINNING OF WORK.
- WHENEVER EXCAVATION IS NECESSARY, CALL THE BLUE STAKE CENTER 811, TWO WORKING DAYS BEFORE EXCAVATION BEGINS.
- PERMISSION TO WORK IN THE RIGHT-OF-WAY (PWR) PERMIT ARE REQUIRED FOR ALL WORK IN THE RIGHT-OF-WAY AND EASEMENTS GRANTED FOR PUBLIC PERPOSED. COPIES OF ALL PERMITS MUST BE RETAINED ON-SITE AND BE AVAILABLE FOR INSPECTION AT ALL TIMES. FAILURE TO PRODUCE THE REQUIRED PERMITS WILL RESULT IN IMMEDIATE SUSPENSION OF ALL WORK UNTIL THE PROPER PERMIT DOCUMENTATION IS OBTAINED.

**FLOOD INSURANCE RATE MAP INFORMATION**

COMMUNITY NUMBER	PANEL # PANEL DATE	SUFFIX	DATE OF FIRM (Inbox Date)	FIRM ZONE	BASE FLOOD ELEVATION (In AO Zone, Use Depth)
045012	1310 7/20/21	M	7/20/21	AE	1872.00

**OWNER/DEVELOPER**

ATLANTIC DEVELOPMENT & INVESTMENTS, INC  
DBA/DOGGY STYLE RESORT & DAYCARE, LLC  
15957 N. 81st STREET #101  
SCOTTSDALE, AZ 85260  
C/O MADISON BREEN  
480-299-5228  
MADISON.BREEN@GMAIL.COM

**ARCHITECT**

CRAWLEY ARCHITECTS  
730 N. 52nd STREET  
SUITE 203  
PHOENIX, AZ 85008  
(602) 393-5060  
CRAWLEYARCHITECTS.COM

**CIVIL ENGINEER**

KEOGH ENGINEERING, INC.  
650 NORTH 137TH AVENUE #110  
GOODYEAR, ARIZONA 85308  
PHONE: 623-535-7260  
EMAIL: KEOGH@KEOGHENGINEERING.COM  
CONTACT: DENNIS F. KEOGH

**ESTIMATED QUANTITIES**

CUT = 110 C.Y.  
FILL = 1,820 C.Y.

NOTE: QUANTITIES ARE FOR ESTIMATING PURPOSES ONLY. CONTRACTOR SHOULD VERIFY ALL QUANTITIES BEFORE SUBMITTING BIDS. NO SHRINKAGE, EXPANSION, GROUND LOSS OR EXCAVATION IS ASSUMED.

**ASSESSOR'S PARCEL NO.**

APN 212-05-531

**SITE AREA**

41,388 S.F.  
=0.950 Acres

**ZONING**

C-0

**ENGINEERS CERTIFICATION**

THE LOWEST FLOOR ELEVATION(S) AND/OR FLOOD PROOFING ELEVATION(S) ON THIS PLANS ARE SUFFICIENTLY HIGH TO PROVIDE PROTECTION FROM FLOODING CAUSED BY A ONE-HUNDRED YEAR STORM, AND ARE IN ACCORDANCE WITH CITY OF SCOTTSDALE REVISED CODE, CHAPTER 37-FLOODWAYS & FLOODPLAINS ORDINANCE.

**BENCHMARK**

MARICOPA COUNTY ENGINEERING DEPARTMENT BRASS CAP IN HANDHOLE AT THE SOUTH QUARTER CORNER OF SECTION 11, TOWNSHIP 4 NORTH, RANGE 4 EAST, G&SRB&M, MARICOPA COUNTY, ARIZONA  
ELEVATION=1878.317  
(NAVD88 DATUM)

I HEREBY CERTIFY THAT ALL ELEVATIONS REPRESENTED ON THIS PLAN ARE BASED ON THE ELEVATION DATUM FOR THE CITY OF SCOTTSDALE BENCHMARK PROVIDED ABOVE.

**UTILITIES**

WATER: CITY OF SCOTTSDALE  
SEWER: CITY OF SCOTTSDALE  
ELECTRIC: ARIZONA PUBLIC SERVICE  
GAS: SOUTHWEST GAS  
TELEPHONE: COX COMMUNICATIONS  
CABLE TV: CENTURY LINK

**DISTURBANCE AREA**

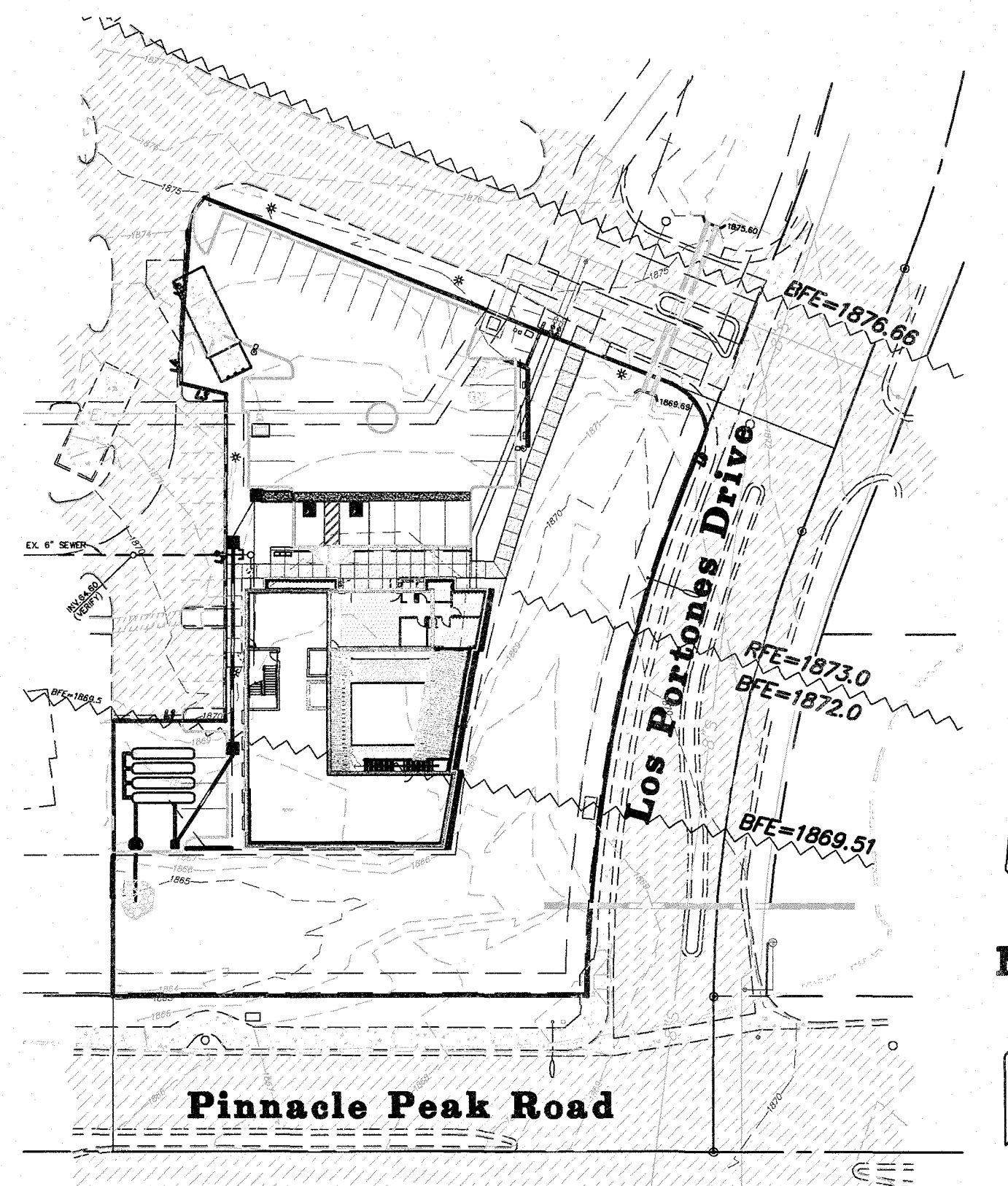
37,500 S.F. = 0.86 ACRES

**UTILITY NOTE**

LOCATION OF ALL UTILITIES SHOWN ON THESE PLANS ARE BASED ON INFORMATION SUPPLIED TO THE SURVEYOR BY THE APPROPRIATE UTILITY COMPANIES. THE SURVEYOR DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN OR THEIR LOCATIONS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR OR OWNER TO CONTACT BLUE STAKE AND ANY OTHER INVOLVED AGENCIES TO LOCATE ALL UTILITIES.

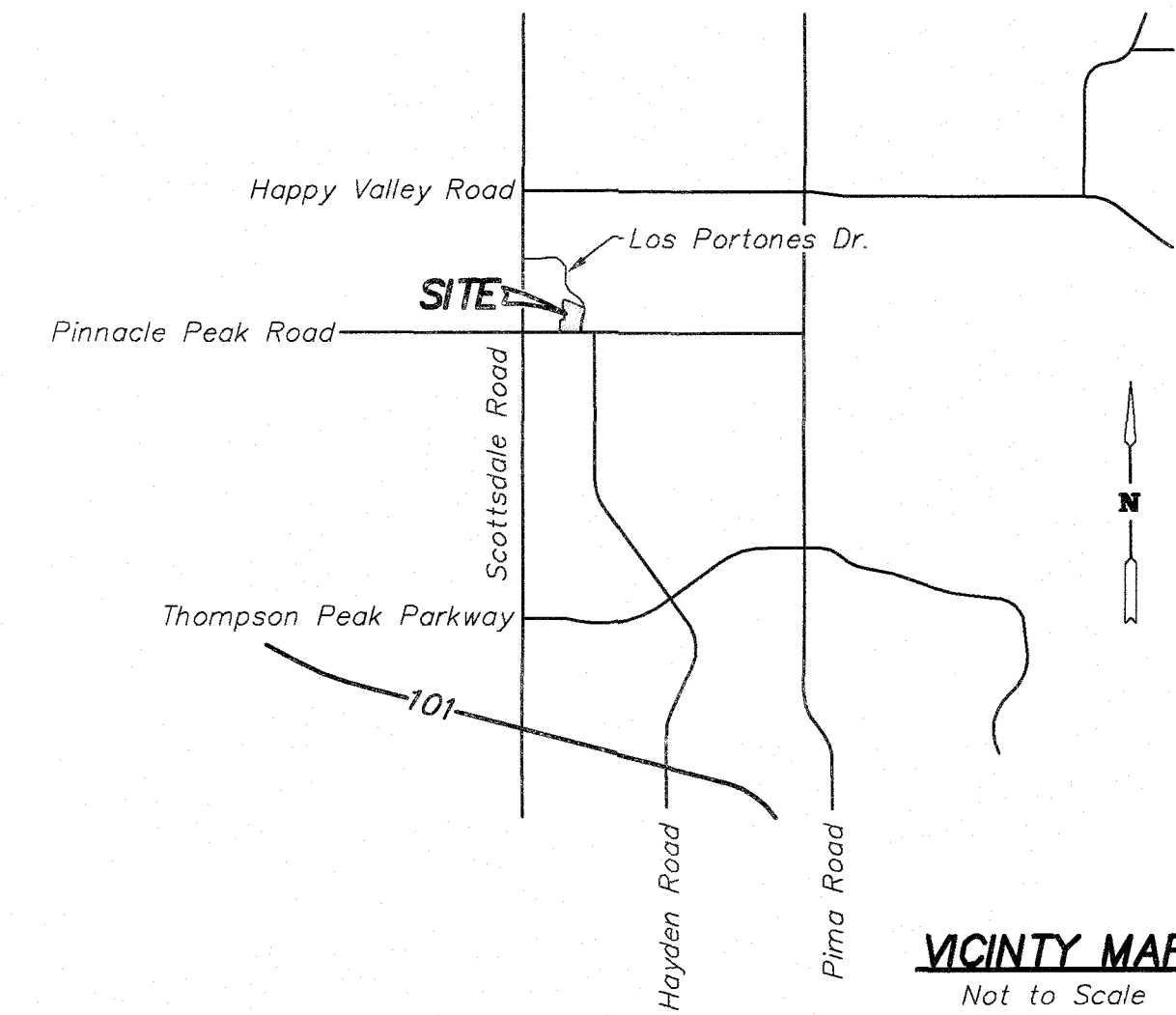
**LOT COVERAGE**

OFFICE	5,160 SF
KENNEL	4,440 SF
TOTAL	9,600 SF
9,600 S.F.	23.1%
41,388 S.F.	



**KEY MAP**

Scale: 1"=80'



**VICINITY MAP**  
Not to Scale

NO CONFLICT SIGNATURE BLOCK				
UTILITY	UTILITY COMPANY	NAME OF COMPANY REPRESENTATIVE	TELEPHONE NUMBER	DATE SIGNED
ELECTRIC	APS			
TELEPHONE	CENT. LINK			
NATURAL GAS	SW GAS			
CABLE TV	COX			
OTHER	SRP			
OTHER	WATER RES.			

ENGINEER'S CERTIFICATION  
I, DENNIS F. KEOGH, AS THE ENGINEER OF RECORD FOR THIS DEVELOPMENT, HEREBY CERTIFY THAT ALL UTILITY COMPANIES LISTED ABOVE HAVE BEEN PROVIDED FINAL IMPROVEMENT PLANS FOR REVIEW, AND THAT ALL CONFLICTS IDENTIFIED BY THE UTILITIES HAVE BEEN RESOLVED. IN ADDITION, "NO CONFLICT" FORMS HAVE BEEN OBTAINED FROM EACH UTILITY COMPANY AND ARE INCLUDED IN THIS SUBMITTAL.

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

CIVIL APPROVAL			
Review & Recommended Approval by:			
Paving		Traffic	
G&D		Planning	
W&S		Fire	
Ret. Walls			

Engineering Coordination Mgr. (or designee) \_\_\_\_\_ Date \_\_\_\_\_

**CERTIFICATION**

I HEREBY CERTIFY THAT "RECORD DRAWING" MEASUREMENTS, AS SHOWN, WERE MADE UNDER MY SUPERVISION OR, AS NOTED, AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

*D.F. Keogh*  
DENNIS F. KEOGH  
LAND SURVEYOR REGISTRATION #10846  
2/29/26  
DATE

**LEGEND**

- APN ASSESSOR'S PARCEL NUMBER
- DE DRAINAGE EASEMENT
- MCR MARICOPA COUNTY RECORDER
- MUPPE MULTI-USE PEDESTRIAN PATH EASEMENT
- PUE PUBLIC UTILITY EASEMENT
- R/W RIGHT OF WAY
- TSE TRAFFIC SIGNAL EASEMENT
- WE WATER EASEMENT
- ⊙ SURVEY MONUMENT
- PROPERTY BOUNDARY CORNER
- EXISTING SEWER MANHOLE
- ⊕ EXISTING FIRE HYDRANT
- ⊗ EXISTING WATER VALVE
- ⊙ EXISTING SPOT ELEVATION
- x1869.69 PROPERTY LINE
- EASEMENT LINE
- STREET CENTERLINE
- ADJACENT LOT OR R/W
- EXISTING 8" SEWER LINE
- EXISTING 8" WATER LINE
- 1730- EXISTING CONTOUR
- EXISTING CONCRETE HATCH
- EXISTING PAVEMENT HATCH

**SHEET INDEX**

- SHEET 1: COVER SHEET
- SHEET 2: GRADING, DRAINAGE AND UTILITY PLAN
- SHEET 3: CROSS-SECTIONS AND DETAILS

SHEET 1 OF 3

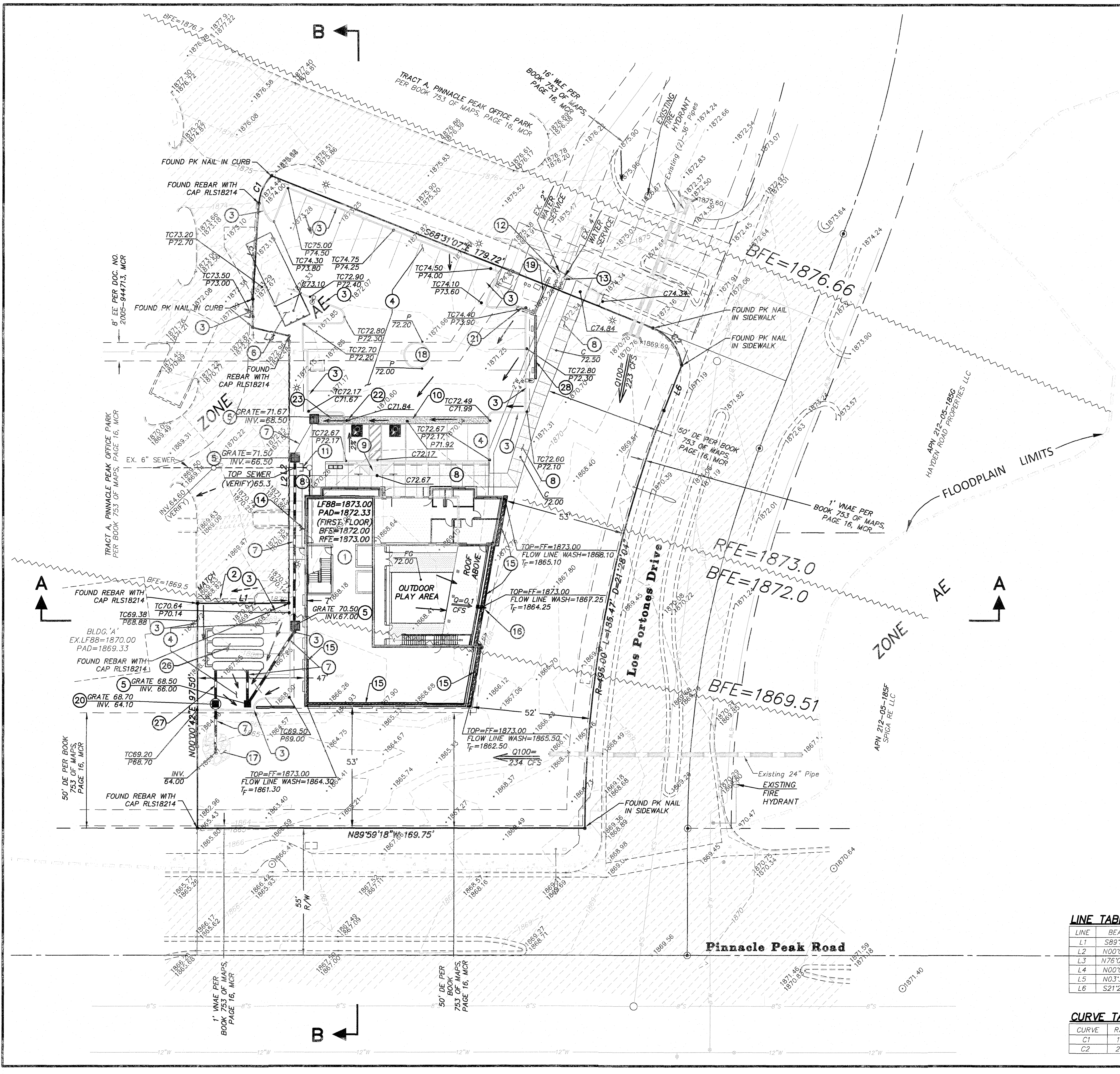
	PREPARED FOR
	ATLANTIC DEVELOPMENT & INVESTMENTS, INC.
	<b>GRADING &amp; DRAINAGE AND UTILITY PLAN</b> FOR <b>PINNACLE PEAK VETERINARY CLINIC</b> APN 212-05-531 7474 EAST PINNACLE PEAK ROAD SCOTTSDALE, ARIZONA 85255 <b>Keogh Engineering, Inc.</b> <small>650 N. 137TH AVENUE #110 • GOODYEAR, ARIZONA 85338          PHONE: (602) 635-7260          EMAIL: keogh@keoghengineering.com</small>
DRAWN BY: MDK/RMV CHECKED BY: DFK FIELD WORK BY: DJK DATE: FEB, 2026 JOB NO. 22270 MAP NO. P-22270	

Call at least two full working days before you begin excavation.

**ARIZONA 811**  
Arizona Blue Stake, Inc.  
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)  
In Maricopa County: (602) 263-1100

CASE #1-ZN-2023 PLAN #

I:\22270\GD\GD-22270.dwg, 2/20/2026 1:53:28 PM



**CONSTRUCTION NOTES**

- 1 STRUCTURE ON COMPACTED PAD
- 2 SAWCUT AND MATCH EXISTING PAVEMENT
- 3 6" SINGLE CURB, MAG DET. 222-A
- 4 2-1/2" AC OVER 6" ABC ASPHALT PAVEMENT
- 5 CATCH BASIN MAG DET. 535-F
- 6 TRASH BIN, PER CITY STANDARDS
- 7 12" HDPE STORM DRAIN
- 8 6" CONCRETE SIDEWALK, MAG DET 230 SEE ARCHITECTS PLANS
- 9 HANDICAP RAMP
- 10 3' WIDE CONCRETE VALLY GUTTER - MAG DET. 240.
- 11 CONNECT TO EXISTING 6" SEWER STUB FOR SEWER SERVICE - INV. @ STUB=64.90+/- CONTRACTOR TO VERIFY.
- 12 ACTIVATE EXISTING 2" WATER SERVICE STUB W/ 2" METER. RUN 2" WATER SERVICE TO STRUCTURE. COORDINATE WITH SCOTTSDALE WATER DEPARTMENT. REQUIRES 2" REDUCED PRINCIPLE BACK FLOW PREVENTOR PER SRC SEC. 49-62
- 13 CONNECT TO EXISTING 4" FIRE SERVICE STUB. RUN 4" FIRE LINE TO STRUCTURE. COORDINATE WITH SCOTTSDALE FIRE MARSHALL. REQUIRES 4" BACK FLOW PREVENTER.
- 14 FIRE DEPARTMENT CONNECTION
- 15 RETAINING FLOOD/ SCOUR WALL/ STEM WALL - SEE DETAIL SHEET 3.
- 16 18"x18" NYOPLAST CATCH BASIN WITH STAINLESS STEEL GRATE AND 6" DIAMETER PVC PIPE OUTLET INTO FACE OF RETAINING FLOOD/ SCOUR WALL/ STEM WALL
- 17 D50=7", T=14" ANGULAR EROSION ROCK FLUSH WITH EXISTING GRADE OF WASH. OVEREXCAVATE AS REQUIRED
- 18 LANDSCAPE
- 19 MARQUEE SIGN
- 20 CONTECH "CASCADE GS-4" CATCH BASIN - GRATE=68.50, INV.=65.00 OUT.
- 21 REMOVE EXISTING SITE WALL
- 22 3' WIDE CURB OPENING
- 23 3' WIDE VALLEY GUTTER WITH 6" VERTICAL CURB ON NORTH AND SOUTH SIDE, MAG DET 222-A
- 24 ADA RAMP PER MAG DET 236-1 MODIFIED IN LINE
- 25 DRAINAGE EASEMENT TO BE DEDICATED (30'x47')
- 26 FIRST FLUSH UNDERGROUND RETENTION STORAGE SYSTEM
- 27 BLEED OFF STORM DRAIN
- 28 SCREEN WALL

**LINE TABLE**

LINE	BEARING	LENGTH
L1	S89°59'18"E	40.00'
L2	N00°00'42"E	115.63'
L3	N76°07'37"W	16.48'
L4	N00°00'42"E	12.28'
L5	N03°37'59"E	41.56'
L6	S21°28'53"W	21.22'

**CURVE TABLE**

CURVE	RADIUS	LENGTH	DELTA
C1	18.00'	13.34'	42°27'47"
C2	20.00'	21.34'	61°08'40"

SHEET 2 OF 3

REGISTERED PROFESSIONAL ENGINEER  
11305  
DENNIS FRANK  
KEOGH  
ARIZONA, USA

PREPARED FOR  
**ATLANTIC DEVELOPMENT & INVESTMENTS, INC.**

**GRADING & DRAINAGE AND UTILITY PLAN**

FOR  
**PINNACLE PEAK VETERINARY CLINIC**  
APN 212-05-531  
7474 EAST PINNACLE PEAK ROAD  
SCOTTSDALE, ARIZONA 85255

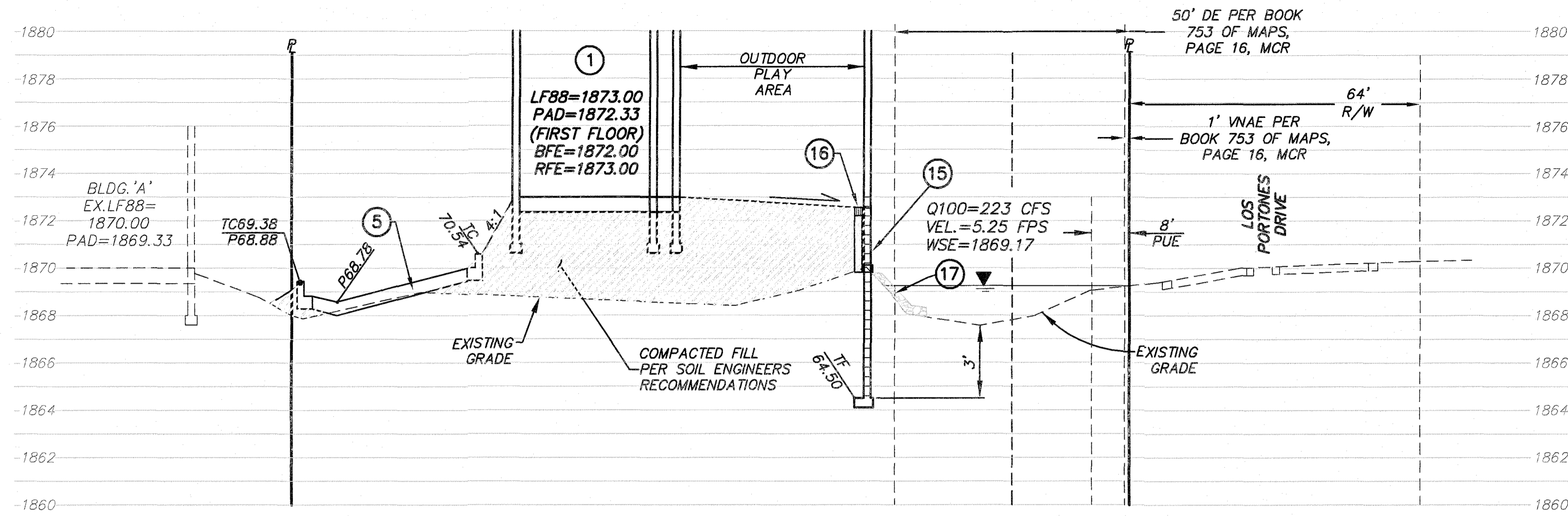
**Keogh Engineering, Inc.**  
650 N. 137TH AVENUE, #1111 • COOYDEAR, ARIZONA 85338  
PHONE: (602) 333-7260  
EMAIL: keogh@keoghen지니어ing.com

DATE FEB., 2026

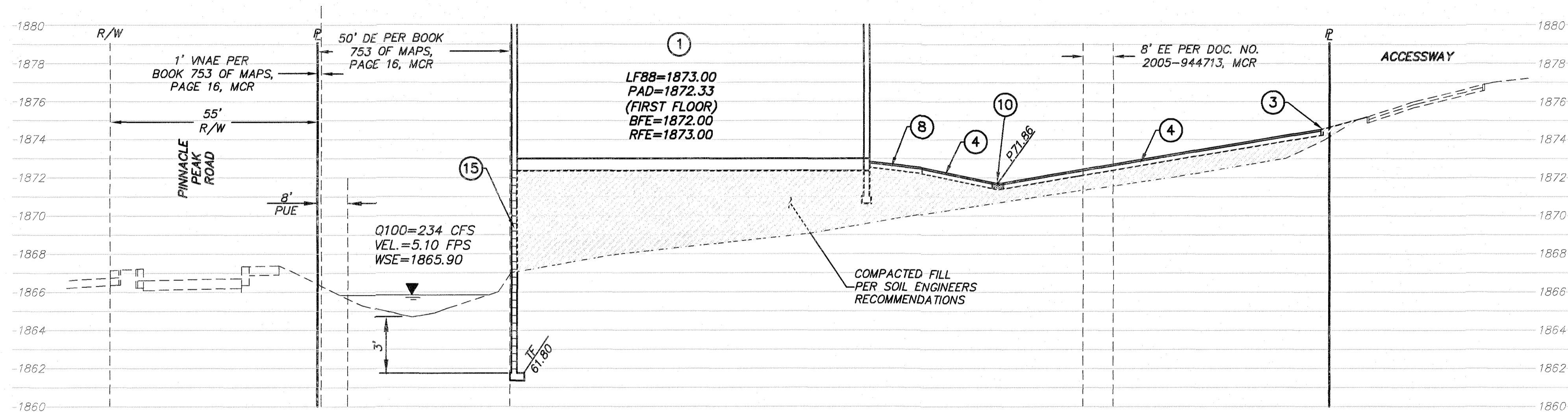
JOB NO. 22270

MAP NO. P-22270

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**SECTION A-A**  
Scale: 1"=20' Hor.  
1"=4' Vert.



**SECTION B-B**  
Scale: 1"=20' Hor.  
1"=4' Vert.

**LEGEND**

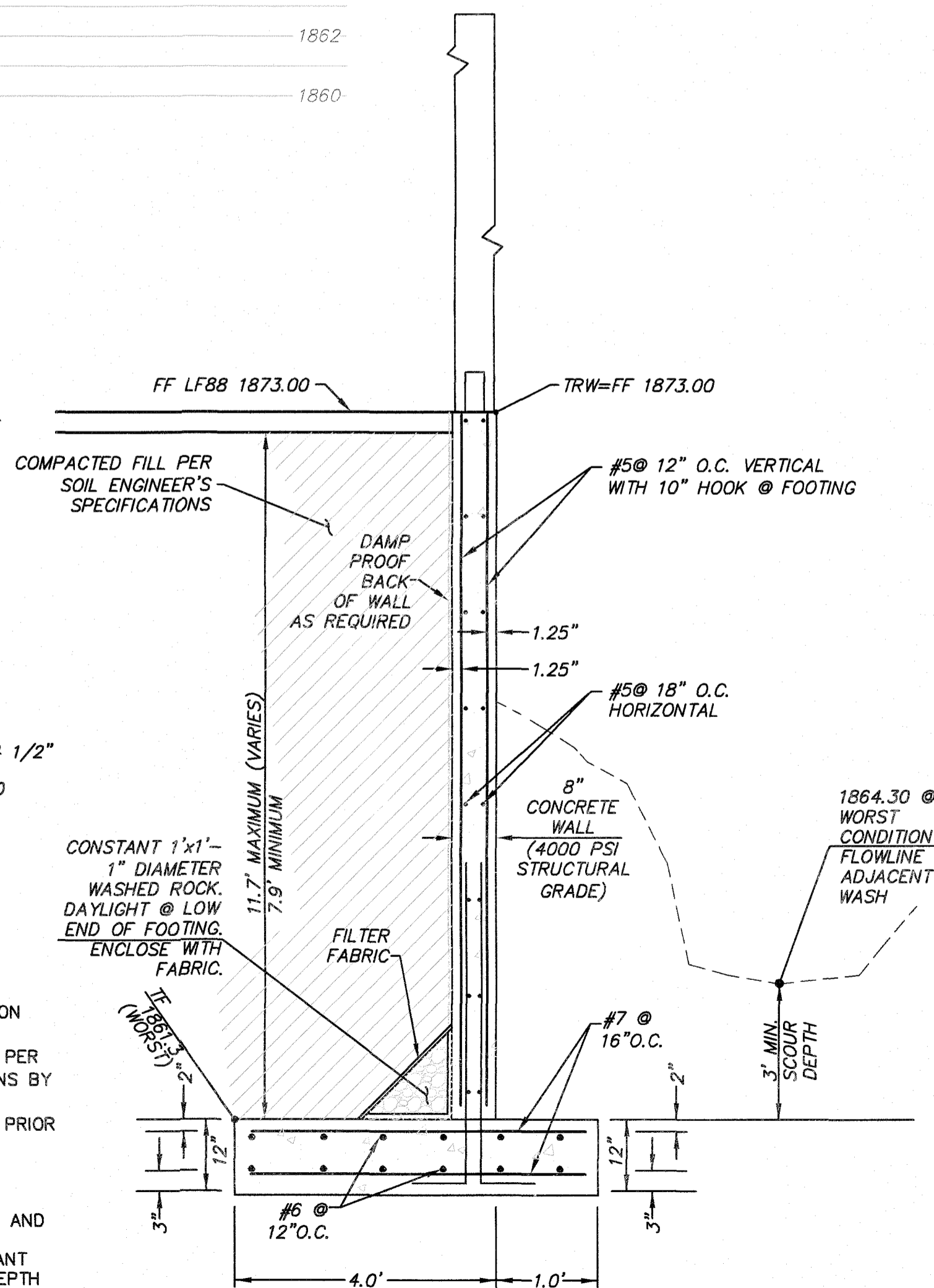
- TVF TOP VIEW FENCE
- TSW TOP SCREEN WALL
- FG IN FINISHED GRADE IN
- FG OUT FINISHED GRADE OUT
- TF TOP FOOTING
- BOT BOTTOM SCOUR WALL

**WALL DIMENSION AND STEEL NOTE**  
IF THE ACTUAL HEIGHT OF WALL FALLS BETWEEN THE EVEN HEIGHT CATEGORIES IN THE TABLE, USE THE HIGHER CATEGORY STEEL SIZE AND BASE DIMENSION HEIGHT = TRW-TF

**SPECIFICATIONS:**  
FC= 4000 PSI  
MAX SLUMP= 4 1/2"  
STEEL ATSM 615-60  
FY=60000 PSI  
LAP=48X BAR D

**NOTES:**

- 1.) PLACE FOOTING ON COMPACTED FILL.
- 2.) PLACE BACKFILL PER RECOMMENDATIONS BY SOILS ENGINEER.
- 3.) ALLOW 28 DAYS PRIOR BACKFILL.
- 4.) STEP FOOTING AS REQUIRED.
- 5.) STEEL CALLOUTS AND DIMENSIONS REMAINS CONSTANT WITH VARYING DEPTH.



**15) RETAINING FLOOD/SCOUR WALL/STEM WALL**

Not to Scale

**CONSTRUCTION NOTES**

- 1) STRUCTURE ON COMPACTED PAD
- 2) SAWCUT AND MATCH EXISTING PAVEMENT
- 3) 6" SINGLE CURB, MAG DET. 222-A
- 4) 2-1/2" AC OVER 6" ABC ASPHALT PAVEMENT
- 5) CATCH BASIN MAG DET. 535-F
- 6) TRASH BIN, PER CITY STANDARDS
- 7) 12" HDPE STORM DRAIN
- 8) 6" CONCRETE SIDEWALK, MAG DET 230 SEE ARCHITECTS PLANS
- 9) HANDICAP RAMP
- 10) 3' WIDE CONCRETE VALLEY GUTTER - MAG DET. 240.
- 11) CONNECT TO EXISTING 6" SEWER STUB FOR SEWER SERVICE - INV. @ STUB=64.90+/-, CONTRACTOR TO VERIFY.
- 12) ACTIVATE EXISTING 2" WATER SERVICE STUB W/ 2" METER. RUN 2" WATER SERVICE TO STRUCTURE. COORDINATE WITH SCOTTSDALE WATER DEPARTMENT. REQUIRES 2" REDUCED PRINCIPLE BACK FLOW PREVENTOR PER SRC SEC. 49-62
- 13) CONNECT TO EXISTING 4" FIRE SERVICE STUB. RUN 4" FIRE LINE TO STRUCTURE. COORDINATE WITH SCOTTSDALE FIRE MARSHALL. REQUIRES 4" BACK FLOW PREVENTOR.
- 14) FIRE DEPARTMENT CONNECTION
- 15) RETAINING FLOOD/ SCOUR WALL/ STEM WALL - SEE DETAIL SHEET 3.
- 16) 18"x18" NYOPLAST CATCH BASIN WITH STAINLESS STEEL GRATE AND 6" DIAMETER PVC PIPE OUTLET INTO FACE OF RETAINING FLOOD/ SCOUR WALL/ STEM WALL
- 17) D50=7", T=14" ANGULAR EROSION ROCK FLUSH WITH EXISTING GRADE OF WASH. OVEREXCAVATE AS REQUIRED
- 18) LANDSCAPE
- 19) MARQUEE SIGN
- 20) CONTECH "CASCADE GS-4" CATCH BASIN - GRATE=68.50, INV.=65.00 OUT.
- 21) REMOVE EXISTING SITE WALL
- 22) 3' WIDE CURB OPENING
- 23) 3' WIDE VALLEY GUTTER WITH 6" VERTICAL CURB ON NORTH AND SOUTH SIDE, MAG DET 222-A
- 24) ADA RAMP PER MAG DET 236-1 MODIFIED IN LINE
- 25) DRAINAGE EASEMENT TO BE DEDICATED (30'x47')
- 26) FIRST FLUSH UNDERGROUND RETENTION STORAGE SYSTEM
- 27) BLEED OFF STORM DRAIN
- 28) SCREEN WALL

SHEET 3 OF 3

	PREPARED FOR <b>ATLANTIC DEVELOPMENT &amp; INVESTMENT, INC.</b>
	<b>GRADING &amp; DRAINAGE AND UTILITY PLAN</b> FOR <b>PINNACLE PEAK VETERINARY CLINIC</b> APN 212-05-531 7474 EAST PINNACLE PEAK ROAD SCOTTSDALE, ARIZONA 85255
DRAWN BY: MDK/RMV CHECKED BY: DFK FIELD WORK BY: DJK	<b>Keogh Engineering, Inc.</b> 650 N. 137TH AVENUE, #110 - COOYEAR, ARIZONA 85338 PHONE: (602) 535-7390 EMAIL: keogh@keogheengineering.com
DATE: FEB., 2026 JOB NO. 22270	MAP NO. P-22270

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# City of Scottsdale 2021 International Green Construction Code (IgCC)



## Development Review (DR) Site Checklist

rev. 8-6-24

This is an abbreviated checklist for IgCC compliance measures that need to be addressed during the planning and DR process.

### 1. HEAT ISLAND MITIGATION

- Not less than 50 percent of site hardscape shall be provided with one or any combination of following options: **(a)** trees that provide required shade no later than 10 years after project completion; **(b)** hardscape materials with an initial solar reflectance value of 29 or more (new concrete has value of 35); **(c)** open-graded (uniform-sized) aggregate; permeable pavement; permeable pavers, porous pavers (open-grid pavers); **(d)** shading structures; and/or **(e)** parking under a building, per IgCC Section 501.3.5.1.

### 2. ELECTRIC VEHICLE CHARGING INFRASTRUCTURE FOR LEVEL 2 CHARGING

<input checked="" type="checkbox"/> Occupancy Group	Min. number of <i>EV Installed Spaces</i>	Min. number of <i>EV Capable Spaces</i>
R-1 (hotels, motels) and R-2 (apartments, condos)	4% of total required parking spaces	20% of total required parking spaces
A, B, E, F, I, M, and S	4% of total required parking spaces or not less than 8% of designated employee only parking spaces	10% of total required parking spaces

EV capable space is defined as a designated parking space provided with electrical raceway and electrical service capacity to support future EV charging.

EV installed space is defined as a designated parking space with dedicated electric vehicle supply equipment. NEMA 14-50 electrical outlets will satisfy this requirement.

### 3. ENERGY COMPLIANCE PATH

- Prescriptive-based compliance (allowed when total vertical fenestration is  $\leq 40\%$ )
- Performance-based compliance (required when total vertical fenestration is  $\geq 40\%$ )

### 4. ONSITE RENEWABLE ENERGY SYSTEM

- Identify area for on-site solar photovoltaic (PV) system with a total rated capacity of not less than 3% of annual estimated building energy use or not less than 2 watts per sq. ft. of the gross roof area over conditioned space (IgCC amended Section 701.3).
- Exceptions: 1) Buildings with a gross conditioned floor area less than 5,000 sq. ft. or 2) Buildings with a minimum 20% estimated annual savings calculated using the total building performance compliance path in accordance with Section C407 of the City Energy Code (IECC).

### 5. REFUSE AND RECYCLING COLLECTION

- Identify site location for refuse/recycling pick up (IgCC 901.3.4.1).

**More Information:** Scottsdale's Building Code Information link – <https://www.scottsdaleaz.gov/codes-and-ordinances/building-codes>

# City of Scottsdale

## 2021 International Green Construction Code (IgCC)

### Site Heat Island Mitigation Checklist



rev. 6-23-23

The intent of this checklist is to list the heat island mitigation options in Section 501.3.5.1 of the 2021 International Green Construction Code (IgCC). The section reads as follows:

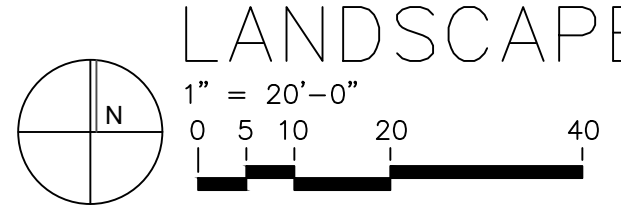
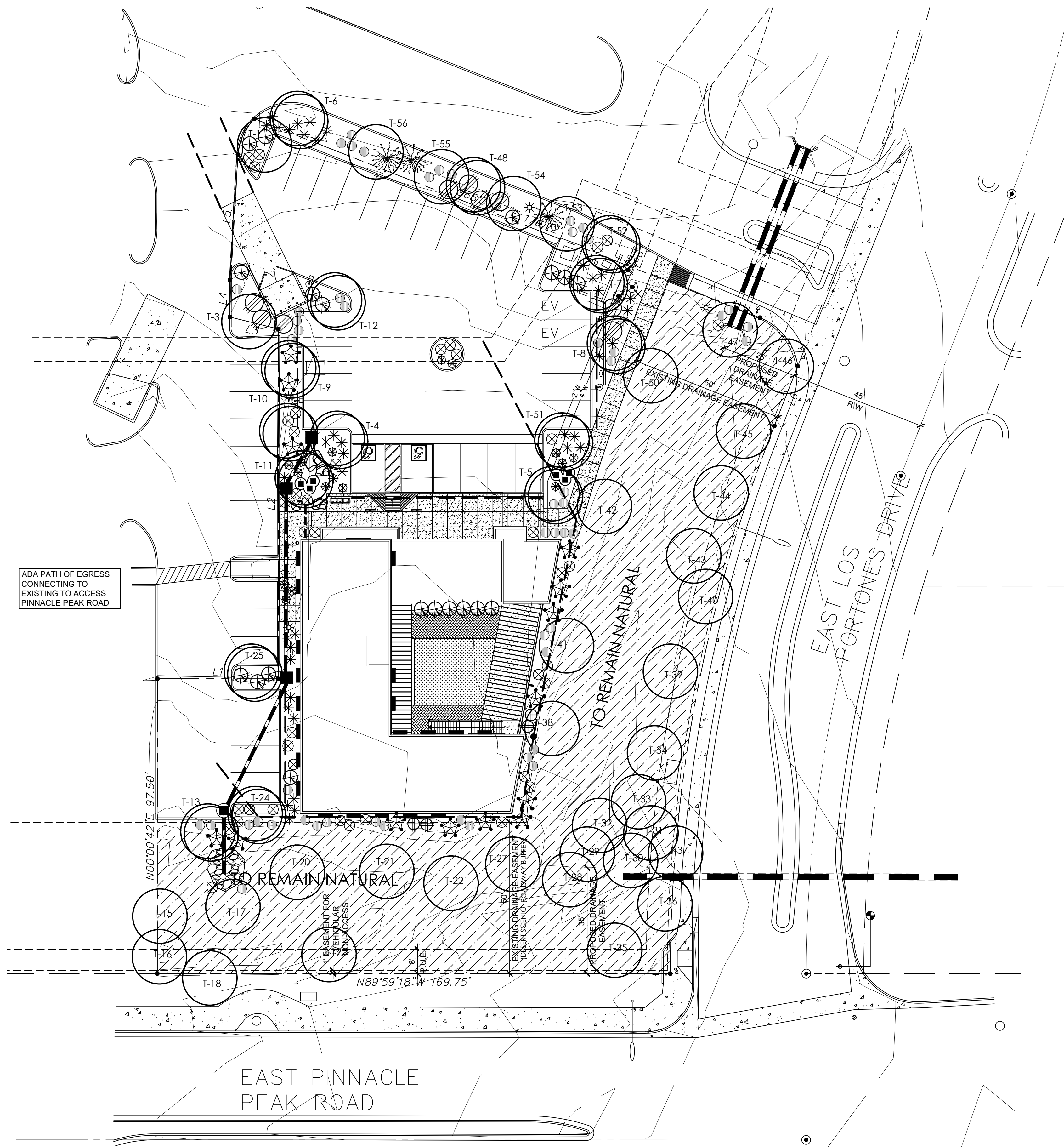
**501.3.5.1 Site hardscape.** At least 50% of the *site hardscape* that is not covered by *solar energy systems* shall be provided with one or any combination of the following:

- Existing trees and vegetation or new *biodiverse plantings of native plants and adapted plants*, which shall be planted either prior to the final approval by the *AHJ* or in accordance with a contract established to require planting no later than 12 months after the final approval by the *AHJ* so as to provide the required shade no later than ten years after the final approval. The effective shade coverage on the *hardscape* shall be the arithmetic mean of the shade coverage calculated at 10 a.m., noon, and 3 p.m. on the summer solstice.
- Paving materials with a minimum initial *solar reflectance index (SRI)* of 29. A default *SRI* value of 35 for new concrete without added color pigment is allowed to be used instead of measurements.
- Open-graded (uniform-sized) aggregate, permeable pavement, permeable pavers, and porous pavers (open-grid pavers)*. *Permeable pavement* and *permeable pavers* shall have a percolation rate of not less than 2 gal/min • ft<sup>2</sup> (100 L/min • m<sup>2</sup>).
- Shading through the use of structures, provided that the top surface of the shading structure complies with the provisions of Section 501.3.5.3.
- Parking under a building, provided that the *roof* of the building complies with the provisions of Section 501.3.5.3.
- Buildings or structures that provide shade to the *site hardscape*. The effective shade coverage on the *hardscape* shall be the arithmetic mean of the shade coverage calculated at 10 a.m., noon, and 3 p.m. on the summer solstice.

**Table 1- Solar Reflectance for Standard Paving materials**

Paving Material	SRI	Reflectance	Emissivity
Typical new gray concrete	35	0.35	0.9
Typical weathered* gray concrete	19	0.20	0.9
Typical new white concrete	86	0.7	0.9
Typical weathered* white concrete	45	0.4	0.9
New asphalt	0	0.05	0.9
Weathered asphalt	6	0.10	0.9

\* Reflectance of surfaces can be maintained with cleaning. Typical pressure washing of cementitious materials can restore reflectance close to original value. Weathered values are based on no cleaning.



**LANDSCAPE DATA:**  
 OFF-SITE LANDSCAPE: (NO NEW ALL NAOS)  
 ON-SITE LANDSCAPE: 6,877 SQ.FT. (NOT INCLUDING NAOS)  
 PARKING LOT LANDSCAPE: 3,079 SQ.FT.

**LANDSCAPE LEGEND**

- T-XX SALVAGED TREE  
SEE NATIVE PLANT INVENTORY  
MATURE
- T-XX EXISTING TREE  
PROTECT FROM  
CONSTRUCTION
- FOUQUIERIA SPLENDENS  
OCOTILLO  
10 CANE MIN. 7T MIN. (3)
- JUSTICIA CALIFORNICA  
CHUPAROSA  
5 GALLON (19)
- PENIOCEREUS GREGGII  
NIGHT BLOOMING CERESUS  
3-STALK GROUPING (2.5', 2', 1' TALL) (2)
- DODONEA VISCOSA  
GREEN HOP BUSH  
5 GALLON (9)
- DASYLIRION WHEELERII  
DESERT SPOON  
5 GALLON (4)
- YUCCA ELATA  
SOAP TREE YUCCA  
5 GALLON (40)
- LARREA TRIDENTATA  
CREOSOTE  
5 GALLON (14)
- ENCELIA FARINOSA  
BRITTLE BUSH  
5 GALLON (41)
- AMBROSIA DELTOIDEA  
BUR SAGE  
5 GALLON (52)
- FEROCACTUS WISLIZENII  
FISHHOOK BARREL CACTUS  
10" ROUND (MATCHING) (16)
- FEROCACTUS CYLINDRACEUS  
COMPASS BAREL CACTUS  
5 GALLON (3)
- 1/4" SIZED MADISON GOLD  
DECOMPOSED GRANITE  
2" DEPTH IN ALL LANDSCAPE AREAS
- 3'x3'x3' SURFACE SELECT  
GRANITE BOULDER (BURY 1/3)  
MINIMUM 2000lbs EACH (3)

**LANDSCAPE MAINTENANCE**

THIS SITE INCLUDING THE R.O.W. WILL BE MAINTAINED BY THIS PROPERTY OWNER TO CITY OF SCOTTSDALE STANDARDS.

LANDSCAPE PLAN  
**APPROVED**  
 CITY OF SCOTTSDALE

CASE NUMBER APPROVED DATE

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 CERT. OF OCCUPANCY IS ISSUED.

Case No: XX - DR - 2023

**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 8% SLOPE AWAY FROM WALK OR CURB FOR 5' ALONG ALL STREETS.  
 ALL RIGHT OF WAYS 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 SIGHT DISTANCE TRIANGLES IS TO BE CLEAR OF LANDSCAPING, SIGNS, OR OTHER VISIBILITY OBSTRUCTIONS WITH A HEIGHT GREATER THAN 1'-6". TREES WITHIN THE SAFETY TRIANGLE SHALL HAVE A CANOPY THAT BEGINS AT 8 FEET IN HEIGHT UPON INSTALLATION. ALL HEIGHTS ARE MEASURED FROM NEAREST STREET LINE 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 ELECT. 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 BIKE RACK DETAILS.

ALL SIGNS 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 50 PERCENTAGE (UNLESS OTHERWISE STIPULATED BY THE DEVELOPMENT REVIEW BOARD, and/or THE ZONING ORDINANCE REQUIREMENTS) OF THE PROVIDED TREES SHALL BE MATURE TREES, PURSUANT TO THE CITY OF SCOTTSDALE'S ZONING ORDINANCE ARTICLE X, SECTION 10.301, AS DEFINED IN THE CITY OF SCOTTSDALE'S ZONING ORDINANCE ARTICLE III, 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 12-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 ORIGINATES, OR 6-INCHES ABOVE FINISHED GRADE OF ALL TRUNKS ORIGINATE FROM THE SOIL.

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

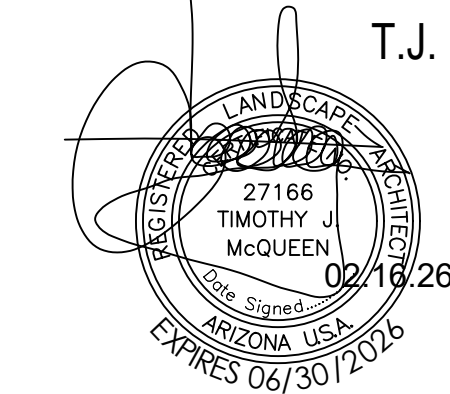
NO LIGHTING IS APPROVED WITH THE SUBMITTAL

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

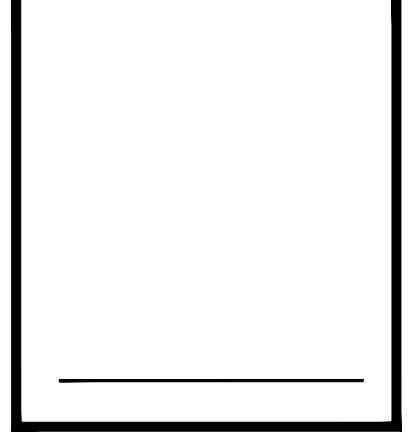
NEW LANDSCAPING, INCLUDING SALVAGED PLANT MATERIAL, AND LANDSCAPING INDICATED TO REMAIN, WHICH IS DESTROYED, DAMAGED, OR EXPIRES DURING CONSTRUCTION SHALL BE REPLACED WITH LIKE SIZE, KIND, AND QUALITY PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY / LETTER OF ACCEPTANCE TO THE SATISFACTION OF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

THORNY TREES, SHRUBS AND CACTI SHALL BE PLANTED SO THAT THEIR MATURE SIZE / CANOPY WILL BE AT LEAST 4 FEET AWAY FROM ANY WALKWAYS OR PARKING AREA CURBING.

THORNY TREES, SHRUBS AND CACTI SHALL BE PLANTED SO THAT THEIR MATURE SIZE/CANOPY WILL BE AT LEAST 4 FEET AWAY FROM ANY WALKWAYS OR PARKING AREA CURBING.



**T.J. McQUEEN & ASSOCIATES, INC.**  
 LANDSCAPE ARCHITECTURE  
 URBAN DESIGN  
 SITE PLANNING  
 10450 N. 74th Street, Suite 120  
 Scottsdale, Arizona 85258  
 P. (602)265-0320  
 EMAIL: timmcqueen@tjma.net



PINNACLE  
 PEAK  
 VETERINARY  
 CLINIC

7474 EAST  
 PINNACLE  
 PEAK ROAD  
 SCOTTSDALE  
 ARIZONA  
 85255

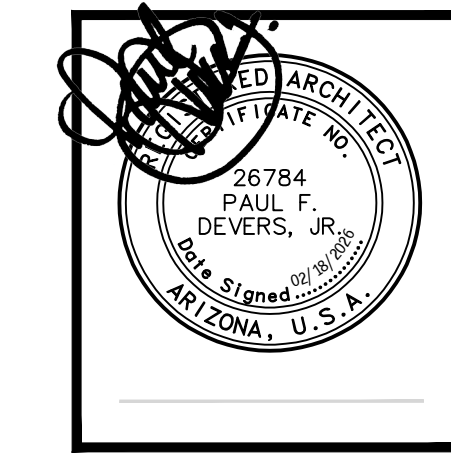
DATE  
 PRE-APP  
 08/05/2025  
 OR SUBMITTAL  
 08-15-2025

DRAWN BY:JS

OWNERSHIP OF DOCUMENTS:  
 This drawing, including the architectural concept, design, and data, is an instrument of service and shall remain the property of Cowley Architects Inc. This drawing is for use at the location described herein and shall not be used in other locations. Any other use or release of these drawings may result in civil damages. DISCREPANCIES AND CONFLICTS:  
 All discrepancies found in these documents or conflicts between these documents and field conditions shall be reported to Cowley Architects Inc. for resolution before the commencement of the work.

LANDSCAPE PLAN

Project: 25005  
 L.a.01



**PINNACLE PEAK VETERINARY CLINIC**

7474 EAST PINNACLE PEAK ROAD  
SCOTTSDALE ARIZONA 85255

**DATE**

PRE-APP SUBMITTAL 03/03/2025  
DR 1ST SUBMITTAL 10-09-2025  
DR 2ND SUBMITTAL 02-18-2026

DRAWN BY: JS

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NATURAL AREA OPEN SPACE PLAN

Project: 25005

**NA1.1**

**NAOS CALCULATIONS**

**PROJECT INFORMATION**

PROJECT: PINNACLE PEAK VET CLINIC  
PROJECT DATA ZONING: C-O ESL  
GROSS SITE AREA: +/- 62,668 S.F. (+/- 1.44 ACRES)  
NET SITE AREA: +/- 41,418 S.F. (+/- 0.95 ACRES)  
BUILDING HEIGHT: 29'-6"

**NATURAL AREA OPEN SPACE (NAOS)**

CITY OF SCOTTSDALE ORD. SEC. 6.1060 - OPEN SPACE REQUIREMENTS, TABLE 6.1060.1, MINIMUM PERCENTAGE NAOS BASED ON SLOPE AND LANDFORM CATEGORY

PER CIVIL ENGINEERING SLOPE ANALYSIS:  
BETWEEN 2% AND 5%

LANDFORM CATEGORY:  
LOWER DESERT (PER ESLO DESIGNATION)

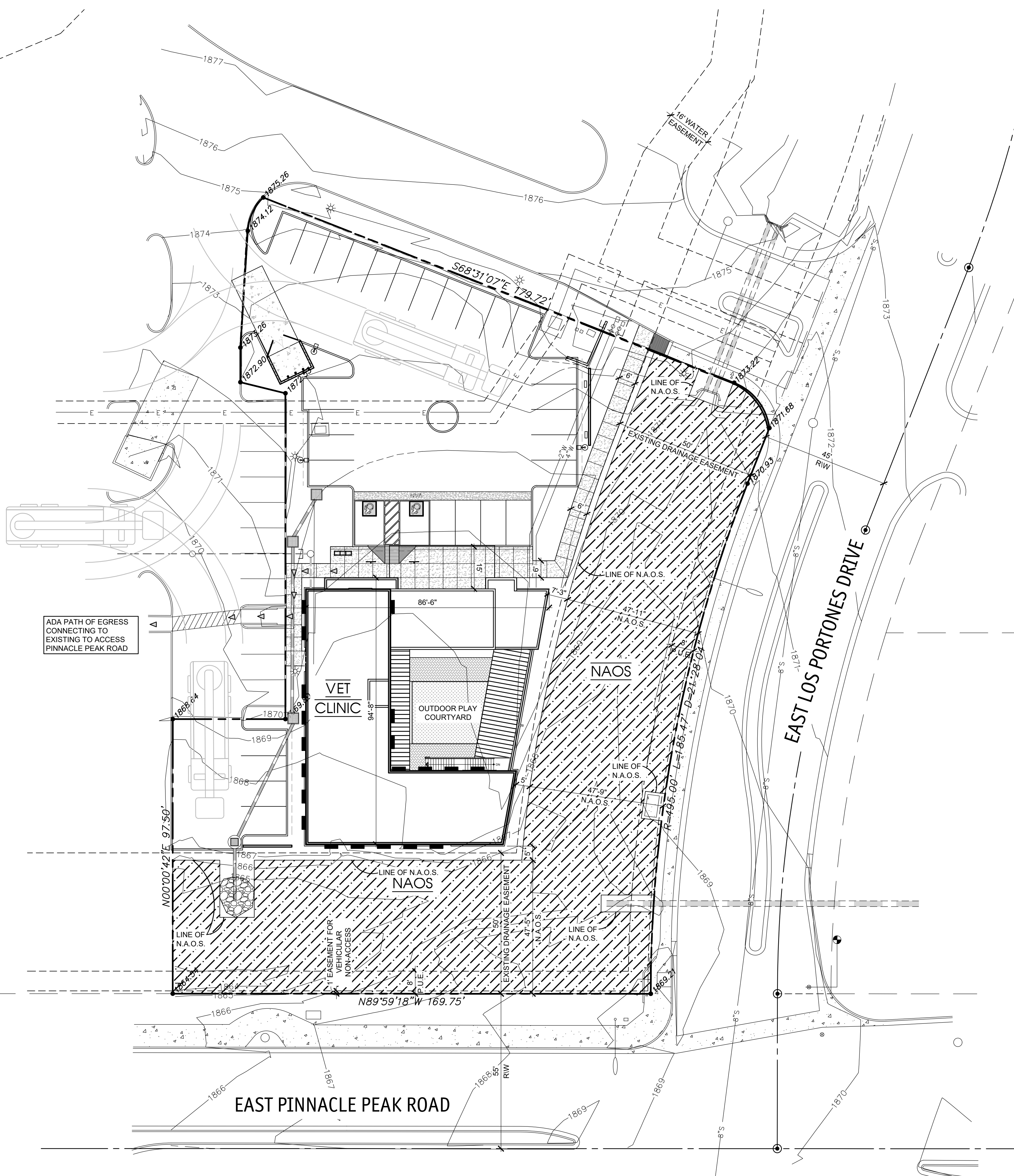
PERCENTAGE OF NAOS REQUIRED:  
25% OF GROSS SITE AREA

NAOS REQUIRED:  
0.25 x 62,668 S.F. = **15,667 S.F.**

NAOS PROVIDED = **16,009 S.F. (0.37 ACRES)**

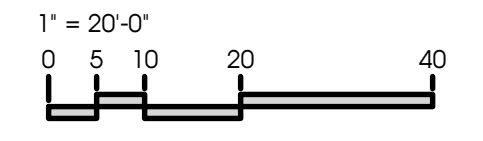
**LEGEND**

- PROPERTY LINE
- - - EASEMENT / SETBACK LINE
- - - CAR OVERHANG, MEASURED FROM FACE OF CURB AS DIMENSIONED ON SITE PLAN
- 6" CURB
- SITE WALL
- ▨ SALT FINISH CONCRETE SIDEWALK
- ▨ EXISTING DEDICATED NAOS = 17,185 S.F.
- ▨ PAINT STRIPING ON PAVEMENT



ADA PATH OF EGRESS CONNECTING TO EXISTING TO ACCESS PINNACLE PEAK ROAD

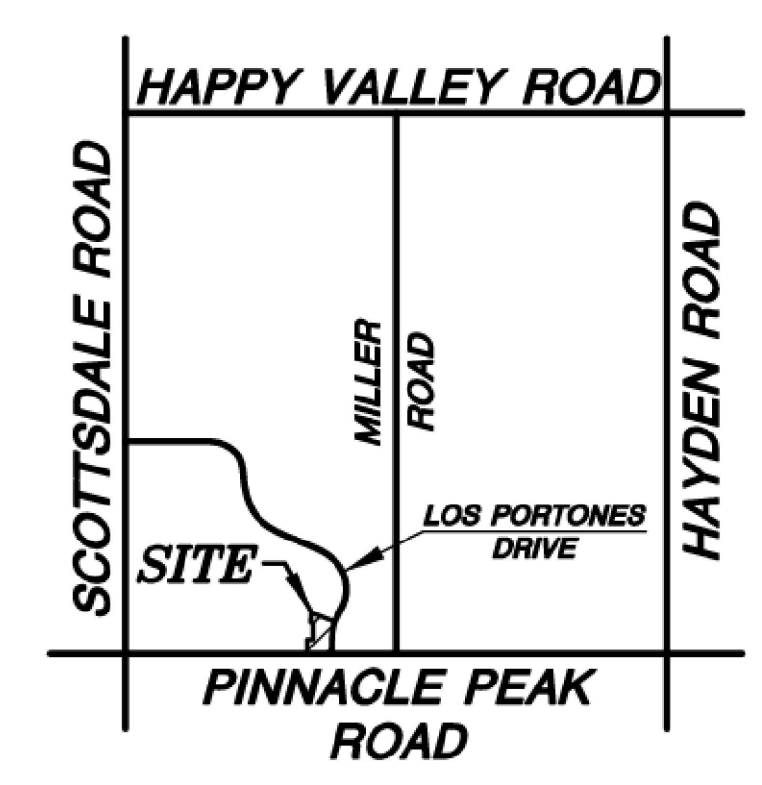
**NATURAL AREA OPEN SPACE (NAOS) PLAN**



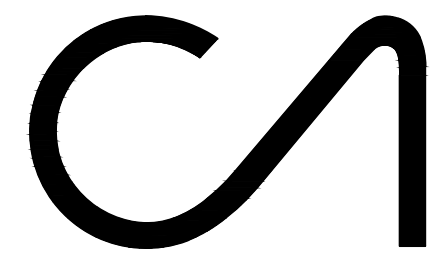
**C.O.S. APPROVAL STAMPS**



**VICINITY MAP** N.T.S.



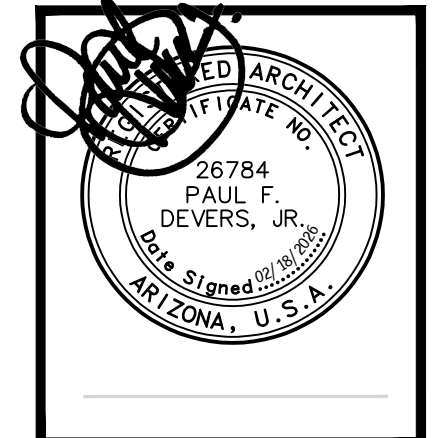
PRE-APP #175-PA-2025



**CAWLEY ARCHITECTS**

730 N. 52nd St. Ste. 203  
Phoenix, Arizona 85008  
P 602.393.5060

CawleyArchitects.com



**PINNACLE PEAK VETERINARY CLINIC**

7474 EAST PINNACLE PEAK ROAD  
SCOTTSDALE ARIZONA 85255

DATE  
PRE-APP SUBMITTAL 03/03/2025  
DR 1ST SUBMITTAL 10-09-2025  
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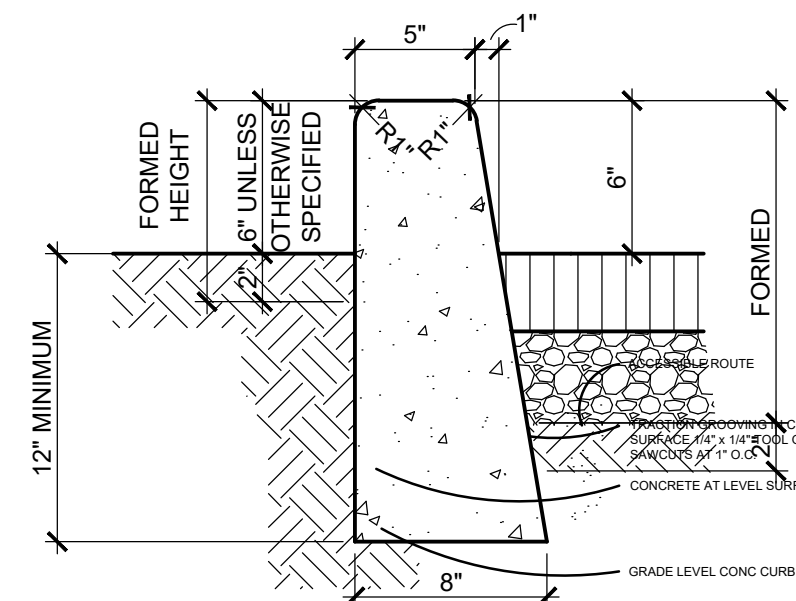
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SITE DETAILS

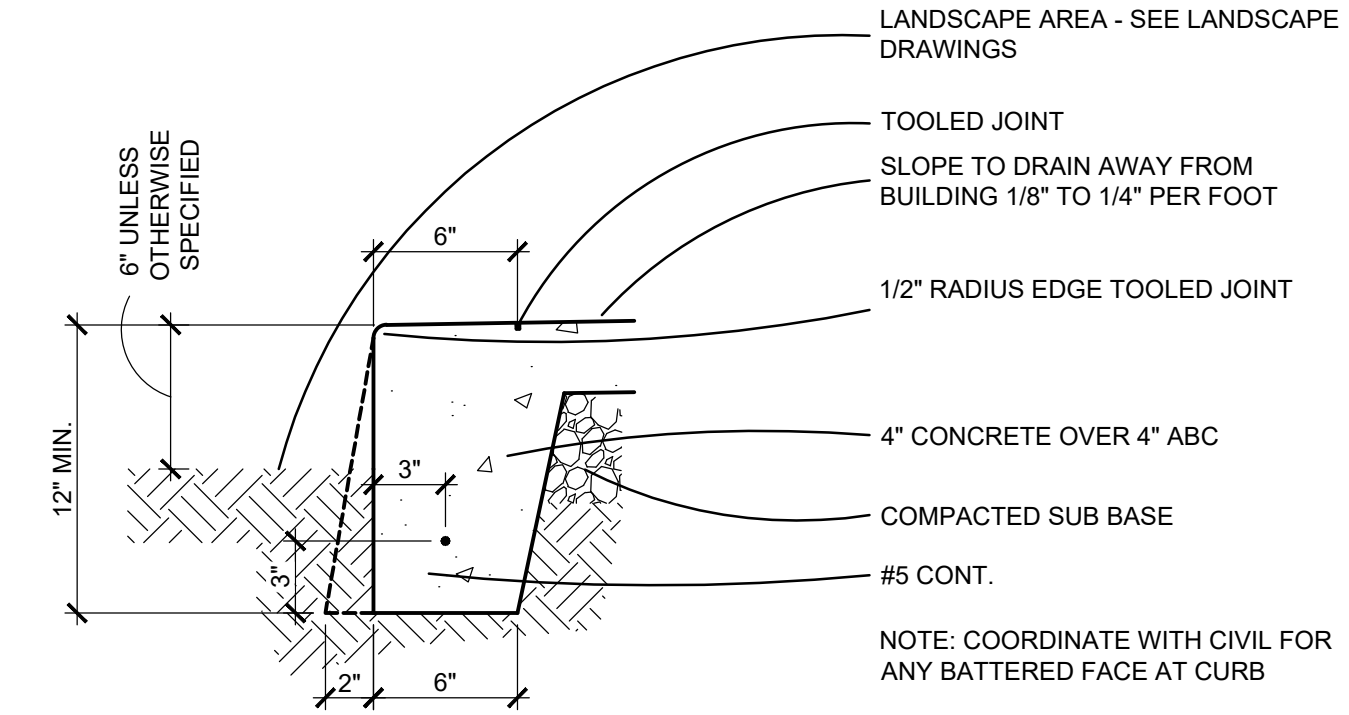
Project: 25005  
**A1.2**

**NOTES:**

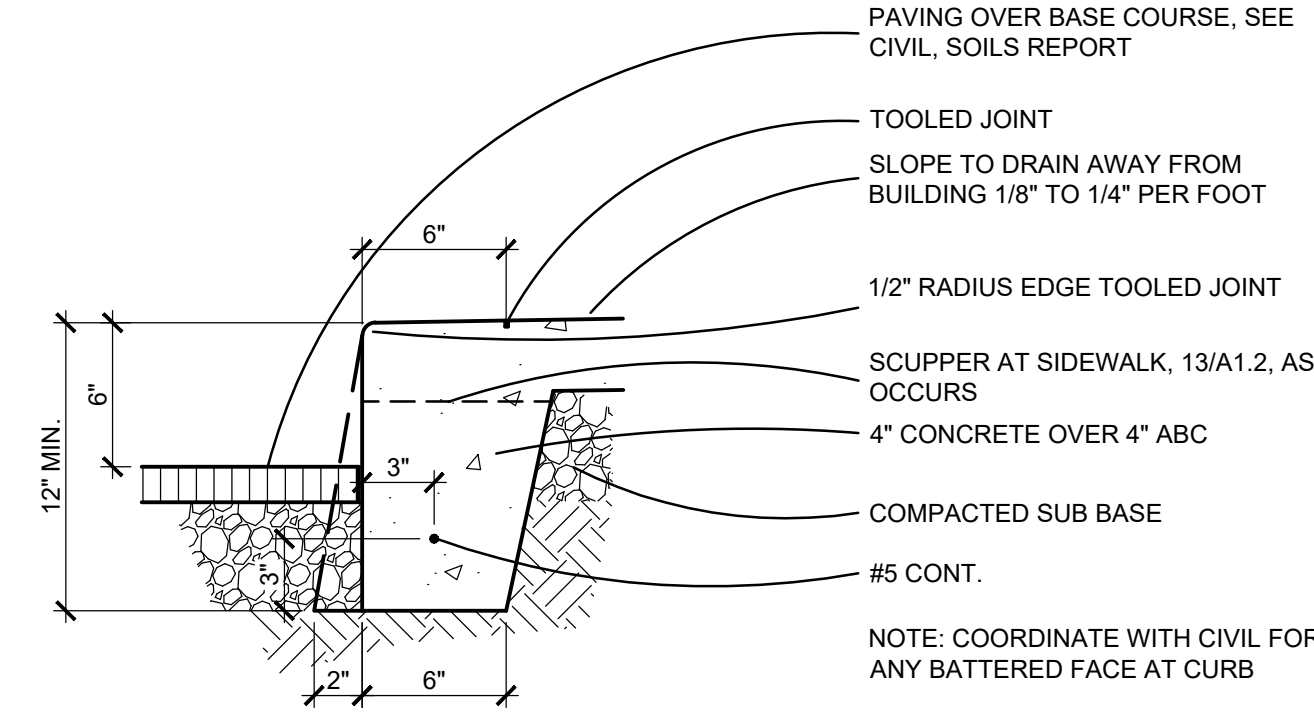
- ALL VERTICAL SURFACES TO FORMED
- VERTICAL SURFACES DOWN FROM 2" BELOW UNDISTURBED SOIL MAY BE PLACED AGAINST NEAT CUT IF APPROVED BY THE ENGINEER AND CONCRETE WILL NOT EXTEND MORE THAN 1" BEYOND THEORETICAL FACE.
- ALL EXPOSED SURFACES TO BE STRIPED GREEN AND TROWEL FINISHED.
- CONCRETE CURBS CONFORM TO SECT. 340.
- MAXIMUM SPACING OF CONSTRUCTION JOINTS IS 10'-0".
- CONCRETE TO BE CLASS 'B' PER SECT. 725.
- WHEN PAVEMENT AND BASE COURSE EQUALS OR EXCEEDS 10" IN DEPTH, THE ENTIRE ROADWAY SIDE OF THE CURB SHALL BE FORMED. THE TOTAL CURB HEIGHT REMAINS 18" UNLESS NOTED OTHERWISE



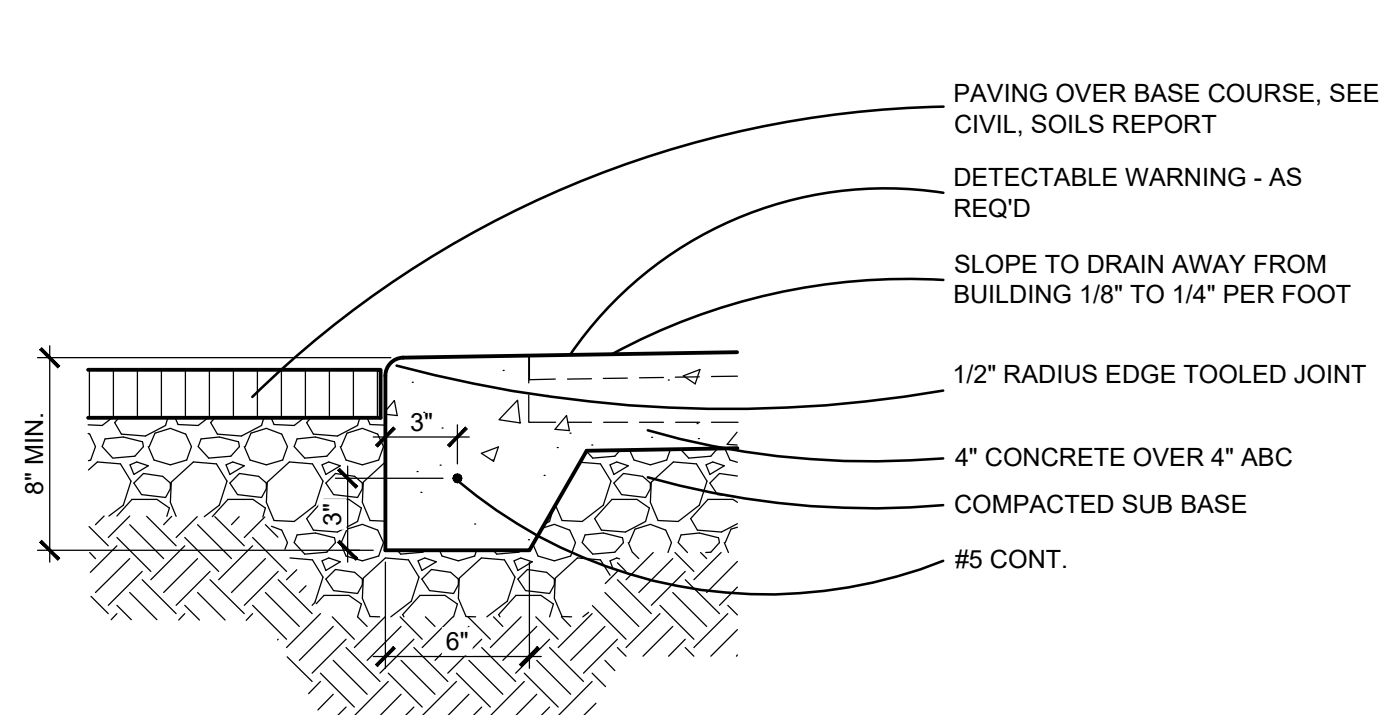
**3 CURB TERMINATION M.A.G. STD. DET. #222**  
SCALE: 1 1/2" = 1'-0"



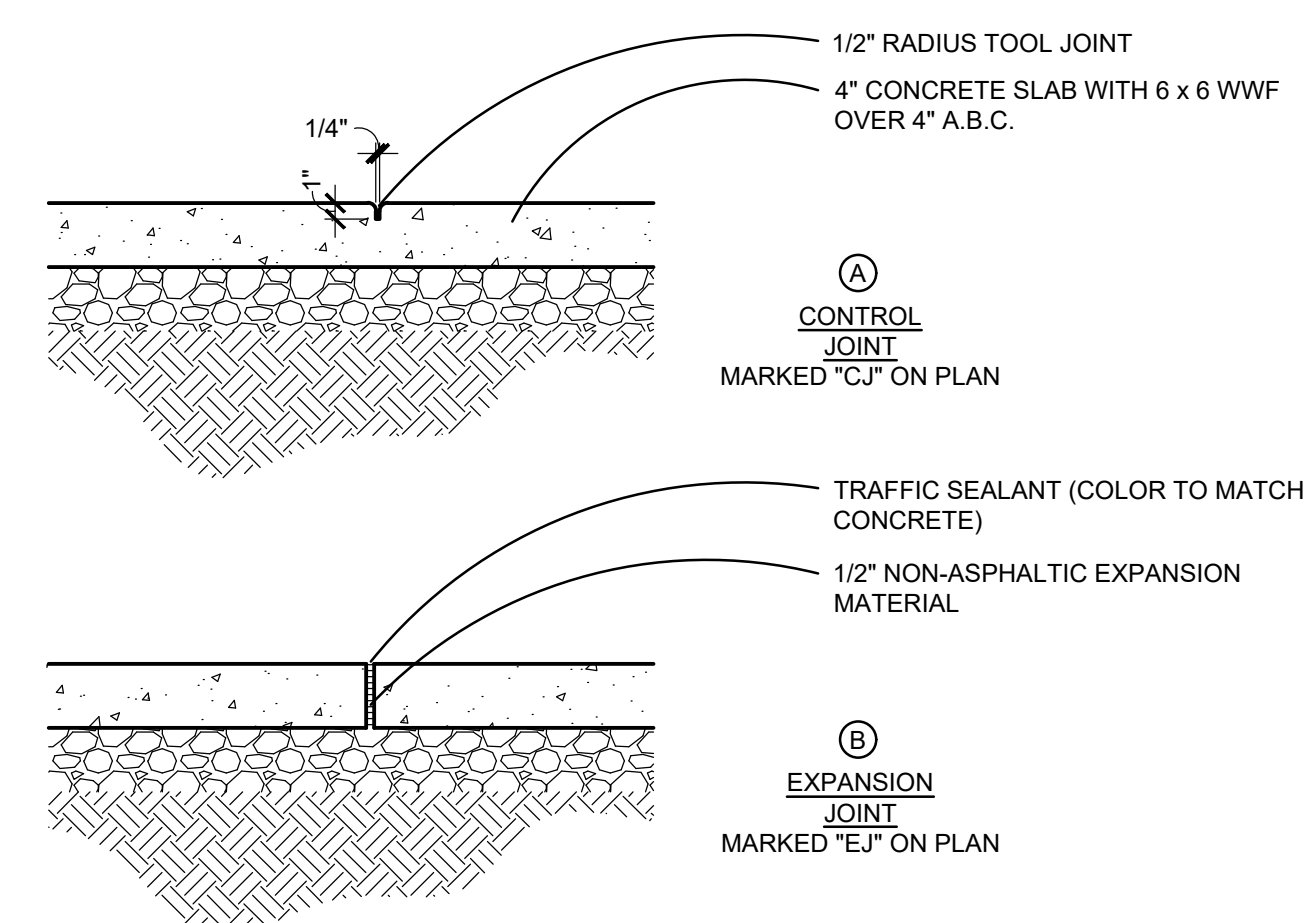
**4 SIDEWALK AT LANDSCAPE**  
SCALE: 1 1/2" = 1'-0"



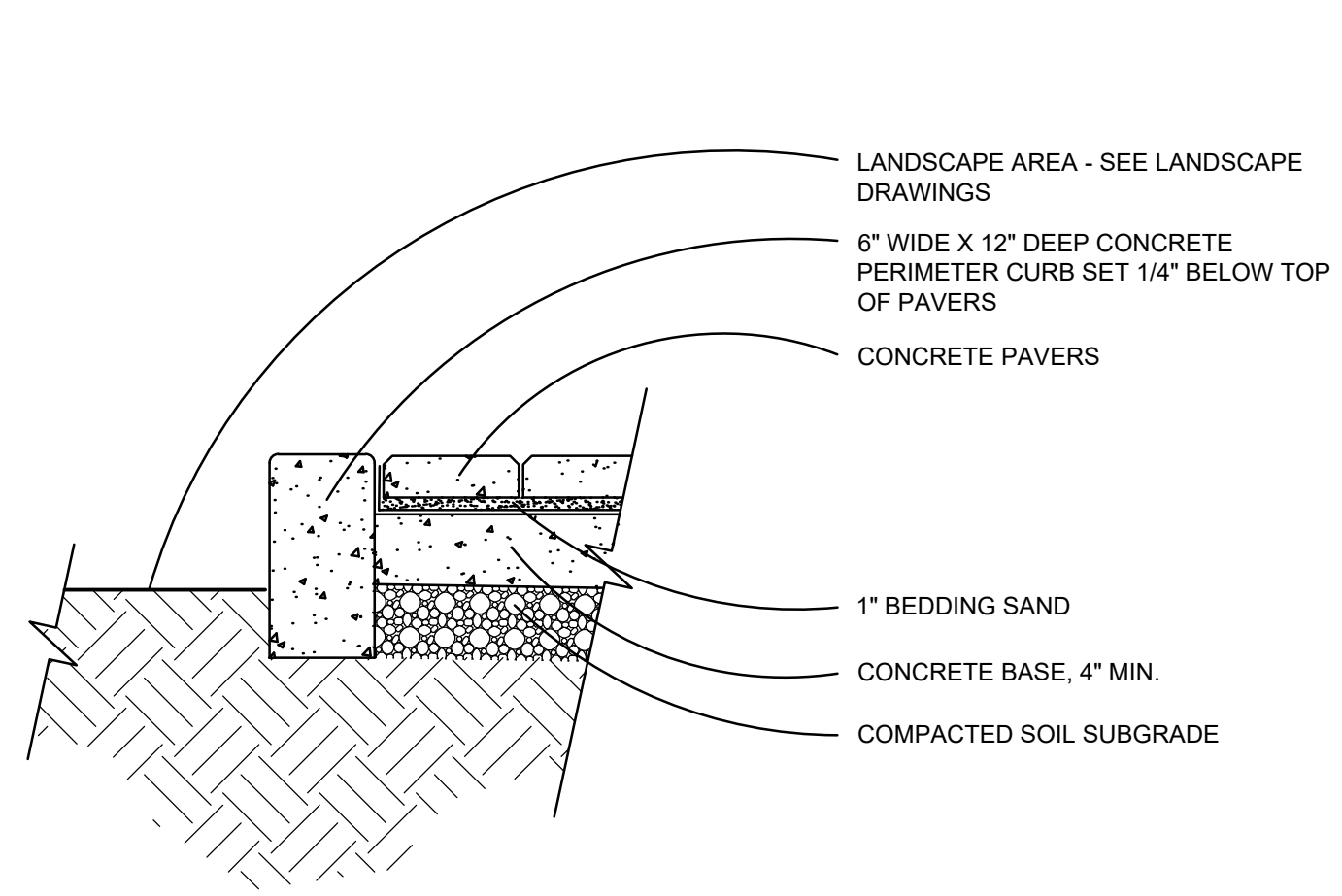
**1 SIDEWALK / CURB AT ASPHALT**  
SCALE: 1 1/2" = 1'-0"



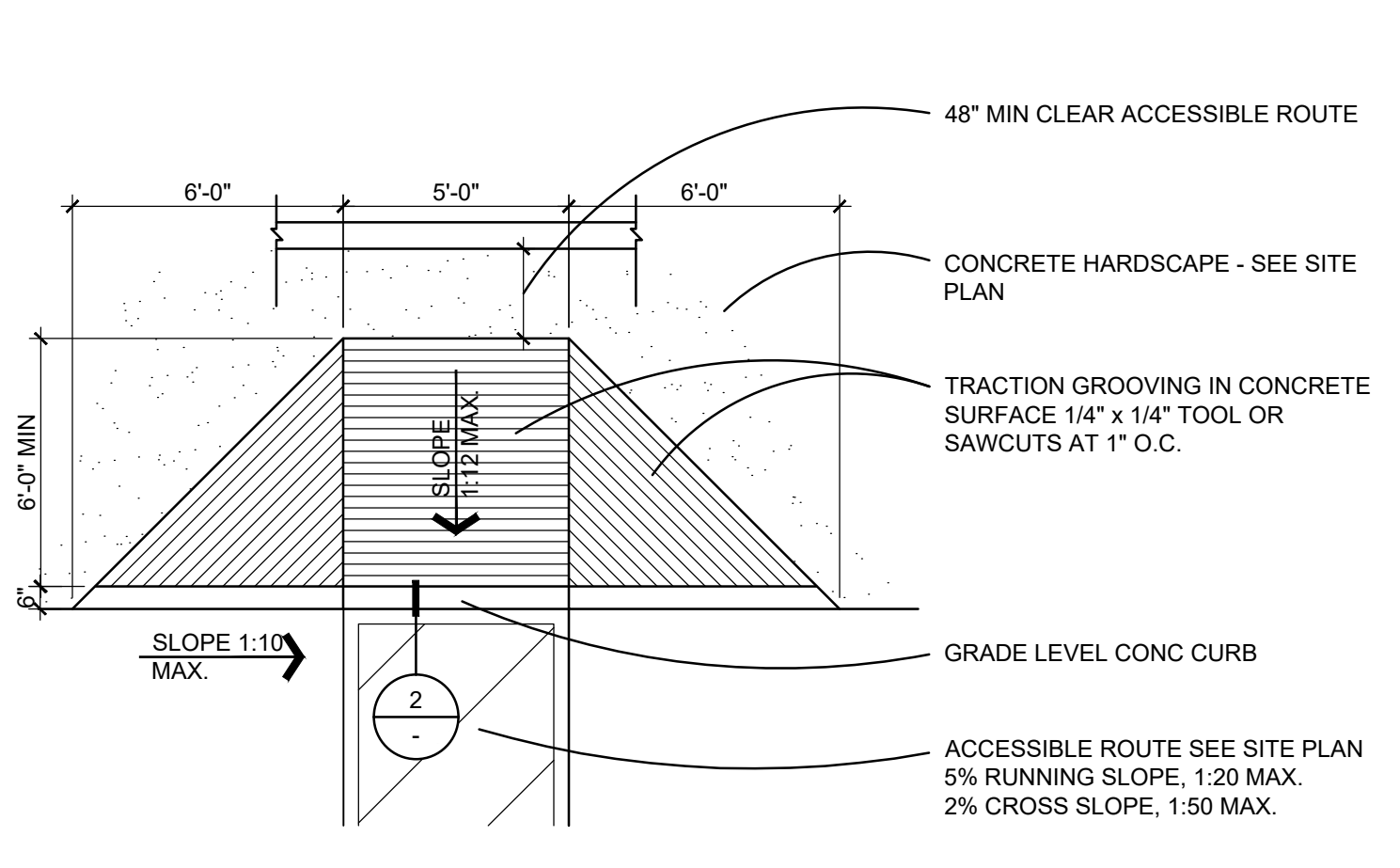
**2 SIDEWALK / CROSSWALK CURB CUT AT ASPHALT**  
SCALE: 1 1/2" = 1'-0"



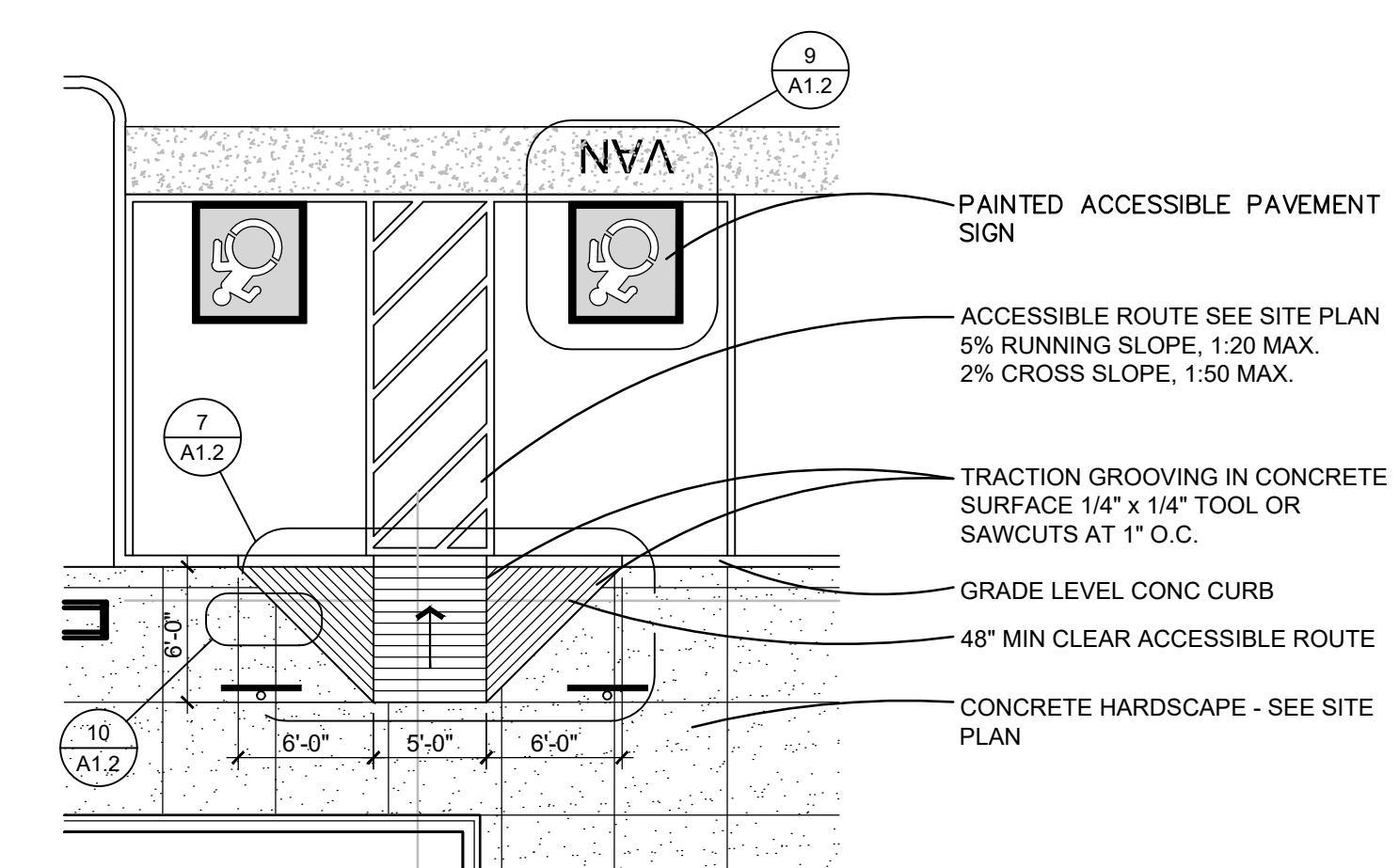
**5 SIDEWALK CONTROL JOINTS**  
SCALE: 1" = 1'-0"



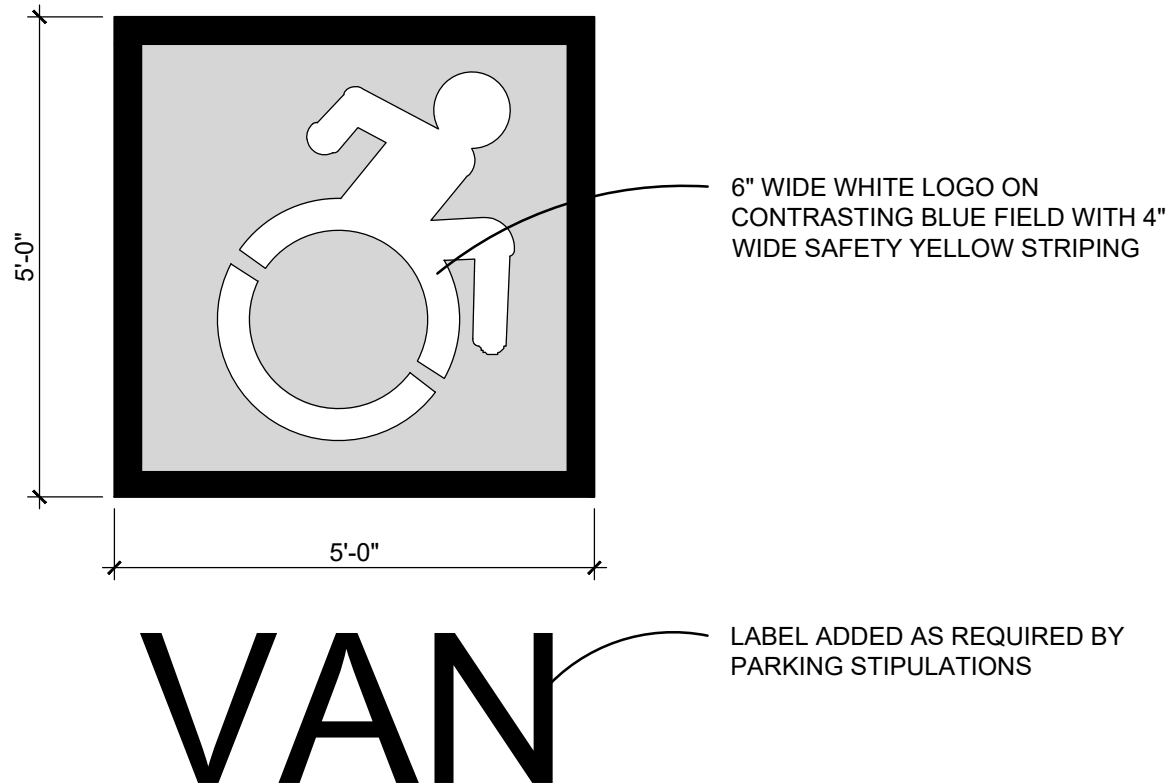
**6 PAVERS AT LANDSCAPING**  
SCALE: 1 1/2" = 1'-0"



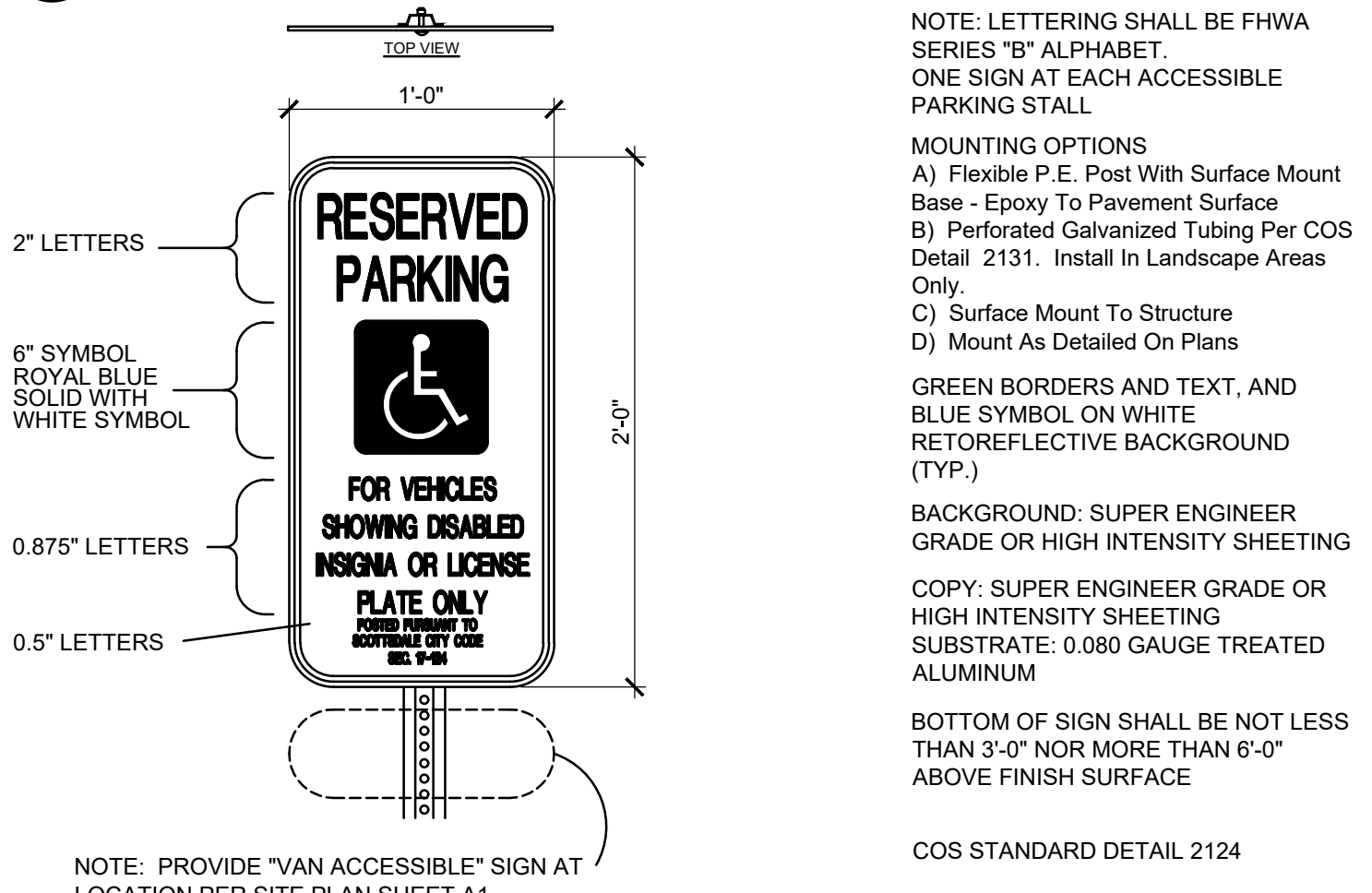
**7 CURB RAMP**  
SCALE: 1 1/2" = 1'-0"



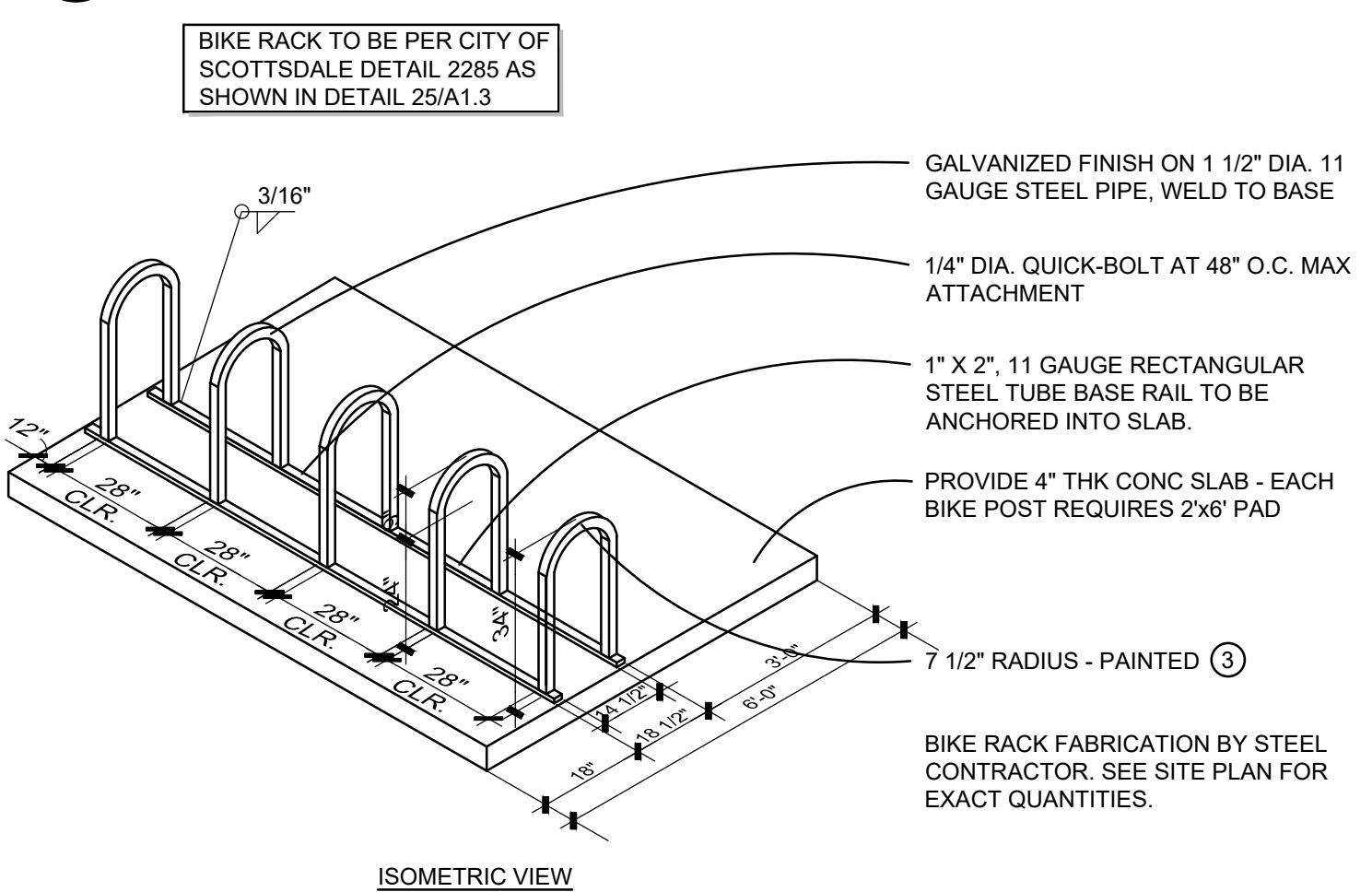
**8 ADA PARKING STALL**  
SCALE: 1/8" = 1'-0"



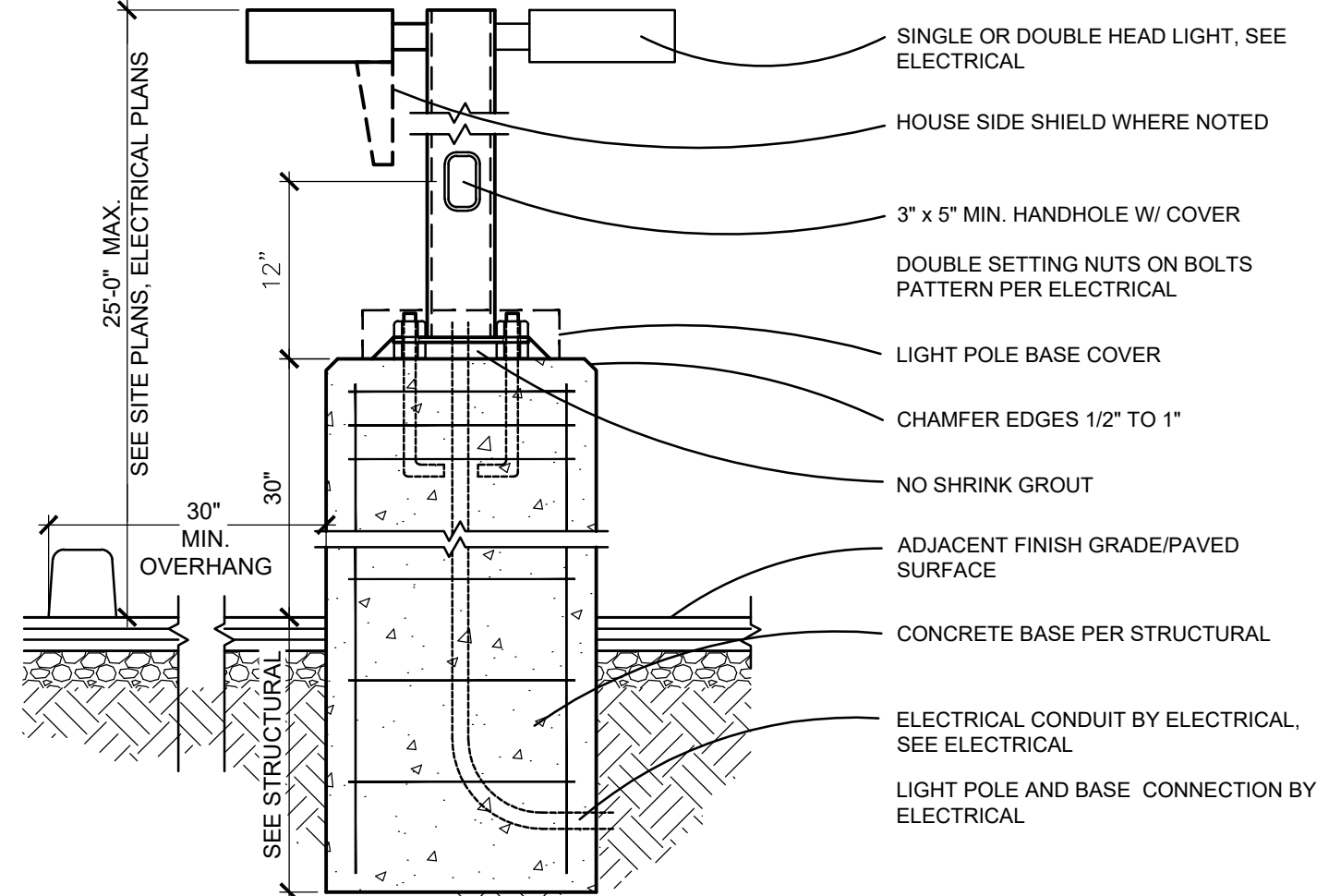
**9 PAINTED ACCESSIBLE PAVEMENT SYMBOL**  
SCALE: 1/2" = 1'-0"



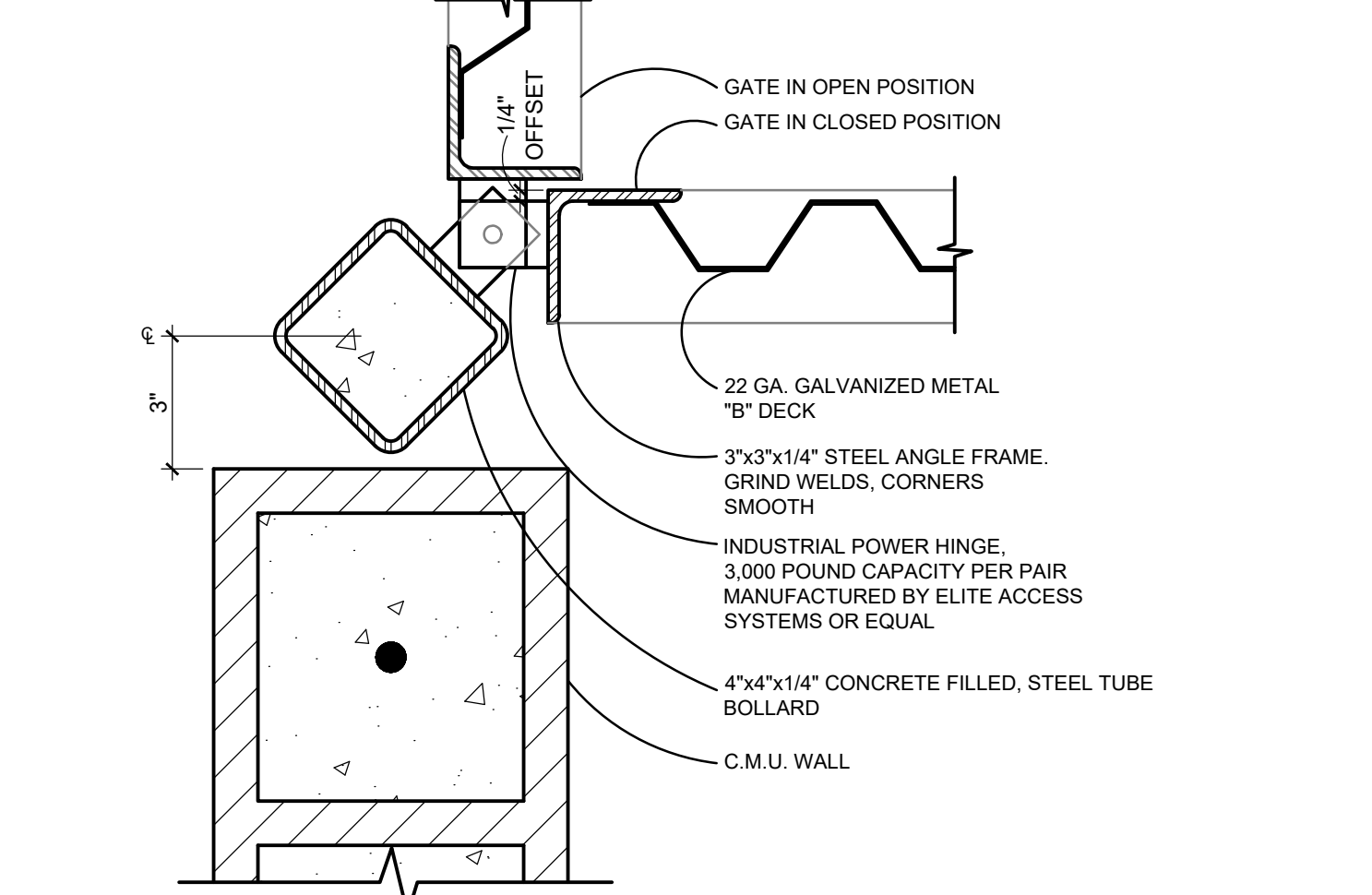
**10 ACCESSIBLE PARKING SIGN**  
SCALE: 1 1/2" = 1'-0"



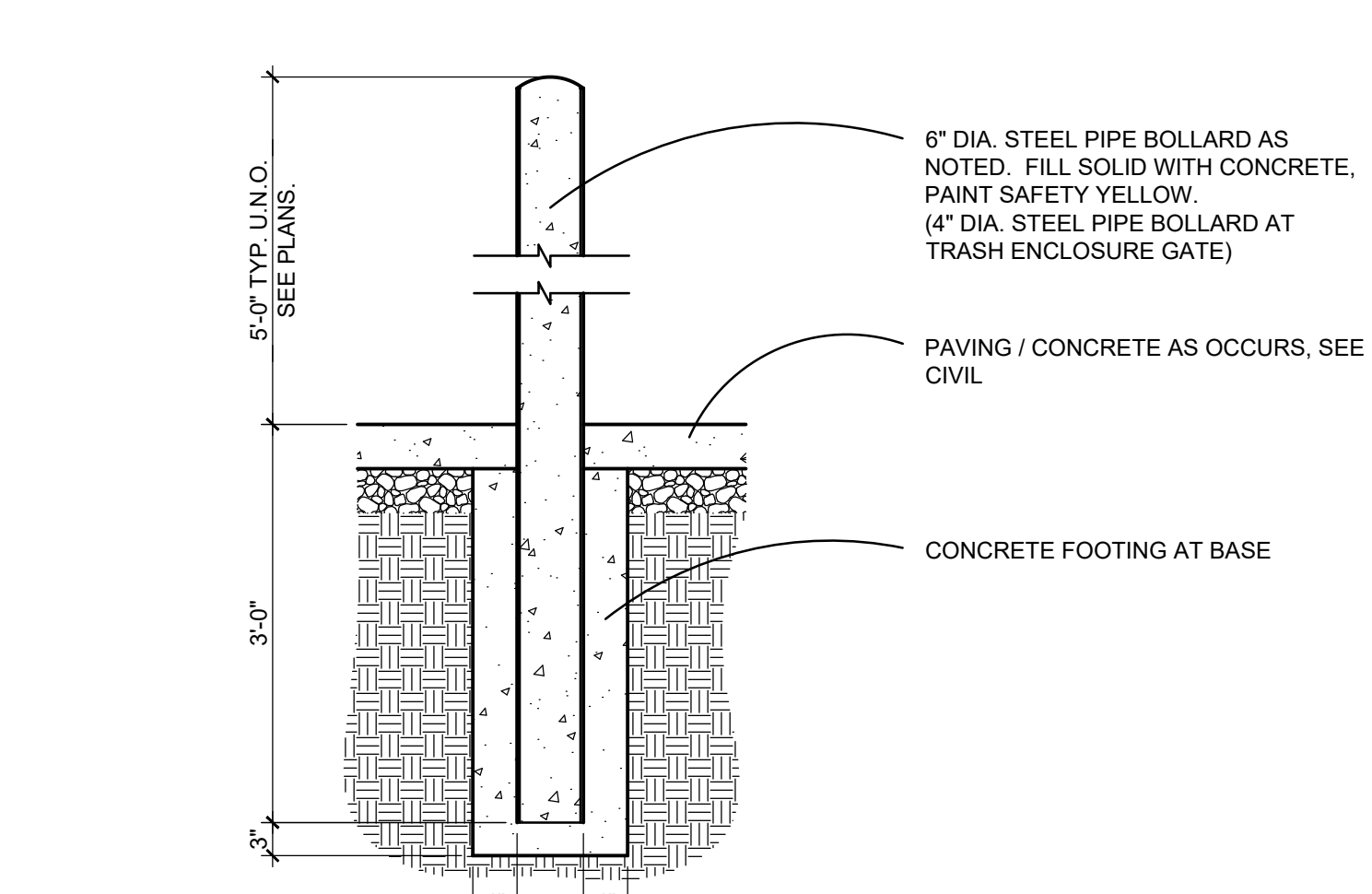
**11 BIKE RACK**  
SCALE: 3/4" = 1'-0"



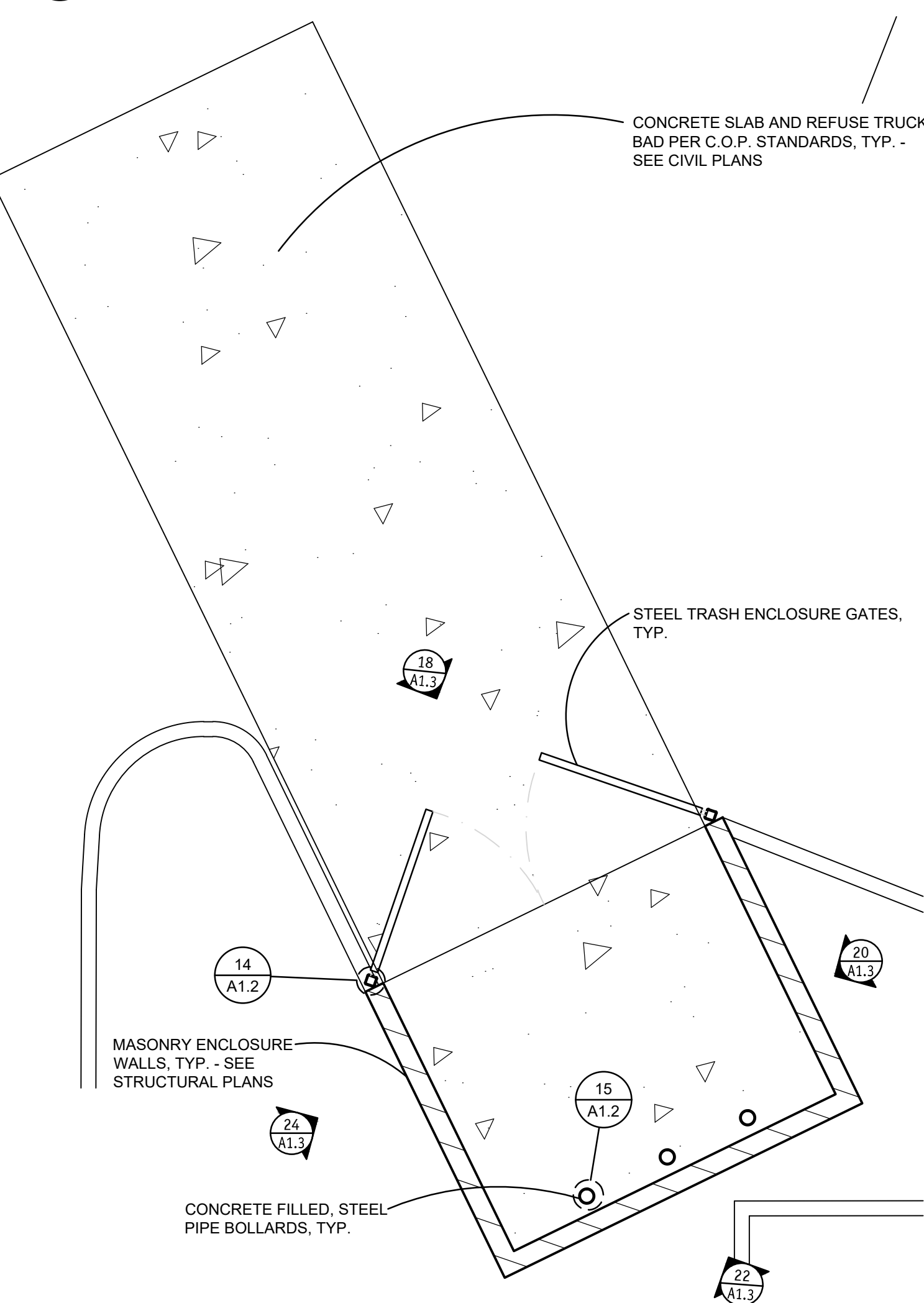
**13 LIGHT POLE**  
SCALE: 1" = 1'-0"



**14 GATE HINGE**  
SCALE: 3" = 1'-0"

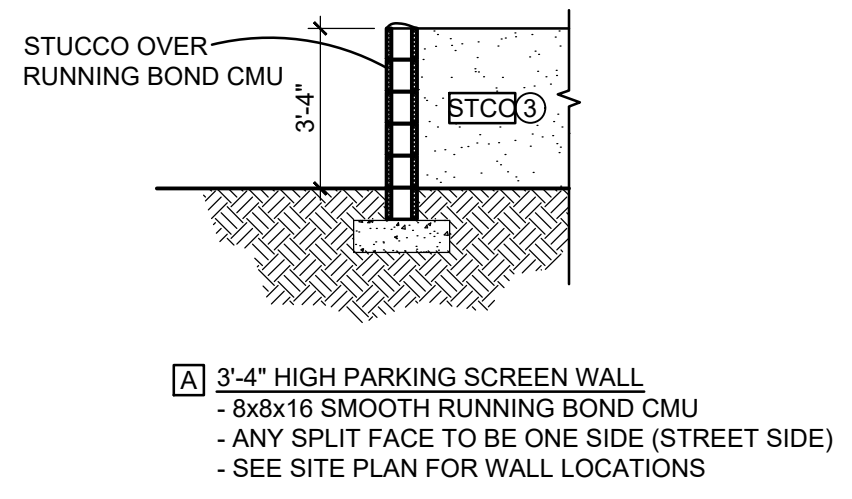


**15 PIPE BOLLARD**  
SCALE: 3/4" = 1'-0"

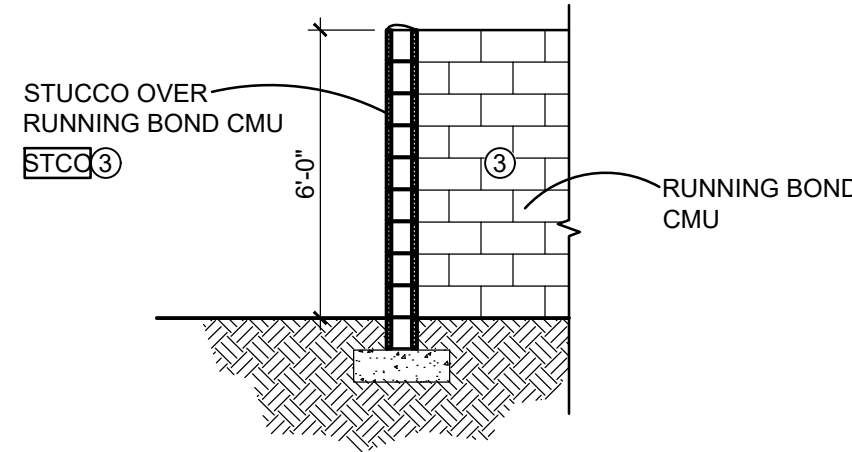


**16 TRASH ENCLOSURE**  
SCALE: 1/4" = 1'-0"

**SITE WALLS** SCALE: 1/4" = 1'-0"



**A** 3'-4" HIGH PARKING SCREEN WALL  
- 8x8x16 SMOOTH RUNNING BOND CMU  
- ANY SPLIT FACE TO BE ONE SIDE (STREET SIDE)  
- SEE SITE PLAN FOR WALL LOCATIONS

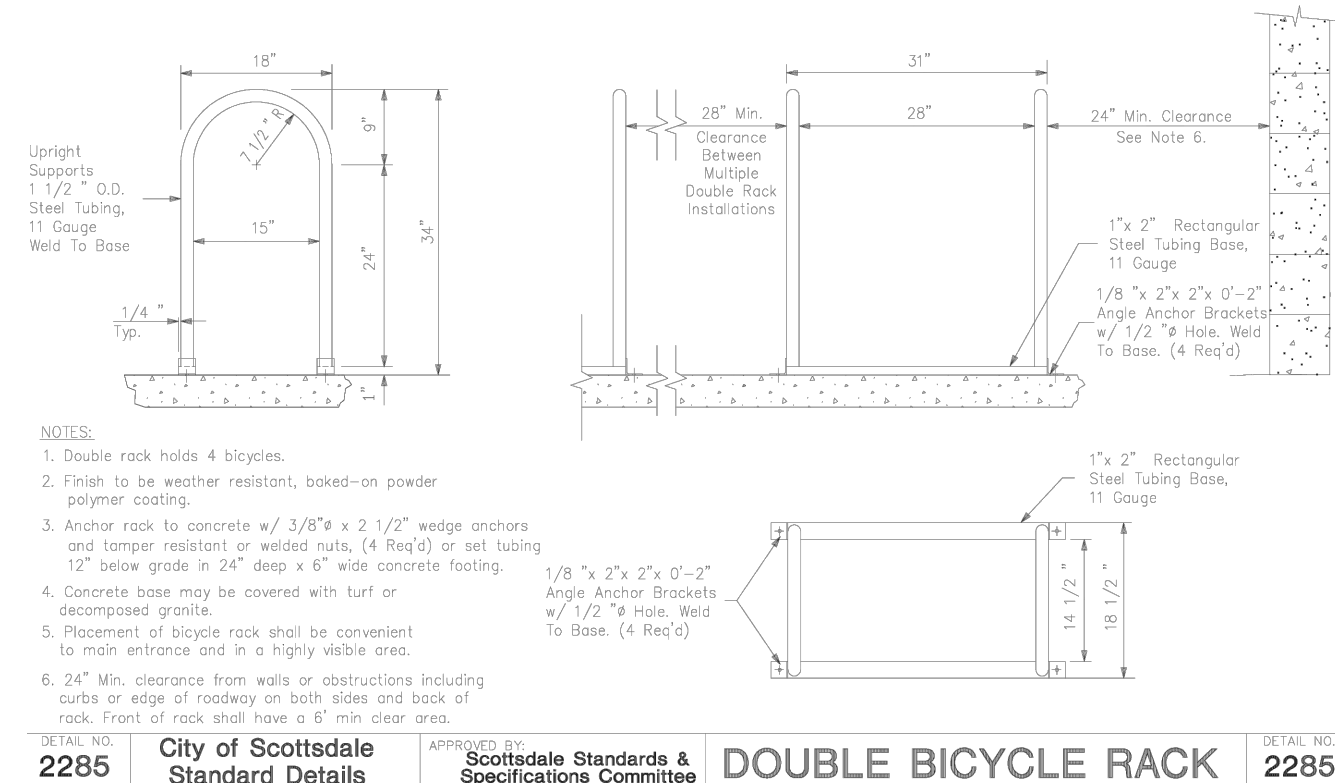


**B** 8'-0" HIGH TRASH / SCREEN WALL  
- 8x8x16 SMOOTH RUNNING BOND CMU  
- ANY SPLIT FACE TO BE ONE SIDE (STREET SIDE)  
- SEE SITE PLAN FOR WALL LOCATIONS

**SITE WALL NOTES**

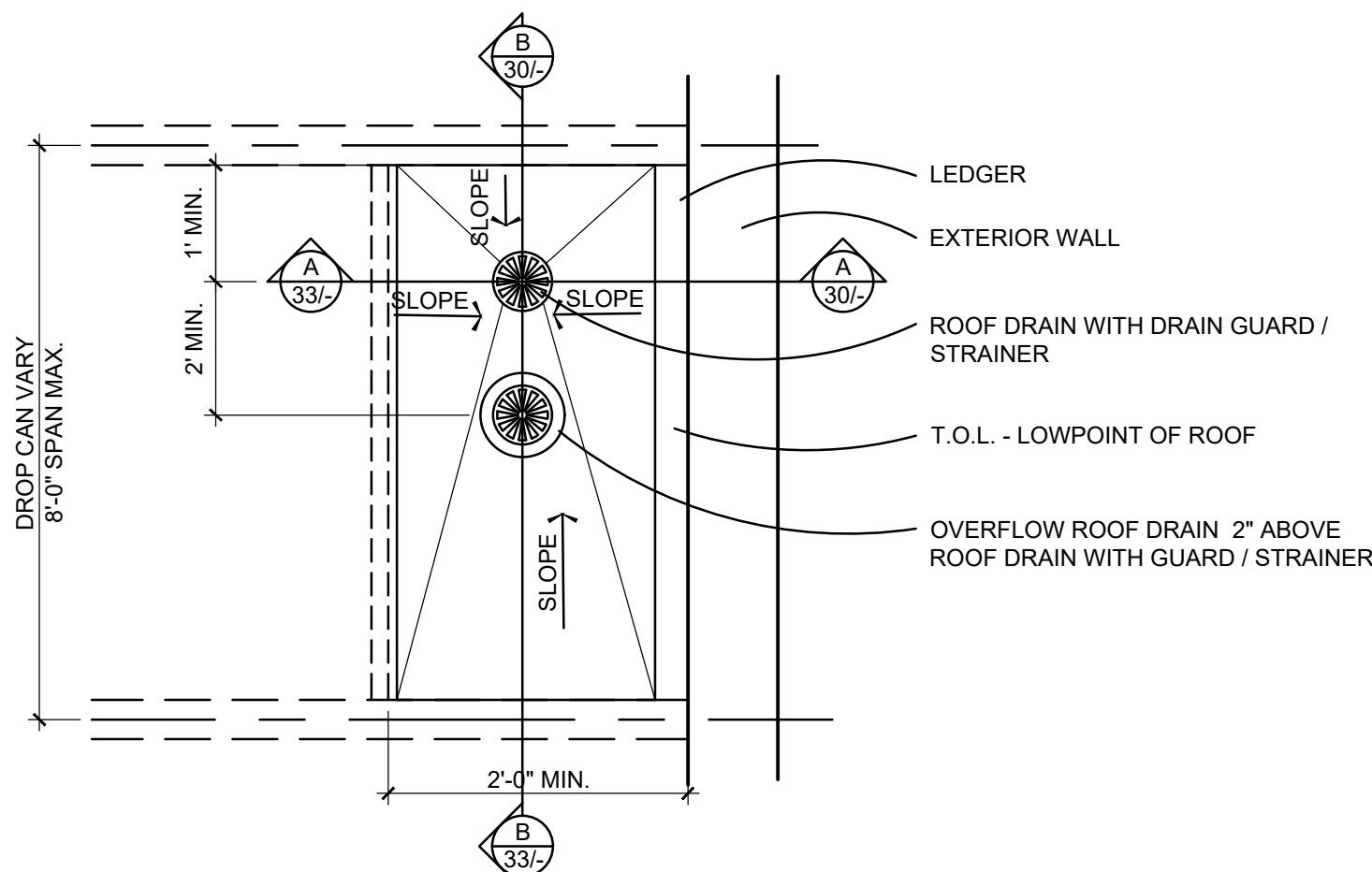
1. PARKING SCREEN WALLS ARE TO BE A MINIMUM OF THREE FEET AND A MAXIMUM OF FOUR FEET ABOVE THE HIGHEST FINISHED GRADE OF THE PARKING AREA OR STREET CURB, WHICHEVER IS HIGHER.
2. PROVIDE STEPPED FOOTINGS PER THE STRUCTURAL DRAWINGS AT SCREEN WALLS IN RETENTION AREAS AS REQUIRED BY THE CIVIL GRADING AND DRAINAGE PLANS.
3. GROUT SOLID ALL CELLS BELOW GRADE.
4. SEE STRUCTURAL DRAWINGS, SC-1. FOR ALL FOOTING AND REINFORCING INFORMATION.
5. COORDINATE OPENINGS AND WEEPS IN BOTTOM OF WALLS WITH CIVIL DRAWINGS.

**21 SITE WALLS** SCALE: 1/4" = 1'-0"

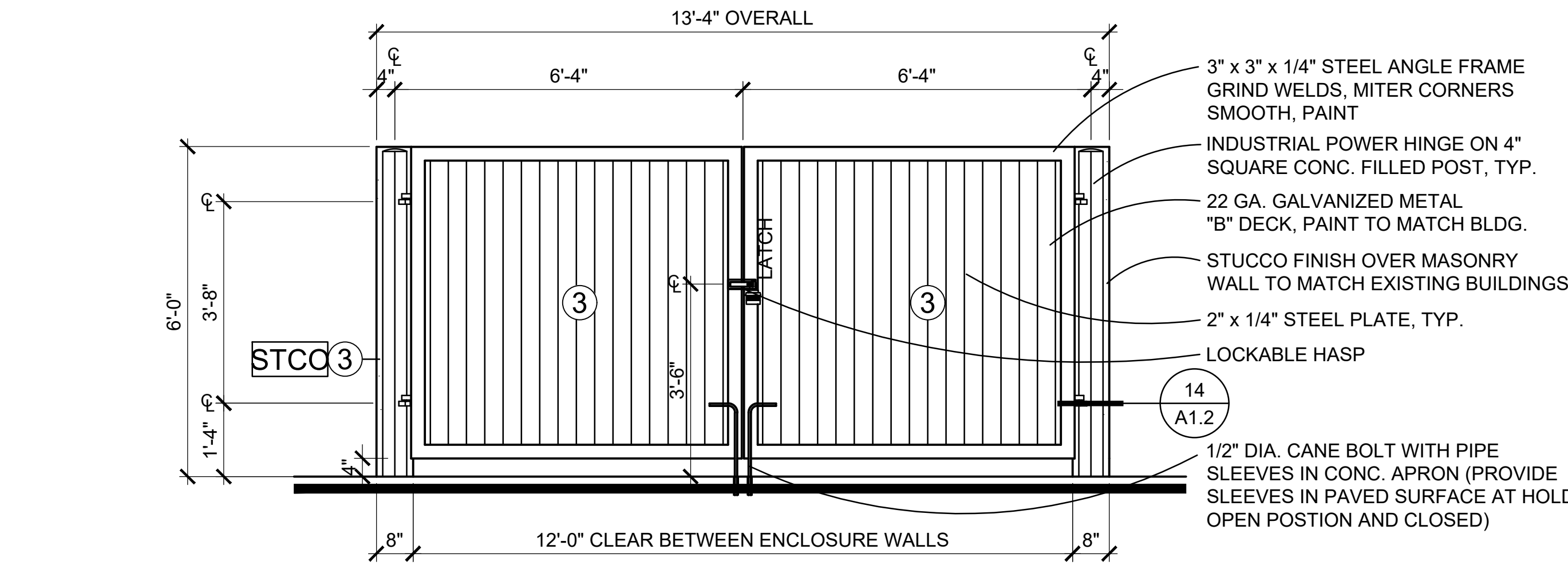


City of Scottsdale Standards & Specifications Committee **DOUBLE BICYCLE RACK** 2285

**25 CITY OF SCOTTSDALE BIKE RACK DETAIL 2285** SCALE: N.T.S.



**29 ROOF DRAIN** SCALE: 3/4" = 1'-0"



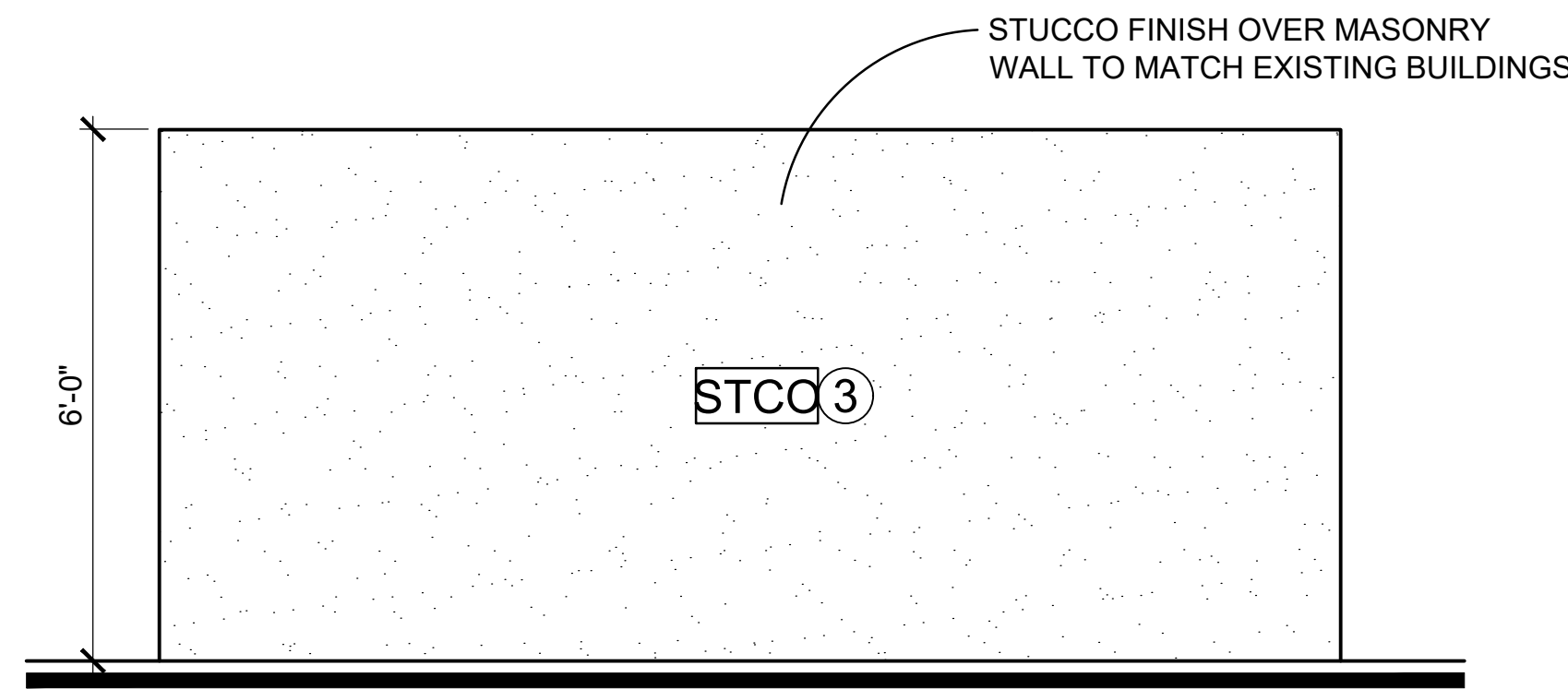
**18 TRASH ENCLOSURE ELEVATION** SCALE: 1/2" = 1'-0"

**MATERIAL KEY**

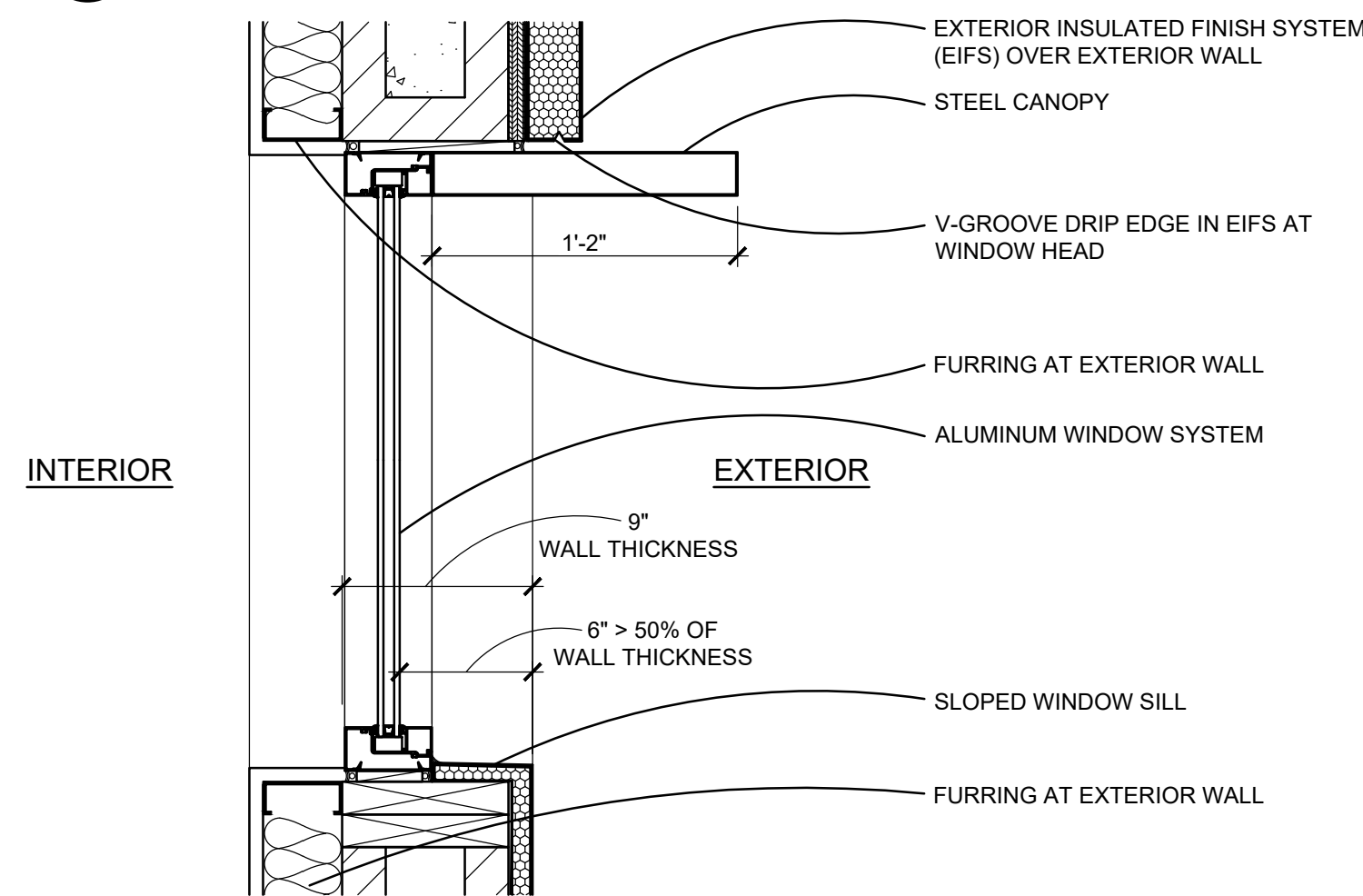
MATERIAL	DESCRIPTION
STCC	ONE-COAT STUCCO OVER MASONRY BLOCK

**COLOR KEY**

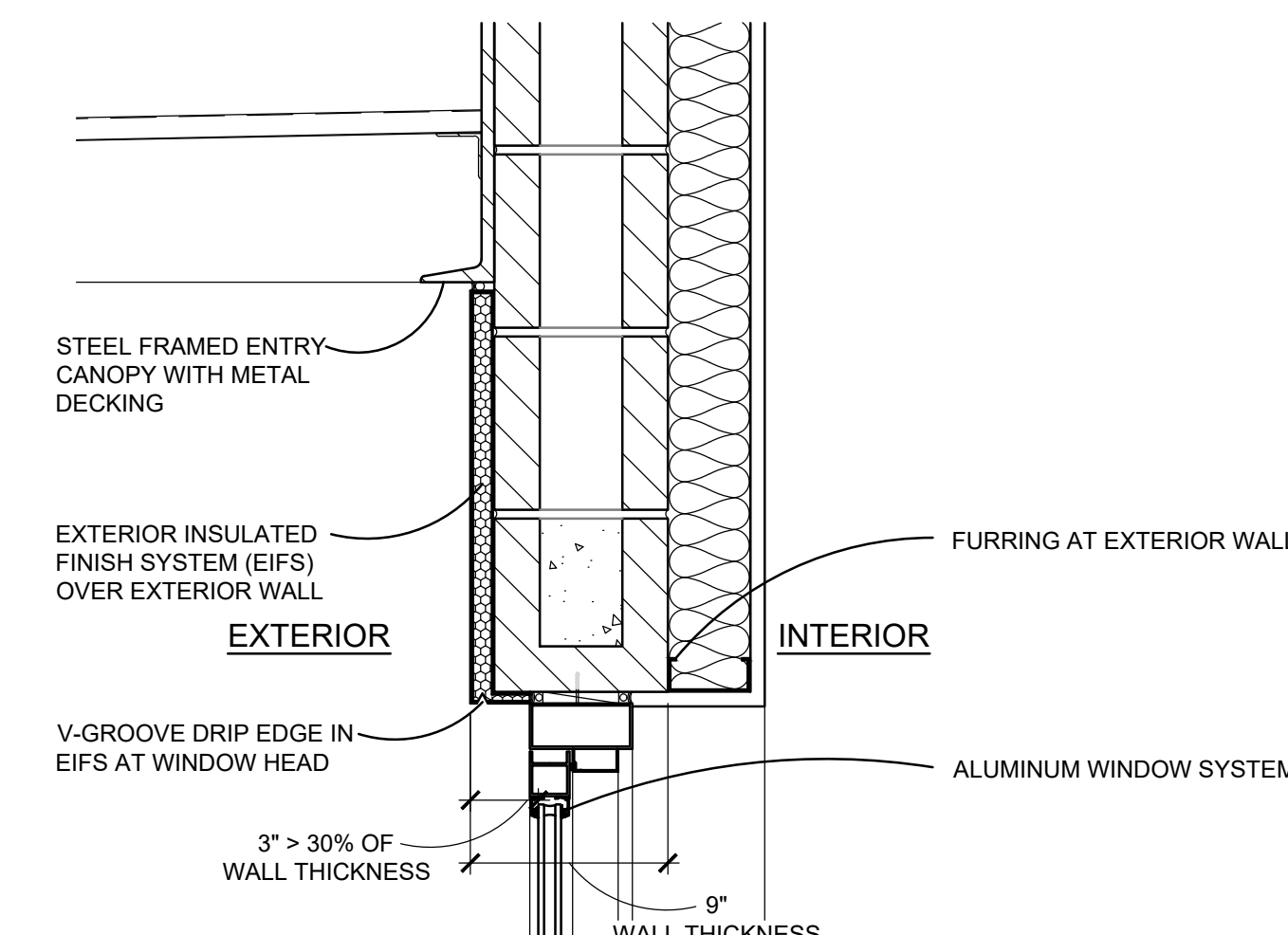
KEY	COLOR NAME:
STCC3	'CEDAR CHEST' DE6112 (LRV 15) MATCHED TO: 'CENTURY BROWN' ICI 322



**22 TRASH ENCLOSURE ELEVATION** SCALE: 1/2" = 1'-0"

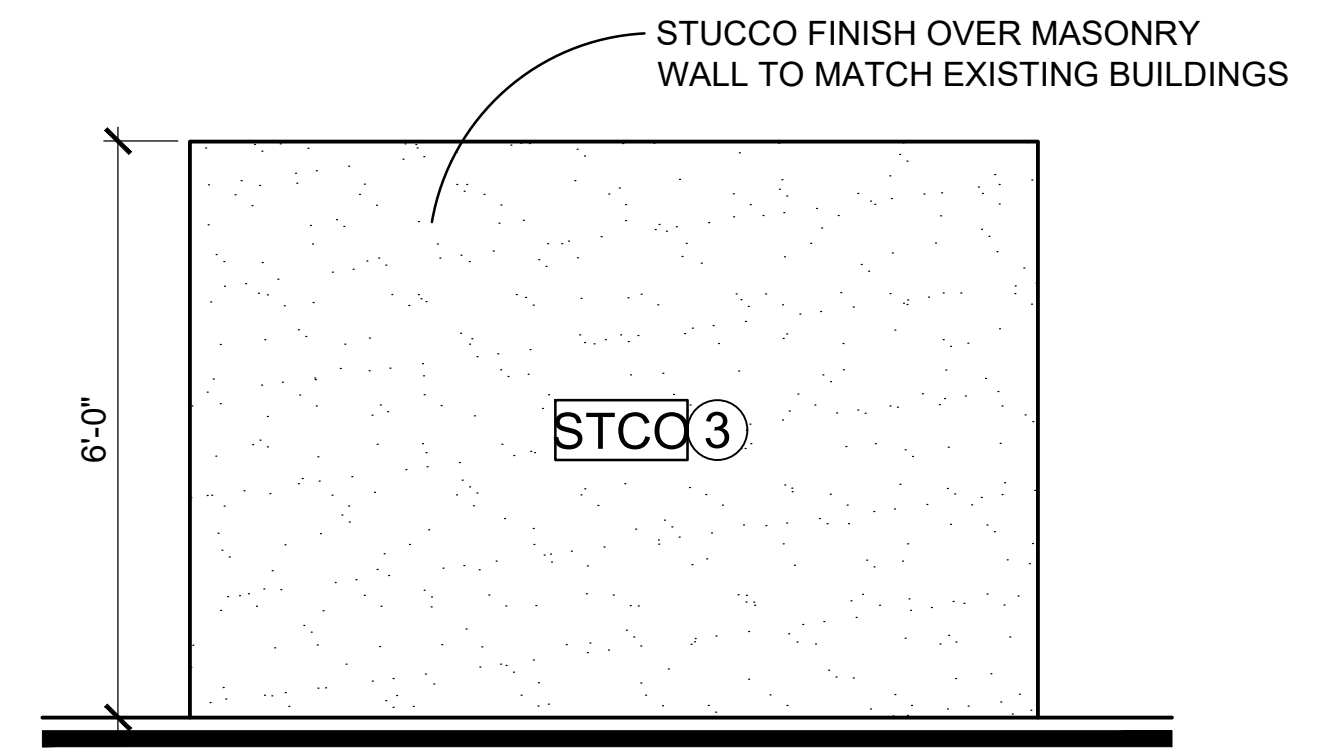


**26 WINDOW DETAIL** SCALE: 1 1/2" = 1'-0"

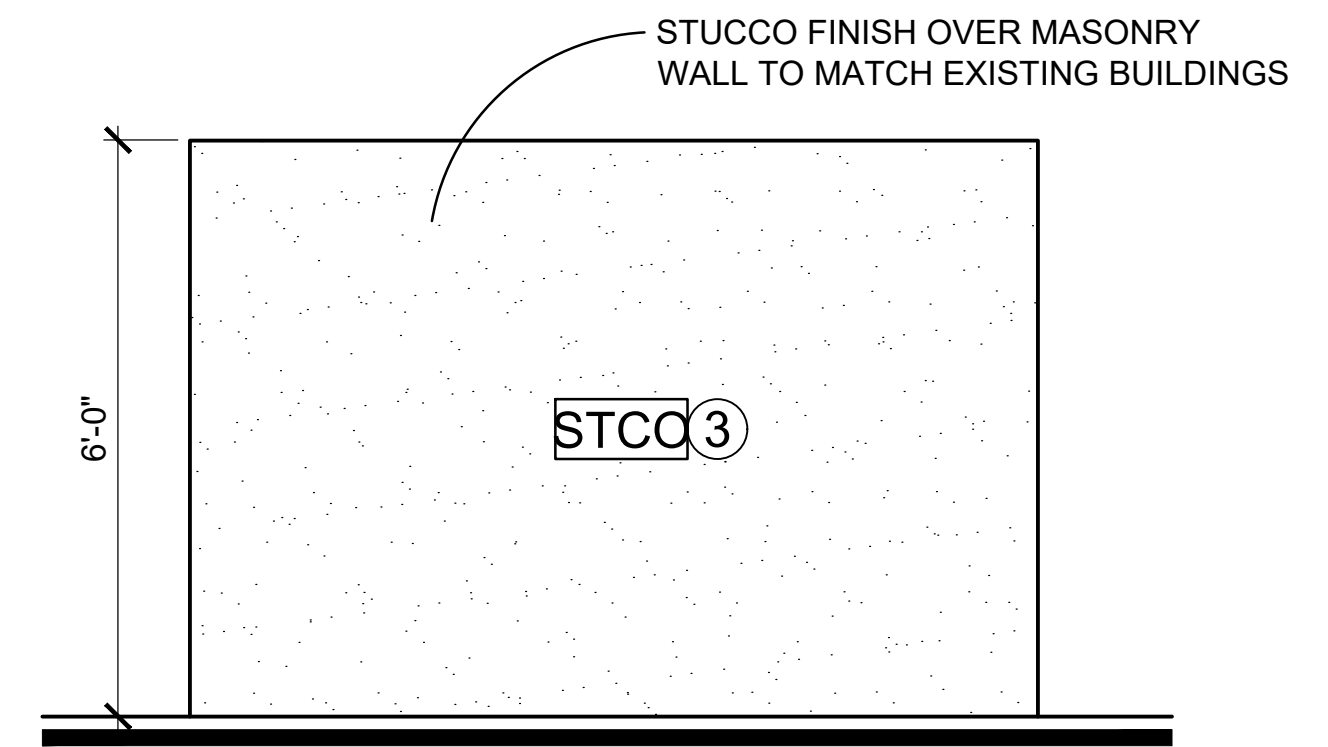


**27 DOOR DETAIL** SCALE: 1 1/2" = 1'-0"

**20 TRASH ENCLOSURE ELEVATION** SCALE: 1/2" = 1'-0"



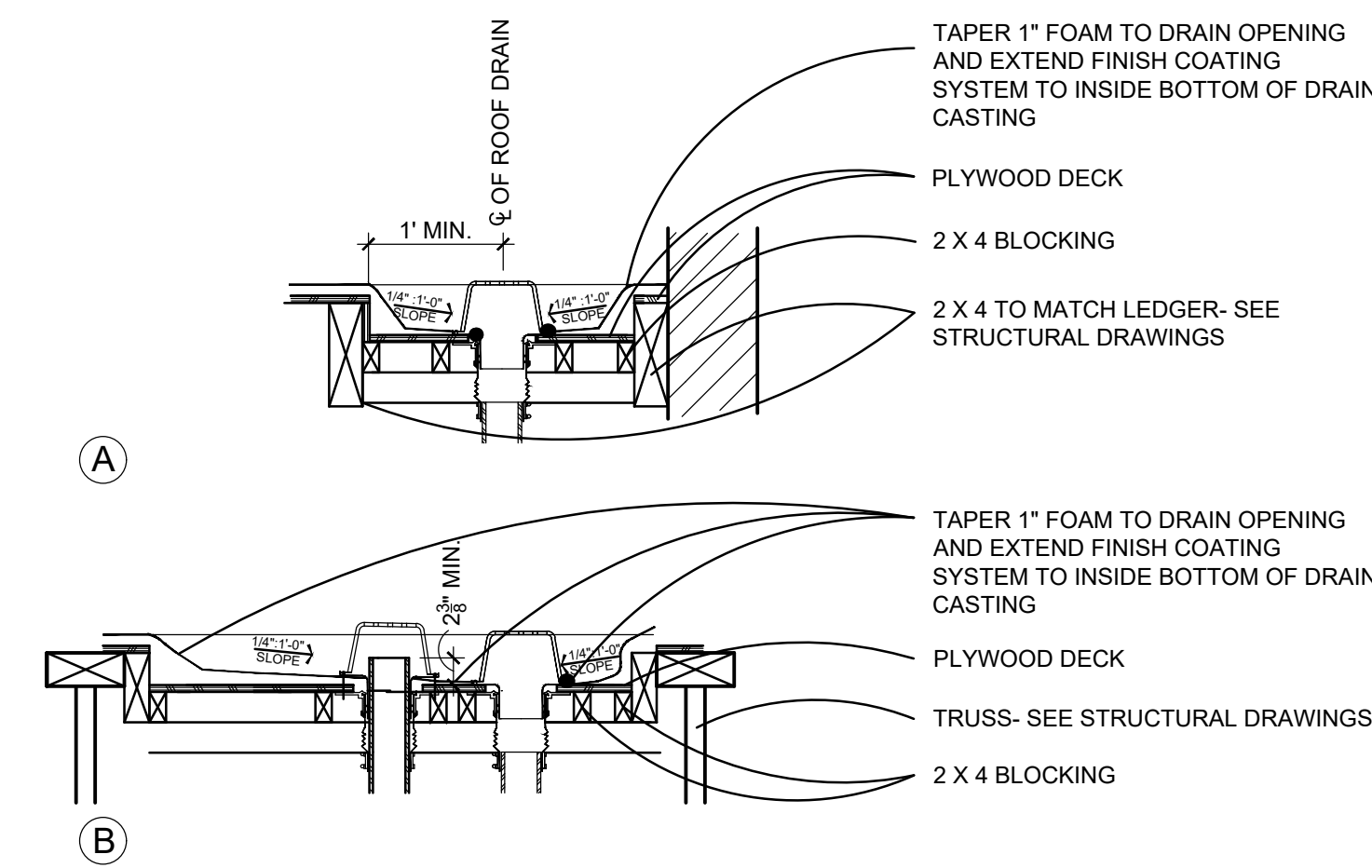
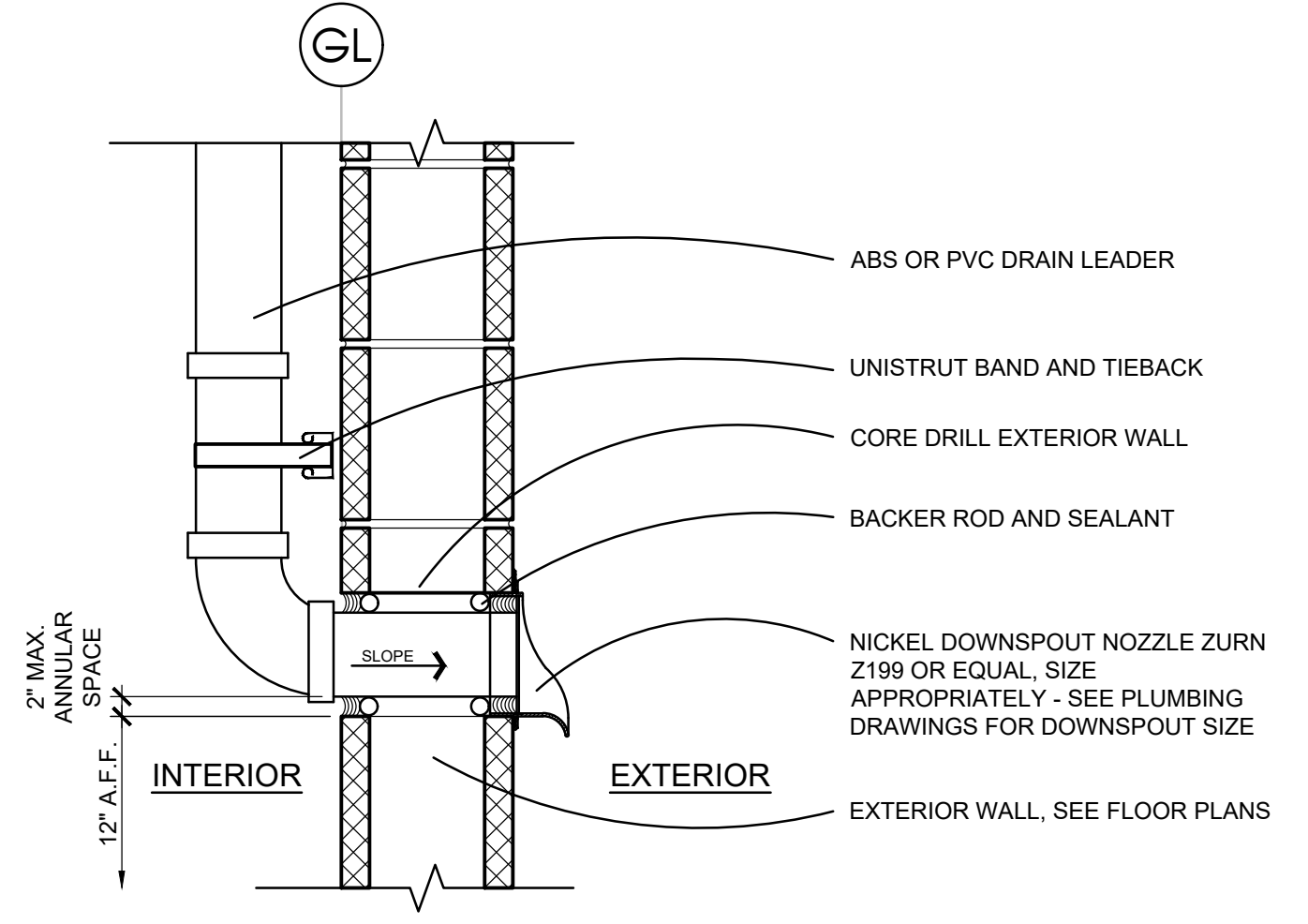
**24 TRASH ENCLOSURE ELEVATION** SCALE: 1/2" = 1'-0"



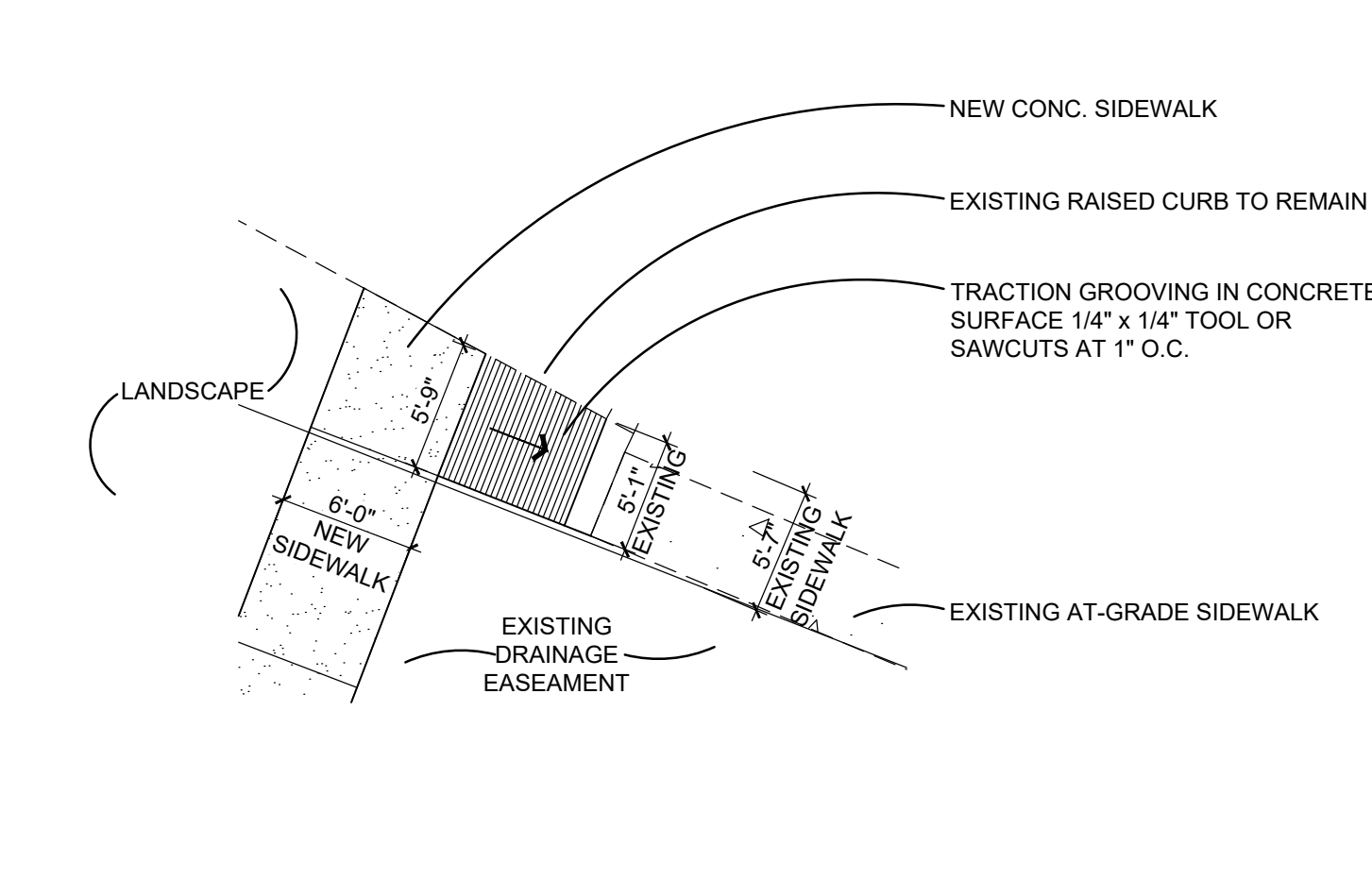
**26 WINDOW DETAIL** SCALE: 1 1/2" = 1'-0"

**27 DOOR DETAIL** SCALE: 1 1/2" = 1'-0"

**28 INTERNALIZED ROOF DRAIN** SCALE: 1 1/2" = 1'-0"



**30 SECTION THROUGH ROOF DRAIN** SCALE: 3/4" = 1'-0"



**31 ADA SIDEWALK** SCALE: 1/8" = 1'-0"

**CAWLEY ARCHITECTS**  
730 N. 52nd St. Ste. 203  
Phoenix, Arizona 85008  
P 602.393.5060  
CawleyArchitects.com

**PINNACLE PEAK VETERINARY CLINIC**  
7474 EAST PINNACLE PEAK ROAD  
SCOTTSDALE ARIZONA 85255

DATE  
PRE-APP SUBMITTAL 03/03/2025  
DR 1ST SUBMITTAL 10-09-2025  
DR 2ND SUBMITTAL 02-18-2026

DRAWN BY: JS

OWNERSHIP OF DOCUMENTS:  
This drawing, including the architectural concept, design, and data, is an instrument of service and shall remain the property of Cawley Architects Inc. This drawing is for use of the location described herein and shall not be used in other locations. Any other use or release of these drawings may result in civil damages.

DISCREPANCIES AND CONFLICTS:  
All discrepancies found in these documents or conflicts between these documents and field conditions shall be reported to Cawley Architects Inc. for resolution before the commencement of the work.

SITE DETAILS

Project: 25005

**A1.3**



February 24, 2026

Ms. Madison Terp  
Pinnacle Peak Veterinary Clinic  
8229 East Whispering Wind Drive  
Scottsdale, Arizona 85255

**RE: TRIP GENERATION STATEMENT FOR PINNACLE PEAK VETERINARY CLINIC – SCOTTSDALE, ARIZONA**

Dear Ms. Terp:

Thank you for retaining CivTech to provide a traffic statement for Pinnacle Peak Veterinary Clinic, LLC for the client’s proposed redevelopment located at 7474 East Pinnacle Peak Road in Scottsdale, Arizona. The project will consist of Maricopa County Assessor Parcel Number (APN) 212-05-531 and contain approximately 0.95 acres of vacant land that is currently zoned for C-O, “Commercial Office” use. The Project is a veterinary clinic of approximately 9,000 square feet (SF) with associated outdoor space with approximately 1,740 SF outdoor exercise courtyard. A site plan has been provided as **Attachment A**.

This statement will compare two developments of the site. First, the Pinnacle Peak Office Park assumed this parcel would develop as a drive-in bank. Previously, the accepted traffic statement used this land use, which was determined by the Institute of Transportation Engineers (ITE) *Trip Generation Manual, 11<sup>th</sup> Edition* for the intended C-O land zoning. However, the current proposal is for a Veterinary Clinic. The Institute of Transportation Engineers (ITE) *Trip Generation Manual, 12<sup>th</sup> Edition* will be used to determine the traffic anticipated by developing the site into this use. The purpose of this traffic statement is to address the City of Scottsdale’s requirement for a Traffic Impact Study that will document the trip generation of the proposed use and a comparison to the existing intended land zoning.

**EXISTING CONDITIONS**

Existing Land Use

The project site is currently vacant land zoned for Commercial Office use. The surrounding commercial offices use includes several medical businesses, including a dentist, a pediatric dentist, chiropractor, massage therapy, prosthodontics, and eye care uses. The site is not proposing direct access to the public right-of-way, but will have shared access within the



**FIGURE 1 — VICINITY MAP**

Pinnacle Peak Office Park. The Pinnacle Peak Office Park has two (2) existing driveways. Access A is a full movement driveway to Pinnacle Peak Road at the west end of the complex. Access B is a restricted right-in/right-out/left-in access to Los Portones Drive, which intersects with Pinnacle Peak Road for full movement access. The vicinity of the site is provided in **Figure 1**.

### Existing Roadway Network

**Pinnacle Peak Road** is an east-west minor arterial street that begins to the west at Cave Creek Road, where it converts from Desert Peak Parkway and terminates to the east, approximately 2 miles east of 93<sup>rd</sup> Street. There are two (2) lanes of travel both eastbound and westbound, separated by a raised median within the vicinity of the Project site. The posted speed limit within the vicinity of the site is 45 miles per hour (mph).

**Los Portones Drive** is a north-south local street that begins to the south at Pinnacle Peak Road where it converts from 74<sup>th</sup> Street and terminates to the northwest at Scottsdale Road. There is one (1) lane of travel both northbound and southbound, separated by a median within the vicinity of the project site. The posted speed limit within the vicinity of the site is 25 mph. Los Portones Drive provides access to gated residential communities north of the existing medical office complex; therefore, very little through traffic beyond the commercial driveway exists on Los Portones.

### Site Access

The site is not proposing direct access to the public right-of-way, but will have shared access within the Pinnacle Peak Office Park. The Pinnacle Peak Office Park has two (2) existing driveways. Access A is a full movement driveway to Pinnacle Peak Road at the west end of the complex. Access B is a restricted right-in/right-out/left-in access to Los Portones Drive, which intersects with Pinnacle Peak Road for full movement access.

## **TRIP GENERATION AND COMPARISON**

Typical traffic statements utilize the most recent version of the Institute of Transportation Engineers (ITE) *Trip Generation Manual, 12<sup>th</sup> Edition* and *Trip Generation Handbook, 3<sup>d</sup> Edition*. The ITE *Trip Generation Manual* contains data collected by various transportation professionals for a wide range of different land uses. The data are summarized in the report and rates and equations have been established that correlate the relationship between an independent variable that describes the development size and generated trips for each categorized land use. The report provides information for daily and peak hour trips.

This situation is somewhat unusual in that the vested traffic associated with the site, as a drive-in bank, was determined using the Trip Generation Manual, 11<sup>th</sup> Edition. The traffic established for the site under that scenario was not adjusted, since it has vested rights. The traffic associated with the veterinarian clinic now proposed for the site was determined using the Institute of Transportation Engineers (ITE) *Trip Generation Manual, 12<sup>th</sup> Edition*. Detailed trip generation calculations are provided in **Attachment B**.

Existing Zoning Comparison

A comparison of the weekday daily and peak hour trip generation potentials of the existing zoning to those of the proposed veterinary clinic are shown in **Table 1**. The ITE LUC 912 – Drive-In Bank was utilized to represent a possible use of the current zoning of the site.

**TABLE 1 – TRIP GENERATION COMPARISON (EXISTING ZONING)**

Land Use	ITE Code	Quantity	Units <sup>+</sup>	Trips Generated						
				Daily Total	AM Peak Hour			PM Peak Hour		
					In	Out	Total	In	Out	Total
<b>Existing Zoning (CO)</b>										
Drive-In Bank	912	6.552	KSF	658	38	27	65	69	69	138
<i>Bank Pass-by</i>					9	9	18	24	24	48
Bank New (Destination)					29	18	47	45	45	90
<b>Veterinary Clinic</b>										
Pinnacle Peak Veterinary Clinic	640	9.00	KSF	194	22	11	33	11	22	36
<b>Trip Generation Increase/(Reduction)</b>		6.552	KSF	<b>(464)</b>	<b>(7)</b>	<b>(7)</b>	<b>(14)</b>	<b>(34)</b>	<b>(23)</b>	<b>(54)</b>

Notes: <sup>+</sup> KSF = 1,000 square feet

As summarized in **Table 1**, the existing zoning was estimated using a drive-in bank. For this analysis, the size of the bank can be quantified by either its number of drive-in lanes or its square-footage. CivTech performed this comparative analysis with 6,552 SF. The 6,552 SF bank is estimated to generate up to 658 weekday daily trips, with 65 trips (38 in/27 out) occurring during the AM peak hour and 138 trips (69 in/69 out) occurring during the PM peak hour. Note that pass-by trips are associated with this land use. Therefore, the net new (destination) trip associated with this land use were used in this comparison.

When comparing the number of trips the bank would likely generate to the proposed Pinnacle Peak Veterinary Clinic, the proposed clinic is likely to have less impact to the surrounding roadway network as it is expected to generate 14 *less* trips occurring during the AM peak hour and 54 *less* trips occurring during the PM peak hour than the zoned bank facility.

## TRIP DISTRIBUTION AND ASSIGNMENT

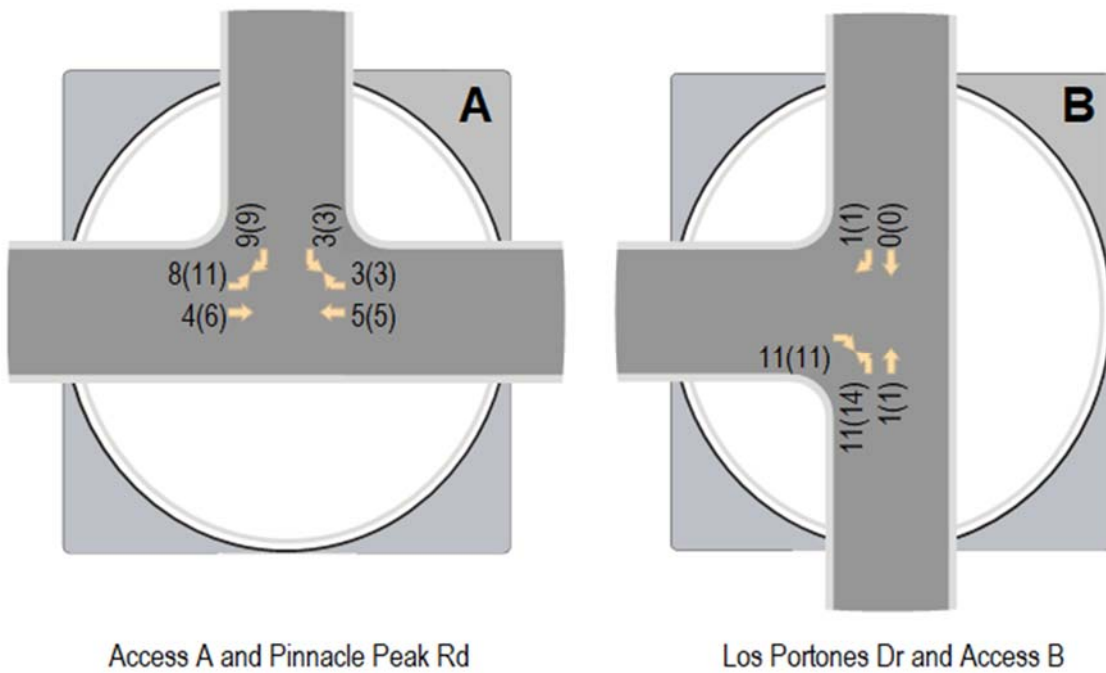
A single trip distribution pattern was assumed for the proposed development. The resulting trip distribution percentages for the study area are shown in **Table 2**.

**TABLE 2 – SITE TRIP DISTRIBUTION**

Direction (To/From)	Percentage
<sup>(1)</sup> Northwest on Los Portones Drive (north of Pinnacle Peak Road)	3%
East on Pinnacle Peak Road (east of Los Portones Drive)	40%
West on Pinnacle Peak Road (west of Existing Access A)	57%
<b>Total</b>	<b>100%</b>

(1) Site traffic is anticipated to be to/from the gated residential communities north of the medical office complex.

**Figure 2** illustrates the AM and PM peak hour traffic due to the proposed Pinnacle Peak Veterinary Clinic at the existing accesses to the complex.



**Figure 2 – Site Generated Traffic Volumes**

## CONCLUSIONS

The following can be concluded from the above analysis:

- The existing C-O zoning allows for a drive-in bank land use to be constructed. The original traffic statement for this site assumed a drive-in bank for this parcel.
- The proposed Pinnacle Peak Veterinary Clinic is estimated to generate up to 33 trips (22 in/11 out) occurring during the AM peak hour and 36 trips (14 in/22 out) occurring during the PM peak hour.
  - When comparing to the 6,552 SF bank, the proposed Pinnacle Peak Veterinary Clinic has the potential to generate 14 *less* trips occurring during the AM peak hour and 54 *less* trips occurring during the PM peak hour, when the pass-by trips are factored in.
  - The Pinnacle Peak Veterinary Clinic is expected to have less impact on the surrounding roadway system than a drive-in bank (allowed by current zoning).
- This number of new projected trips are not expected to have an impact on the existing accesses to the complex or to the surrounding roadway network that would require any mitigation measures.
  - The only site generated trips expected from the north on Los Portones will be from customers that live in the gated community. These number of trips are expected to be very low.

Thank you for allowing CivTech to provide engineering services for this project. Should there be any questions please contact me at (480) 659-4250.

Sincerely,

**CivTech**



Sean Messner, P.E.

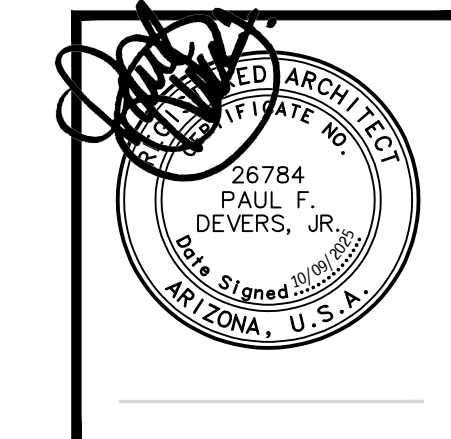
Attachments (2)

- A. Site Plan
- B. Trip Generation Calculations



730 N. 52nd St. Ste. 203  
Phoenix, Arizona 85008  
P 602.393.5060

CawleyArchitects.com



PINNACLE  
PEAK  
VETERINARY  
CLINIC

7474 EAST  
PINNACLE PEAK  
ROAD  
SCOTTSDALE  
ARIZONA  
85255

DATE  
PRE-APP SUBMITTAL  
03/03/2025  
DR SUBMITTAL  
10-09-2025

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OWNERSHIP OF DOCUMENTS:  
This drawing, including the architectural  
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or conflicts between these documents and  
field conditions shall be reported to Cawley  
Architects Inc. for resolution before the  
commencement of the work.

SITE PLAN

Project: 25005  
A1.1

**SHEET KEYNOTES**

- 1 EXISTING MONUMENT SIGN TO BE RELOCATED
- 2 EXISTING UTILITY JUNCTION BOX
- 3 EXISTING CONCRETE HEADWALL TO REMAIN
- 4 EXISTING ASPHALT DRIVE, TYP.
- 5 EXISTING CONCRETE APRON TO REMAIN
- 6 EXISTING PARKING TO REMAIN, TYP.
- 7 EXISTING INTERIOR DRIVE TO REMAIN, TYP.
- 8 LEVEL 2 ELECTRIC VEHICLE CHARGING STATION
- 9 FUTURE LEVEL 2 ELECTRIC VEHICLE CHARGING STATION - PROVIDE CONDUIT AND POWER DURING CONSTRUCTION PHASE
- 10 PERMEABLE ARTIFICIAL TURF, INSTALL PER MANUFACTURER'S SPECIFICATIONS - GC TO COORDINATE WITH OWNER FOR PRODUCT AND COLOR
- 11 REFUSE ENCLOSURE PER CITY STANDARDS - SEE SITE DETAILS - LOCATION SUBJECT TO OFFICE PARK HOA APPROVAL
- 12 ASPHALT OVER ABC - SEE CIVIL DRAWINGS AND GEO TECHNICAL REPORT
- 13 BIKE RACK - SEE SITE DETAILS
- 14 PARKING SCREEN WALL, TYP. - SEE SITE DETAILS
- 15 LIGHT POLE, TYP. - SEE ELECTRICAL DRAWINGS AND SITE DETAILS
- 16 LANDSCAPING, TYP. - SEE LANDSCAPE DRAWINGS
- 17 PROVIDE PAINTED PARKING STRIPING, ADA SIGNAGE, AND WALKWAY STRIPING PER CITY STANDARDS
- 18 EXISTING LIGHT POLE TO REMAIN - PROTECT DURING DEMOLITION AND CONSTRUCTION PHASES
- 19 EXISTING DRIVEWAY TO REMAIN - SEE CIVIL DRAWINGS
- 20 EXISTING TRANSFORMER TO REMAIN - SEE CIVIL AND ELECTRICAL DRAWINGS
- 21 EXISTING LANDSCAPE TO REMAIN - SEE LANDSCAPE DRAWINGS
- 22 EXISTING RETENTION BASIN, TYP.
- 23 EXISTING SIDEWALK AND RAMP TO REMAIN
- 24 2021 IqCC COMPLIANT PERMEABLE CONCRETE PAVERS OVER ABC - PAVERS TO BE LIGHT COLORED WITH AN INITIAL SOLAR REFLECTANCE VALUE OF 29
- 25 2021 IqCC COMPLIANT CONCRETE PAVING OVER ABC - CONCRETE TO HAVE AN INITIAL SOLAR REFLECTANCE VALUE OF 35

**SITE DATA**

PROJECT: PINNACLE PEAK VETERINARY CLINIC  
ADDRESS: 7474 EAST PINNACLE PEAK ROAD SCOTTSDALE, ARIZONA 85255  
OWNER: PINNACLE PEAK VETERINARY CLINIC LLC  
15957 N. 81ST ST., SUITE 101 SCOTTSDALE, AZ  
SCOPE: A NEW COMMERCIAL BUILDING  
LEGAL DESCRIPTION: SEE CIVIL  
ASSESSOR PARCEL NO.: 212-05-531  
CURRENT ZONING: C-O ESL  
GROSS SITE AREA: +/- 62,668 S.F. +/- 1.44 ACRES  
NET SITE AREA: +/- 41,418 S.F. +/- 0.95 ACRES  
ALLOWED FAR: 0.8 (33,134 S.F.)  
PROPOSED FAR: 0.22  
BUILDING AREA: 8,985 S.F. GROSS  
STORIES: TWO STORY  
LOT COVERAGE: 12.65%  
LANDSCAPE AREA: 4,171 S.F.  
LANDSCAPE COVERAGE: 12.6%  
OCCUPANCY: B  
CONSTRUCTION TYPE: V-B w/ A.F.E.S.  
BUILDING HEIGHT: 31'-0"  
ALLOWED HEIGHT: 48'-0" (PER C-O ZONING)

**PARKING CALCULATIONS**

**BUILDING AREA CALCULATIONS**

OCCUPANCY	1ST FLOOR	2ND FLOOR	TOTALS
OFFICE	1,444 S.F.	-	1,444 S.F.
VETERINARY	2,609 S.F.	-	2,609 S.F.
KENNEL	1,188 S.F.	3,744 S.F.	4,932 S.F.
TOTAL:	5,241 S.F.	3,744 S.F.	8,985 S.F.

**REQUIRED PARKING CALCULATIONS**

OCCUPANCY	S.F.	FACTOR	TOTAL
OFFICE	1,444 S.F.	1/300	4.81
VETERINARY	2,609 S.F.	1/300	8.70
KENNEL	4,932 S.F.	1/300	16.44
TOTAL:			29.95 = 30

**PARKING PROVIDED**

TOTAL REGULAR SPACES	28
TOTAL ACCESSIBLE SPACES	2
TOTAL SPACES ON SITE	30

**ELECTRIC VEHICLE CHARGING SPACE CALCULATIONS**

RATIO	REQUIRED	PROVIDED
EV INSTALLED SPACES	4% OF TOTAL REQD. SPACES = 1.2 = 2	2
EV EQUIPPED SPACES	10% OF TOTAL REQD. SPACES = 3	4

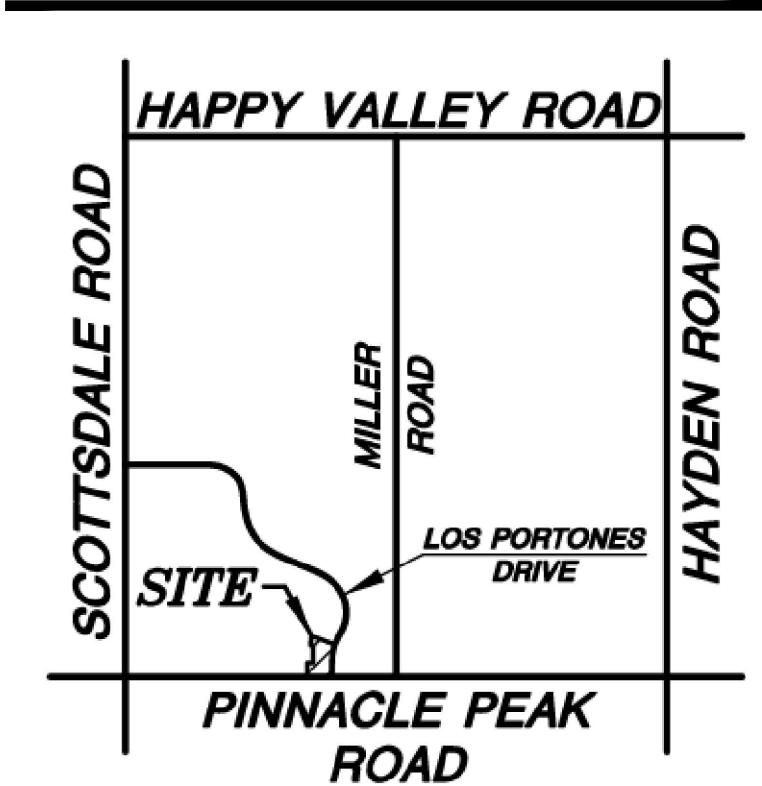
**BICYCLE PARKING CALCULATIONS**

RATIO	REQUIRED	PROVIDED
1/25 PARKING SPACES	2	3

**LEGEND**

- PROPERTY LINE
- - - EASEMENT / SETBACK LINE
- - - CAR OVERHANG, MEASURED FROM FACE OF CURB AS DIMENSIONED ON SITE PLAN
- 6" CURB
- SITE WALL
- ▨ SALT FINISH CONCRETE SIDEWALK WITH AN INITIAL SOLAR REFLECTANCE VALUE OF 29 OR MORE
- ▨ PAINT STRIPING ON PAVEMENT
- ⚡ FDC FIRE DEPARTMENT CONNECTION
- △ ACCESSIBLE ROUT / PATH OF TRAVEL
- ⊕ FIRE RISER
- ⌈ SITE WALL - SEE SHEET A1.5 FOR SITE WALL SCHEDULE
- LEVEL 2 ELECTRIC VEHICLE CHARGING PORT
- FUTURE LEVEL 2 ELECTRIC VEHICLE CHARGING PORT

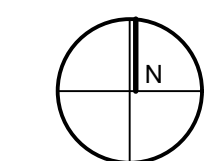
**VICINITY MAP** N.T.S.



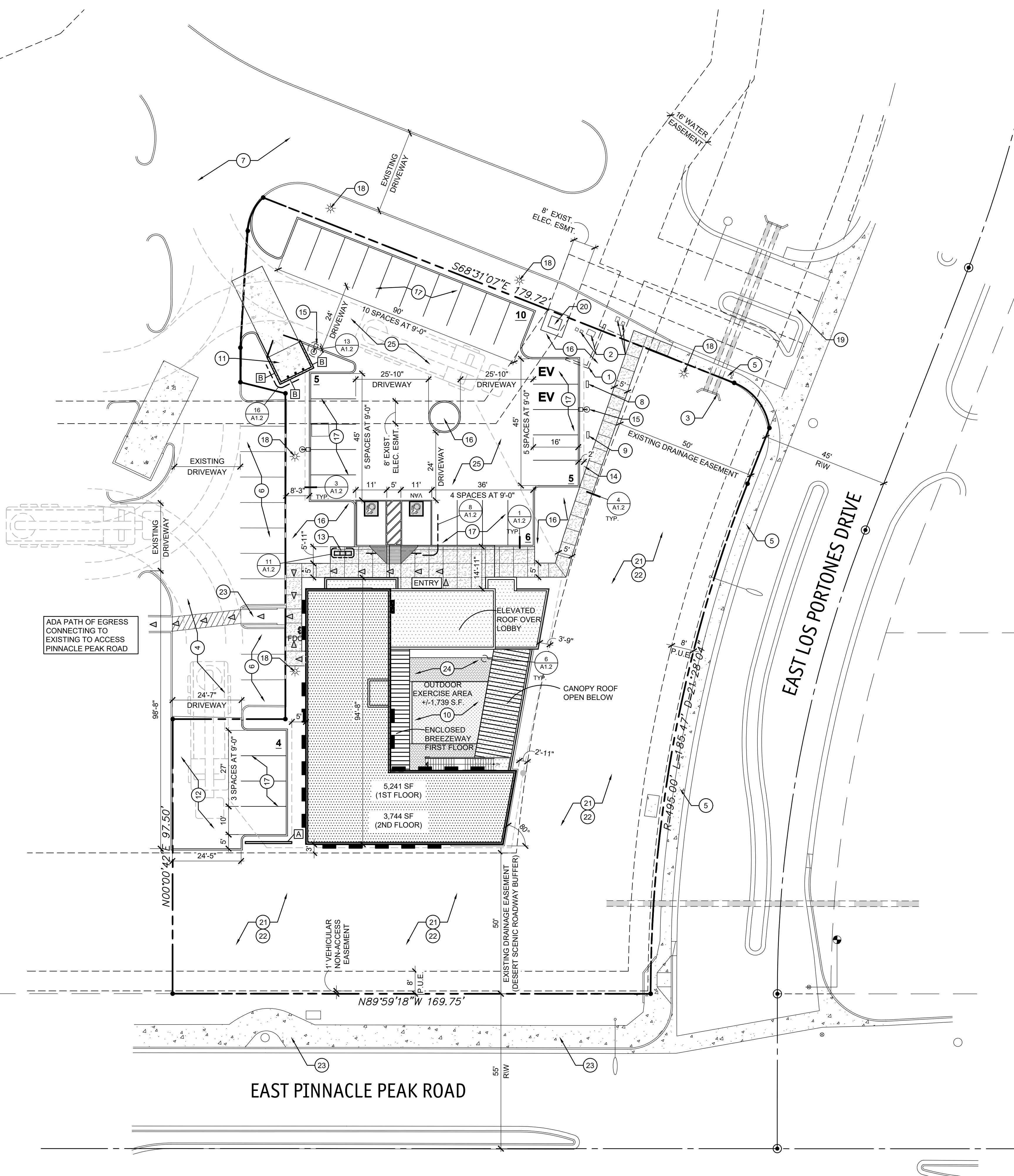
**C.O.S. APPROVAL STAMPS**



**SITE PLAN**  
1" = 20'-0"  
0 5 10 20 40



PRE-APP #175-PA-2025



ADA PATH OF EGRESS CONNECTING TO EXISTING TO ACCESS PINNACLE PEAK ROAD

EAST PINNACLE PEAK ROAD

EAST LOS PORTONES DRIVE

5,241 SF (1ST FLOOR)  
3,744 SF (2ND FLOOR)

OUTDOOR EXERCISE AREA +/- 1,739 S.F.

ENCLOSED BREEZEWAY FIRST FLOOR

CANOPY ROOF OPEN BELOW

3'-9"

2'-11"

30"

50"

55"

55"

55"

55"

55"

55"

55"

55"

55"

55"

55"

55"

55"

55"

55"

55"

**Methodology Overview**

This form facilitates trip generation estimation using data within the Institute of Transportation Engineer's (ITE) Trip Generation Manual, 11th Edition and methodology described within ITE's Trip Generation Handbook, 3rd Edition. These references will be referred to as Manual and Handbook, respectively. The Manual contains data collected by various transportation professionals for a wide range of different land uses, with each land use category represented by a land use code (LUC). Average rates and equations have been established that correlate the relationship between an independent variable that describes the development size and generated trips for each categorized LUC in various settings and time periods. The Handbook explains the methodology for how to use data contained within the Manual, such as when to use the fitted curve instead of the average rate, when adjustments to the volume of trips are appropriate, how to make them, etc. The methodology steps are represented visually in boxes in Figure 3.1. This worksheet applies calculations for each box if applicable.

**Box 1 - Define Study Site Land Use Type&Site Characteristics,**

**Box 2 - Define Site Context | Box 3 - Define Analysis Objectives Trip Types&Time Period**

The analyst is to pick an appropriate LUC(s) based on the subject's zoning/land use(s)/future land use(s). The size of the land use(s) is described in reference to an independent variable(s) specific to (each) the land use (example: 1,000 square feet of building area is relatively common). Context assessment is to "simply determine whether the study sites is in a multimodal setting" and "could have persons accessing the site by walking, bicycling, or riding transit." This assessment is used in Box 4. The Manual separates data into 4 setting categories - Rural, General Urban/Suburban, Dense Multi-Use Urban and Center City Core. This worksheet uses the following abbreviations, respectively: R, G, D, and C. The Manual does not have data for all settings of all land use codes. The "General Urban/Suburban" setting is used by default.

This tool will focus on vehicular trips for a 24-hour period on a typical weekday as well as its AM peak hour and PM peak hour. Other time period(s) may be of interest.

**Land Use Types and Size**

Proposed Use	Amount Units	ITE LUC	ITE Land Use Name
Veterinary Clinic	9.000 1,000 square feet	640	Animal Hospital/ Veterinary Clinic

**Equation Type: Equation Used [Equated Rate]** (Type Abbreviations: Weighted Average Rate ("WA"), Fitted Curve (**Type: Equation Used [Equated Rate]**))

Proposed Use	ADT	AM Peak Hour	PM Peak Hour	(not used)
Veterinary Clinic	WA: T=X*21.5 [21.50]	WA: T=X*3.64 [3.64]	FC: T=4.75*X-6.96 [3.98]	

**Baseline Vehicular Trips**

Proposed Use	ADT				AM Peak Hour				PM Peak Hour				(not used)			
	% In	In	Out	Total	% In	In	Out	Total	% In	In	Out	Total	% In	In	Out	Total
Veterinary Clinic	50%	97	97	194	67%	22	11	33	40%	14	22	36				

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**Land Use Types and Size**

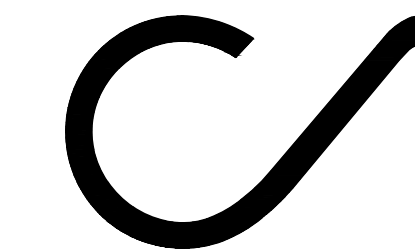
Proposed Use	Amount Units	ITE LUC	ITE Land Use Name
Bank, Drive-In	6.552 1,000 square feet	912	Drive-In Bank

**Equation Type: Equation Used [Equated Rate]** (Type Abbreviations: Weighted Average Rate ("WA"), Fitted Curve (**Type: Equation Used [Equated Rate]**))

Proposed Use	ADT	AM Peak Hour	PM Peak Hour	(not used)
Bank, Drive-In	WA: T=X*100.35 [100.35]	WA: T=X*9.95 [9.95]	WA: T=X*21.01 [21.01]	

**Baseline Vehicular Trips**

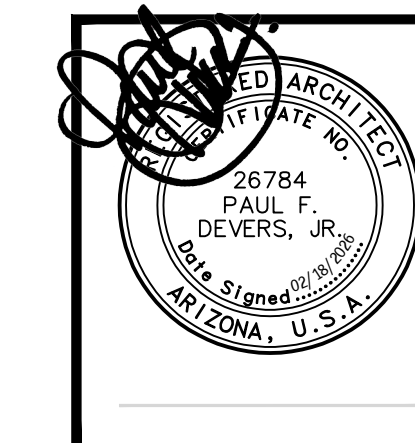
Proposed Use	ADT				AM Peak Hour				PM Peak Hour				(not used)			
	% In	In	Out	Total	% In	In	Out	Total	% In	In	Out	Total	% In	In	Out	Total
Bank, Drive-In	50%	329	329	658	58%	38	27	65	50%	69	69	138				



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**PINNACLE PEAK VETERINARY CLINIC**  
  
7474 EAST PINNACLE PEAK ROAD  
SCOTTSDALE ARIZONA 85255

**DATE**  
PRE-APP SUBMITTAL 03/03/2025  
DR 1ST SUBMITTAL 10-09-2025  
DR 2ND SUBMITTAL 02-18-2026

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**OWNERSHIP OF DOCUMENTS:**  
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OPEN SPACE PLAN

Project: 25005  
**OS1.1**

**OPEN SPACE WORKSHEET**

PROJECT: PINNACLE PEAK VET CLINIC  
PROJECT DATA ZONING: C-O ESL  
NET LOT AREA: 41,418 S.F.  
BUILDING HEIGHT: 29'-6"

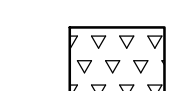
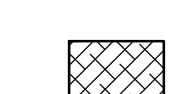


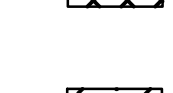
**OPEN SPACE CALCULATIONS**

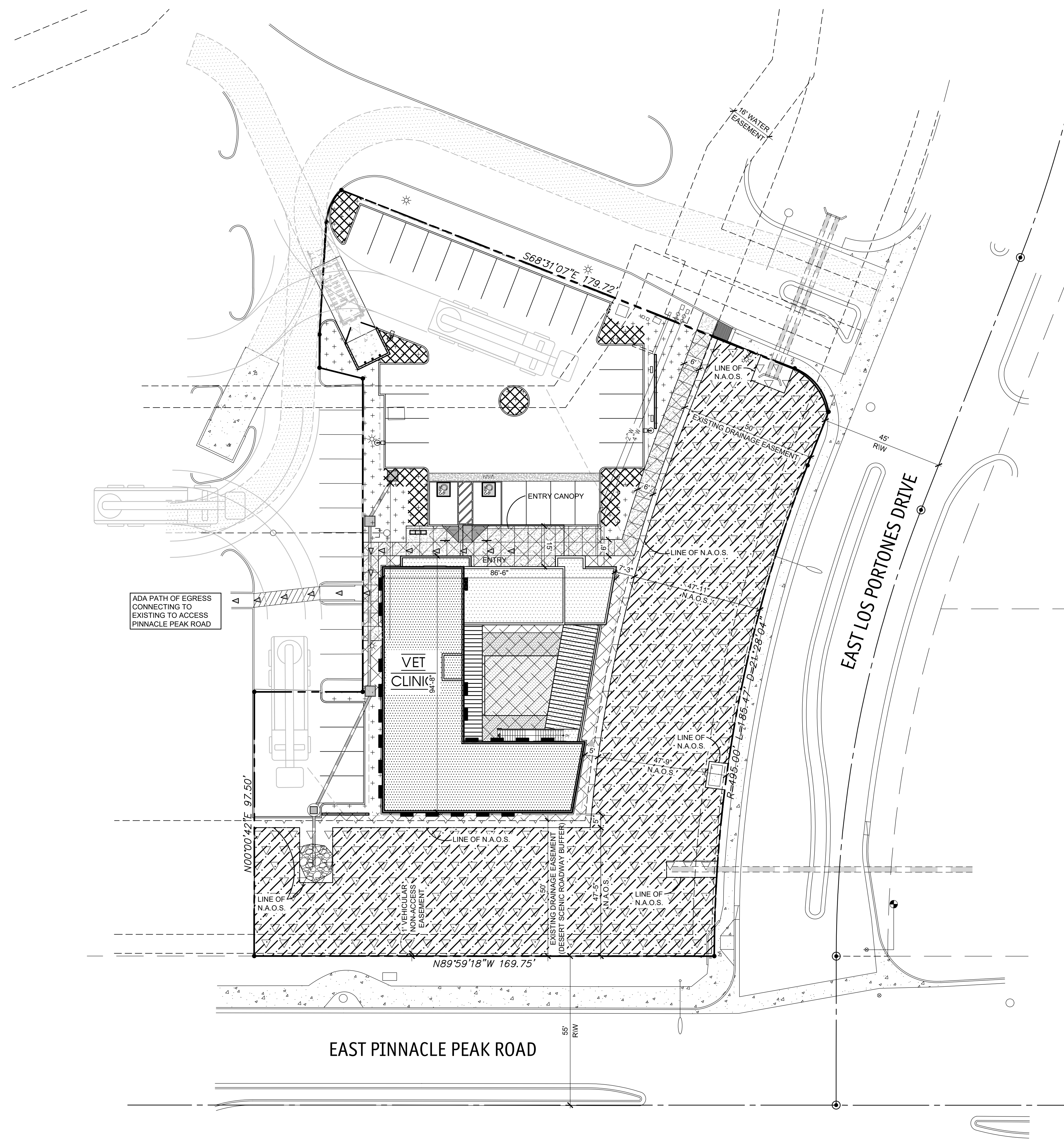
REQUIRED OPEN SPACE:  
MAXIMUM BUILDING HEIGHT = 29'-6" PROPOSED (48' ALLOWED)  
FIRST 12' OF HEIGHT = 15% x NET LOT AREA  
= .15 x 41,418 = 6,212.7 S.F.  
NEXT 17'-6" OF HEIGHT = 17'-6" x (.004 x 41,418) = 2,899.26 S.F.  
OPEN SPACE REQUIRED (NOT INCLUDING PARKING LOT LANDSCAPING)  
= 6,212.7 + 2,899.26 = 9,111.96 S.F. = 9,112 S.F. (22%)  
OPEN SPACE PROVIDED = 20,908 S.F.

**PARKING LOT LANDSCAPE CALCULATIONS**

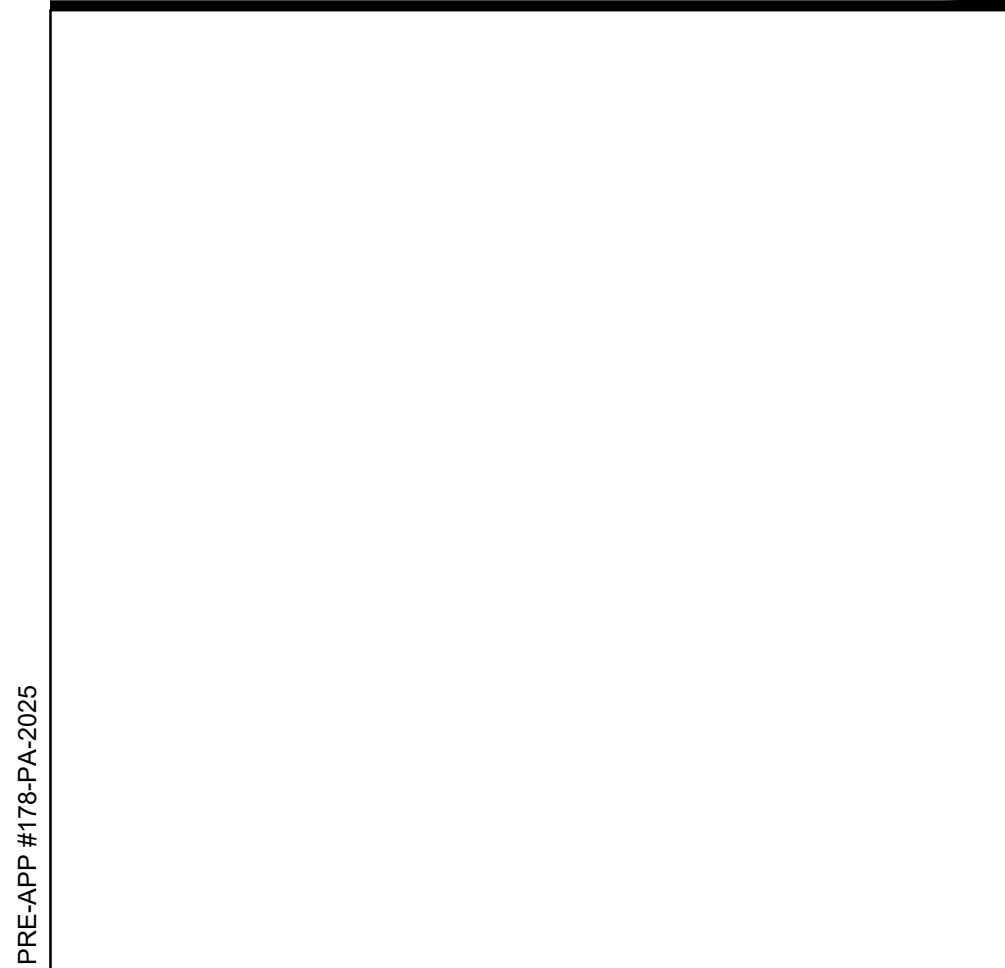
PARKING LOT LANDSCAPE REQUIRED  
PARKING LOT AREA x 15%  
10,734 S.F. x .15 = 1,610.10 S.F.  
PARKING LOT LANDSCAPE PROVIDED = 2,718 S.F. = 25.32%

INTERIOR PARKING LOT LANDSCAPE REQUIRED  
PROVIDED PARKING LANDSCAPE = 2,718 S.F.  
REQUIRED INTERIOR PARKING LOT  
= 1/3 OF 2,718 S.F. = 906 S.F.  
INTERIOR PARKING LOT LANDSCAPE PROVIDED = 991 S.F.

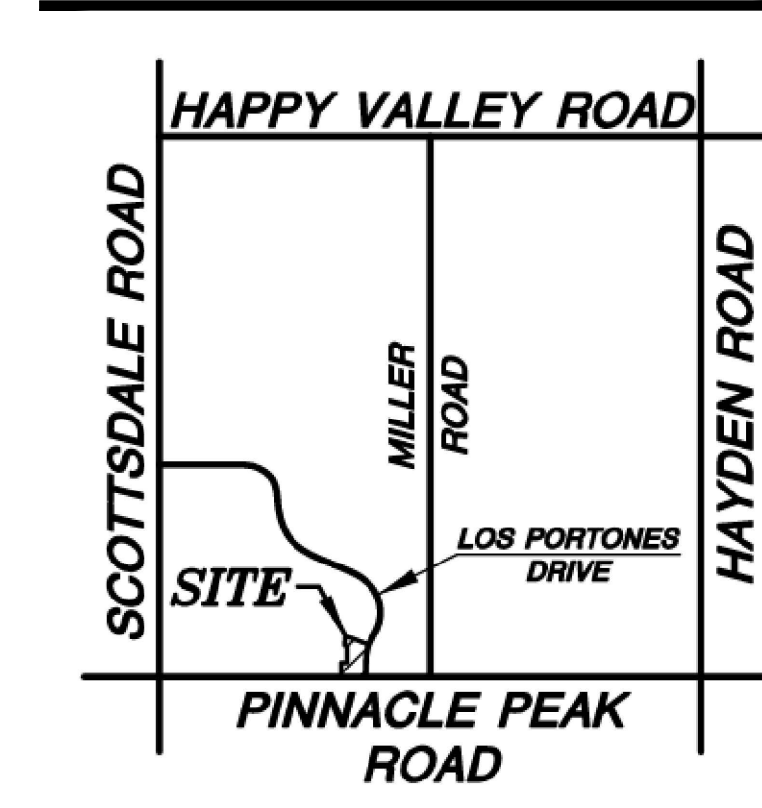
-  DENOTES FRONT OPEN SPACE  
17,185 S.F. TOTAL
-  DENOTES OPEN SPACE OTHER THAN  
FRONTAL OPEN SPACE  
2,748 S.F. + 1,042 S.F. (COURTYARD)  
= 3,723 S.F. TOTAL
-  DENOTES PARKING LOT LANDSCAPING  
2,718 S.F. TOTAL
-  DENOTES REQUIRED ONE-THIRD (1/3) INTERIOR  
PARKING LOT LANDSCAPE  
796 S.F. TOTAL
-  NATURAL AREA OPEN SPACE  
16,009 S.F. TOTAL



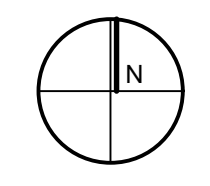
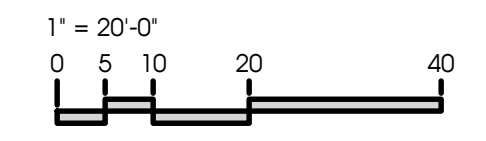
**C.O.S. APPROVAL STAMPS**



**VICINITY MAP** N.T.S.



**OPEN SPACE PLAN**



PRE-APP #175-PA-2025



NE CORNER VIEW



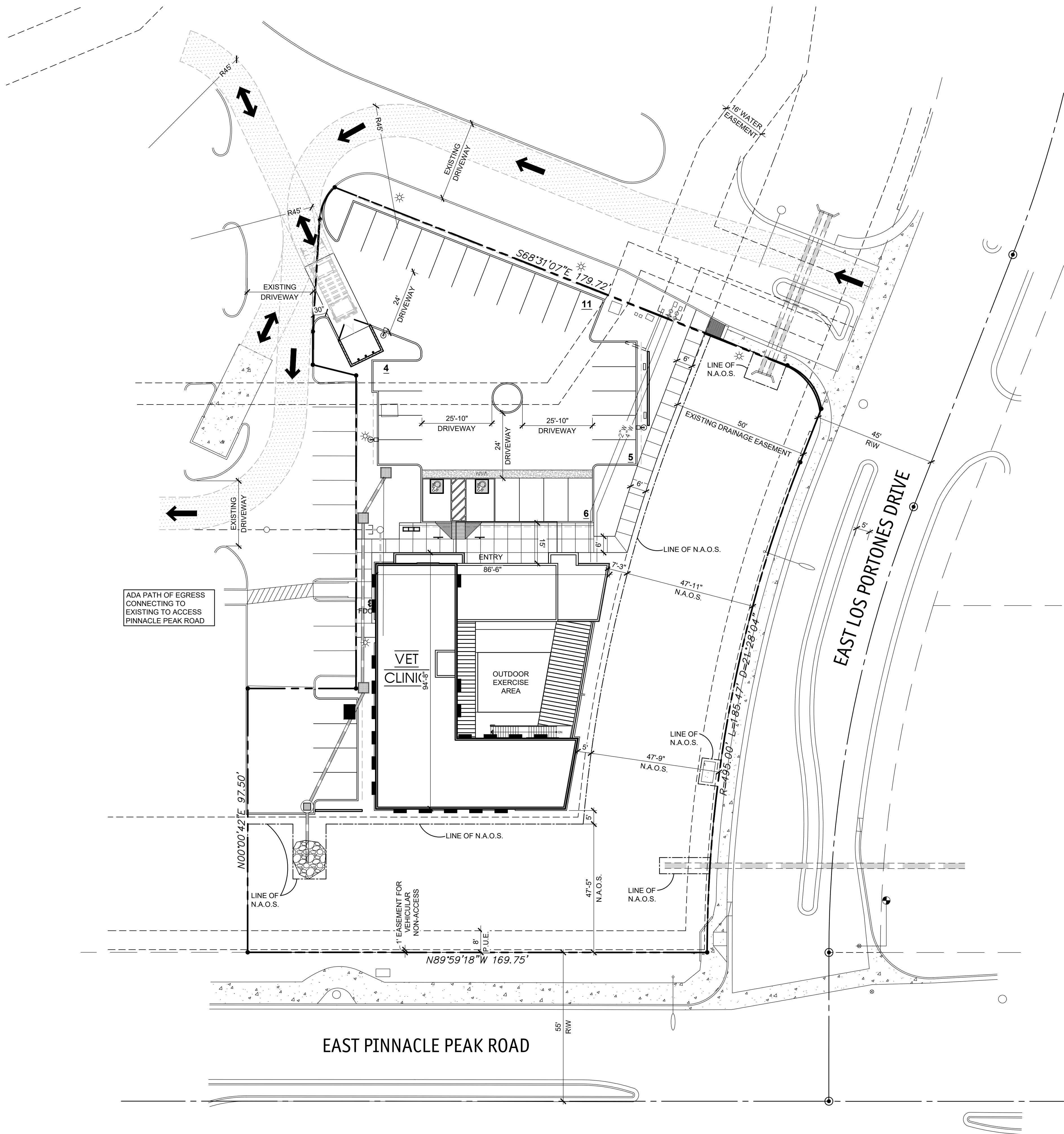
NW CORNER VIEW



BUILDING FRONTAGE - SE CORNER VIEW



BUILDING FRONTAGE - SW CORNER VIEW



ADA PATH OF EGRESS CONNECTING TO EXISTING TO ACCESS PINNACLE PEAK ROAD

**LEGEND**

- PROPERTY LINE
- EASEMENT / SETBACK LINE
- CAR OVERHANG, MEASURED FROM FACE OF CURB AS DIMENSIONED ON SITE PLAN
- 6" CURB
- SITE WALL
- SALT FINISH CONCRETE SIDEWALK
- PAINT STRIPING ON PAVEMENT
- FDC FIRE DEPARTMENT CONNECTION
- REFUSE TRUCK PATH
- REFUSE TRUCK ACCESS

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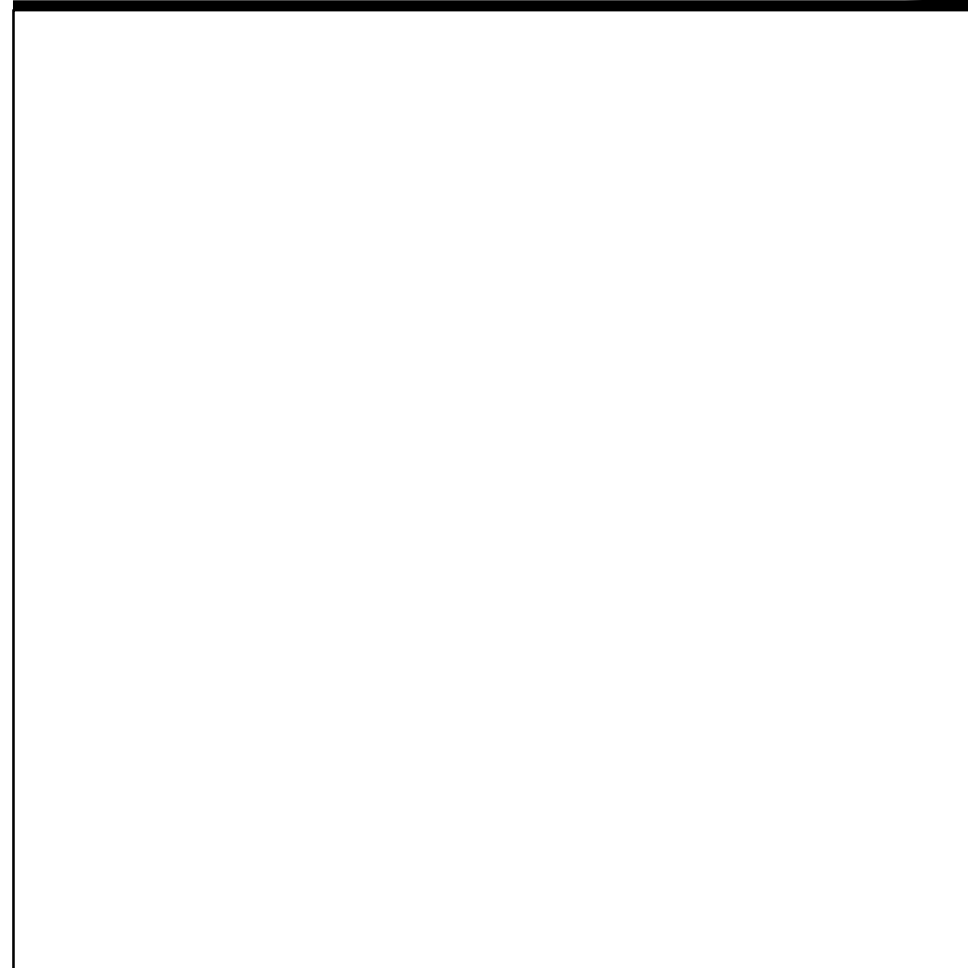
Professional Seal: PAUL F. DEVERS, JR., ARCHITECT, No. 26784, ARIZONA, U.S.A.

**PINNACLE PEAK VETERINARY CLINIC**

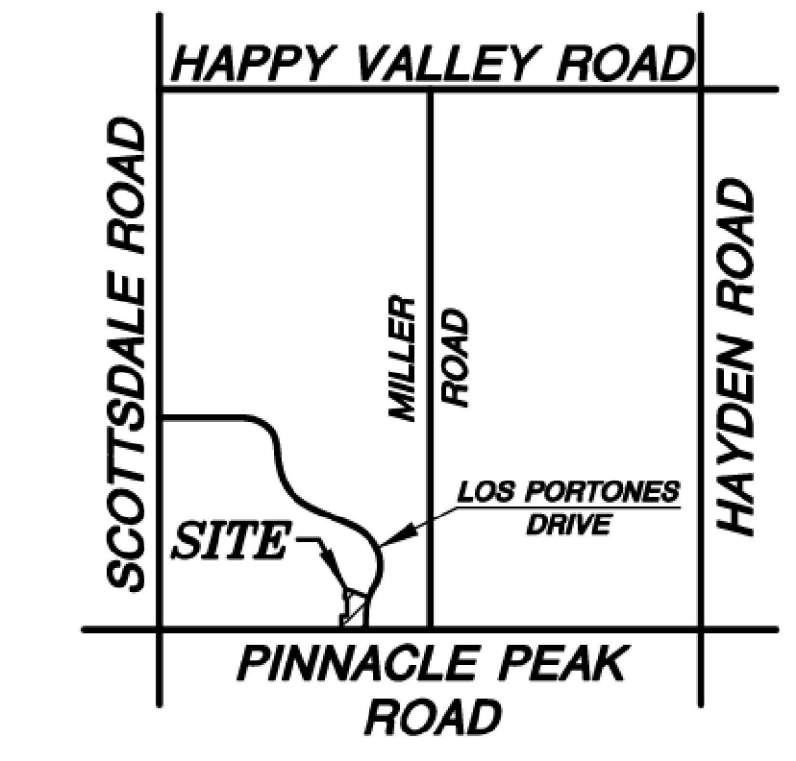
7474 EAST PINNACLE PEAK ROAD  
 SCOTTSDALE ARIZONA 85255

DATE  
 PRE-APP SUBMITTAL 03/03/2025  
 DR 1ST SUBMITTAL 10-09-2025  
 DR 2ND SUBMITTAL 02-18-2026

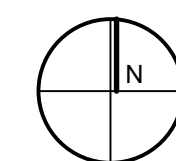
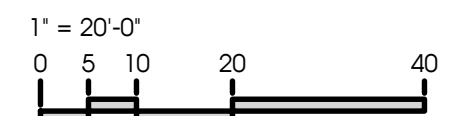
C.O.S. APPROVAL STAMPS



VICINITY MAP N.T.S.



REFUSE PLAN



PRE-APP #175-PA-2025

DRAWN BY: JS

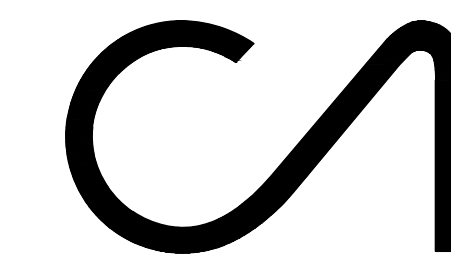
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REFUSE PLAN

Project: 25005

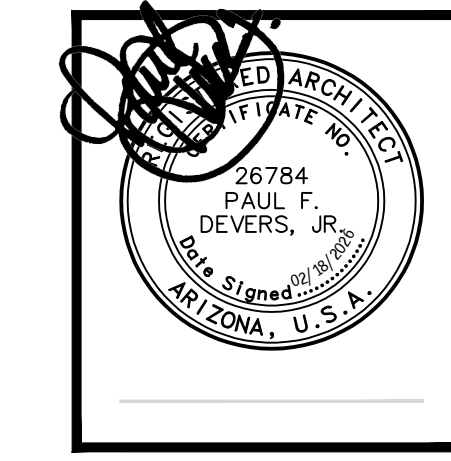
RP.1



**CAWLEY ARCHITECTS**

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SCOTTSDALE ARIZONA 85255

DATE  
PRE-APP SUBMITTAL 03/03/2025  
DR 1ST SUBMITTAL 10-09-2025  
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ROOF OVER TOPOGRAPHY PLAN

Project: 25005  
**RT1.1**

**BUILDING HEIGHT CALCULATION**

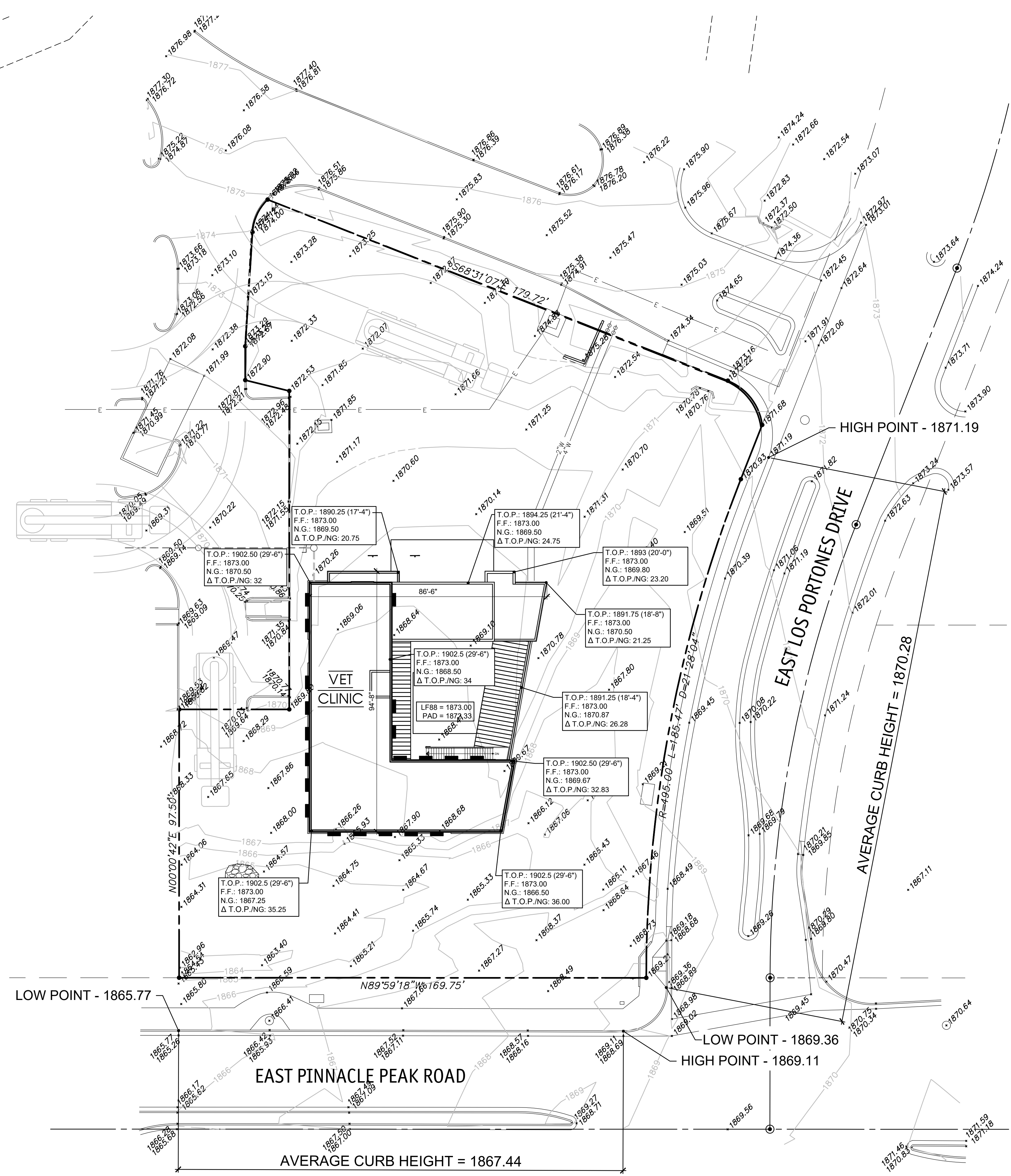
BUILDING HEIGHT FROM ADJACENT STREET:

**E. LOS PORTONES DR. CALCULATION:**  
HIGH POINT - 1871.19  
LOW POINT - 1869.36 T.O.C.  
AVERAGE POINT - 1870.28

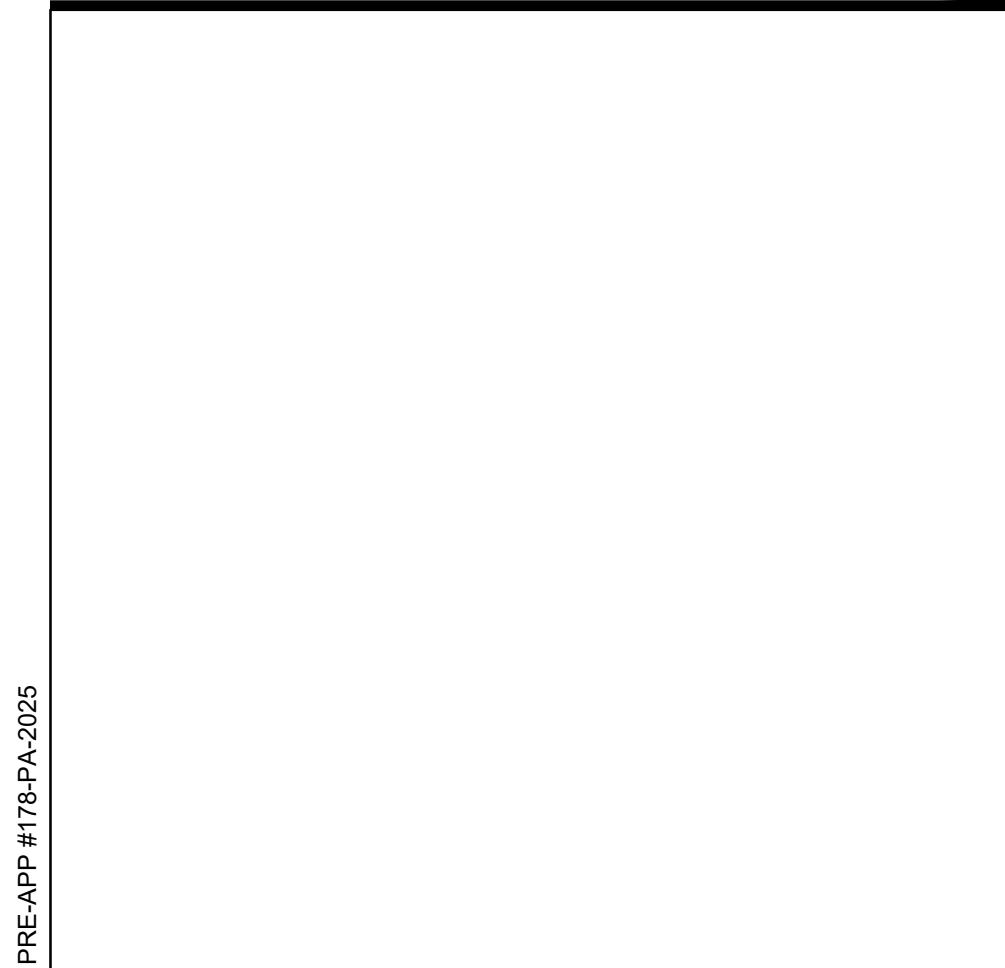
**E. PINNACLE PEAK RD. CALCULATION:**  
HIGH POINT - 1869.11 T.O.C.  
LOW POINT - 1865.77 T.O.C.  
AVERAGE POINT - 1867.44 T.O.C.  
**\*CONTROLLING FACTOR TO DETERMINE MAX BUILDING HEIGHT**

**MAX BUILDING HEIGHT CALCULATION:**  
**\*1867.44 + 1.00 = 1868.44 (PER CITY OF SCOTTSDALE ORDINANCE)**  
**1868.44 + 36.00 = 1904.44**

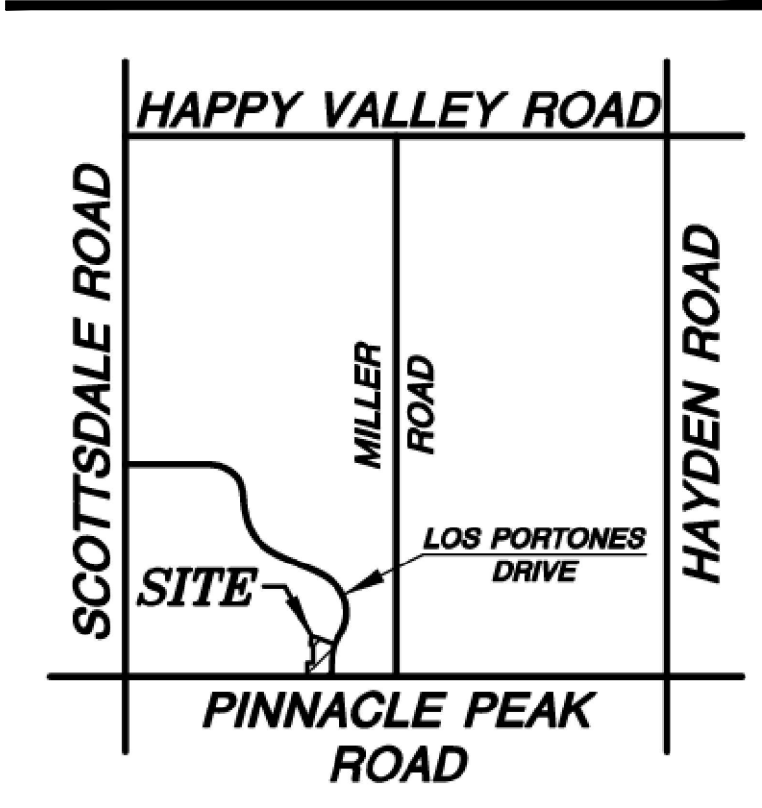
**ACTUAL BUILDING HEIGHT (FROM PINNACLE PEAK ROAD):**  
F.F. - 1873.00  
T.O.P. - 1902.5 (29'-6")



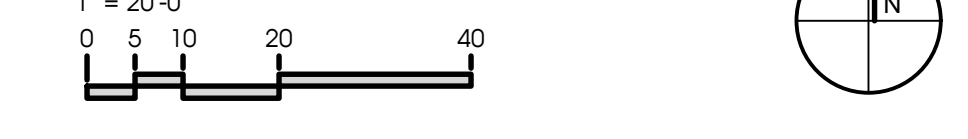
**C.O.S. APPROVAL STAMPS**



**VICINITY MAP**



**ROOF OVER TOPOGRAPHY PLAN**



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