



Planning and Development Services
7447 East Indian School Road
Scottsdale, Arizona 85251

SITE PLAN - PLANNING NOTES

COMMERCIAL & MULTI-FAMILY

Please provide the following checked notes on the site plan, additional notes may be required.

- Sight distance triangles shall be shown on final plans for driveways from commercial sites and any intersections. Area within the safety triangle is to be clear of landscaping, signs, or other visibility obstructions with a height greater than 1.5 feet. Trees within the safety triangle shall be single trunk and have a canopy that begins at 8 feet in height upon installation. All heights are measured from nearest street line elevation.
- Temporary/Security Fencing that is required or is optionally provided shall be in accordance with the Zoning Ordinance and the Design Standards and Policies Manual.
- The temporary/security fence location shall not be modified or the temporary/security fence shall not be removed without the approval of the Planning and Development Services' Inspection Services Division.
- All rights-of-way adjacent to this property shall be landscaped and maintained by the property owner.
- All signs require separate permits and approvals.
- A master sign program shall be subject to the approved of the Development Review Board prior to the issuance of a sign permit for multi-tenant buildings.
- No exterior vending or display shall be allowed.
- Flagpoles, if provided, shall be one piece conical tapered.
- No exterior public address or speaker system shall be allowed.
- Patio umbrellas, if provided, shall be solid colors and shall not have any advertising in the form of signage or logos.
- All exterior mechanical, utility, and communication equipment shall be screened to the height of the tallest unit by parapet or screen wall that matches the architectural color and architectural finish of the building. Ground mounted mechanical, utility, and communication equipment shall be screened by a screen wall that matches the architectural color and architectural finish of the building, which is a minimum of 1'-0" higher than the highest point of tallest unit. (Details are still required.)
- All equipment, utilities, or other appurtenances attached to the building shall be an integral part of the building design in terms of form, color and texture.
- No exterior visible ladders shall be allowed.
- All pole-mounted lighting shall be a maximum of 20 feet in height.
- No chain link fencing shall be allowed.
- No turf areas shall be provided.
- No irrigation shall be provided to undisturbed Natural Area Open Space (NAOS) areas.
- Provide the Natural Area Open Space (NAOS) and Limits of Construction (LOC) Protection Program on the Plans:

NATURAL AREA OPEN SPACE (NAOS) AND LIMITS OF CONSTRUCTION (LOC) PROTECTION PROGRAM:

1. No building, grading, or construction activity shall encroach into areas designated as NAOS, or outside the designated construction envelope.
2. All NAOS and area outside of the LOC shall be protected from damage prior to, and during construction by the follow methods:
 - a. A registered land surveyor shall stake all NAOS and LOC disturbance based on this exhibit.
 - b. ± Three (3) foot tall steel rebar, or City of Scottsdale Inspection Services approved similar, shall be set along the NAOS and LOC, and connected with gold roping by the contractor prior to any clearing or grading.
 - c. All cactus subject to the City of Scottsdale's native plant ordinance directly adjacent, within two feet, of the NAOS and LOC line shall be fenced with wire fencing to prevent damage.
 - d. The staking, roping, and fencing shall be maintained intact by the contractor during the duration of the construction activity.
3. The contractor shall remove staking, roping, and fencing after receipt of the Letter of Acceptance from the City of Scottsdale for all construction work.