

**NOTICE OF REGULAR MEETING
OF THE
DEVELOPMENT REVIEW BOARD**

WHEN: MONDAY, JUNE 9, 2025

WHERE: CAREFREE TOWN COUNCIL CHAMBERS
33 EASY STREET, CAREFREE, AZ 85377

LIVESTREAM: [CAREFREE YOUTUBE CHANNEL](https://www.youtube.com/@Carefree.AZgov)
<https://www.youtube.com/@Carefree.AZgov>

TIME: 4:00 P.M.

Pursuant to A.R.S. 38-431.02, notice is hereby given to the members of the Development Review Board of the Town of Carefree, Arizona and to the general public that the members of the Board will hold a meeting open to the public. For any item listed on the agenda, the Board may vote to go into Executive Session for advice of counsel and/or to discuss records and information exempt by law or rule from public inspection, pursuant to Arizona Revised Statutes §38-431.03.

The agenda for the meeting is as follows:

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

REGULAR AGENDA:

1. Approval of the 2025-03-10 Development Review Board Meeting DRAFT MINUTES
2. **DISCUSSION** and **POSSIBLE ACTION** on a Final Site Plan application for the development of a neighborhood commercial center at the Northeast Corner (NEC) of Cave Creek Road and Carefree Highway to be known as Carefree Quarter.

Case #: 24-12-SP

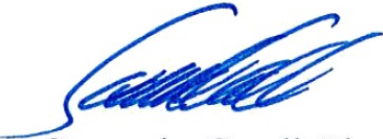
- Applicant: Ms. Sherri Koshel, Empire Group of Companies in partnership with Diversified Partners, 6617 North Scottsdale Road, Suite 101, Scottsdale AZ, 85250
- Owner: Empire Residential Communities Fund III
- Location: Northeast Corner of Cave Creek Road and Carefree Highway, Carefree, and specifically Maricopa County Tax Parcel #211-47-204A
- Zoning: Commercial (C) and Carefree Ordinance 2018-16

The applicant is requesting approval of a Final Site Plan for a proposed neighborhood commercial center located at the NEC of Cave Creek Road and Carefree Highway. The Conceptual Site Plan was approved along with the Rezone application in 2018, setting the framework for Carefree Quarter. The proposed development is intended to provide retail and service-oriented uses that serve the surrounding community and contribute to the Town's commercial tax base.

3. Announcements
4. Adjournment.

DATED this 3rd day of June, 2025.

TOWN OF CAREFREE



BY: Samantha Gesell, Planning Clerk

Items may be taken out of sequence



FOR SPECIAL ACCOMMODATIONS

Please contact the Planning Clerk, 8 Sundial Circle (PO Box 740), Carefree, AZ 85377; (480) 488-3686, at least two working days prior to the meeting if you require special accommodations due to a disability.

*All official Town Council and Commission meetings are scheduled to be held in-person within Council Chambers, located at 33 Easy St.

**TOWN OF CAREFREE
DEVELOPMENT REVIEW BOARD
STAFF REPORT**

MEETING DATE: 06/09/2025

SUBJECT: Approval of the 2025-03-10 Development Review Board Meeting
DRAFT MINUTES

PREPARED BY: Samantha Gesell, Planning Clerk

SUMMARY:

Approval of the 2025-03-10 Development Review Board Meeting - DRAFT MINUTES

ACTION NEEDED:

Approval of the 2025-03-10 Development Review Board Meeting - DRAFT MINUTES

Attachments

2025-03-10 Development Review Board Meeting - DRAFT MINUTES

DRAFT

REGULAR MEETING OF THE DEVELOPMENT REVIEW BOARD MINUTES

WHEN: MONDAY, MARCH 10, 2025

WHERE: CAREFREE TOWN COUNCIL CHAMBERS
33 EASY STREET, CAREFREE, AZ 85377

LIVESTREAM: [CAREFREE YOUTUBE CHANNEL](https://www.youtube.com/@Carefree.AZgov)
<https://www.youtube.com/@Carefree.AZgov>

TIME: 5:00 P.M.

CALL TO ORDER

Chairman Burns called the meeting to order at 5:00 p.m.

ROLL CALL

Members Present:

Chairman Burns
Vice Chairwoman Roberts
Board Member Dymoke
Board Member Hardie
Board Member Nimsy
Board Member Smith

Members Absent:

Board Member Dahlman

PLEDGE OF ALLEGIANCE

Chairman Burns led the group in the Pledge of Allegiance.

REGULAR AGENDA:

1. Approval of the 2025-02-10 JT DRB PZ BOA Meeting Minutes.

*Board Member Smith **MOVED TO APPROVE** the February 10, 2025 Joint Development Review Board meeting minutes. **SECONDED** by Vice Chairwoman Roberts. **CARRIED**, 6-1, with Board Member Dahlman absent.*

2. **DISCUSSION and POSSIBLE ACTION** on a request to allow for the quantity of fill beneath a building pad to exceed the quantity of cut in order to construct a casita adjacent to a new garage and existing residence.

- Case #: 23-02-FW
- Applicant: Owner's Representative, Tyler Green, Green Studio, 11480 N. 85th St. Scottsdale, 85260
- Owners: Mr. and Mrs. Sam and Katrina Reader, 36449 North Sidewinder Road, Carefree, AZ 85377
- Location: 36449 North Sidewinder Road, Carefree, AZ 85377 Tax Parcel # 216-83-117
- Zoning: Rural-70 Single Family Zoning District, 70,000 square feet minimum lot size

Planning Director, Stacey Bridge-Denzak introduced the item. Applicant, Mr. Tyler Green presented details of the project and responded to questions.

*Board Member Smith **MOVED TO APPROVE** Case # 23-02-FW with the following conditions:*

- 1. The building permit development plans shall conform to the plans submitted in association with this case and attached to the staff report unless otherwise specified herein.*
- 2. The building height shall not exceed 16 feet from finished grade with an allowance of up to 5 feet for stem walls/pylons measured from the lowest point of natural grade at the structure.*
- 3. The finished floor elevation of the guest house shall not exceed elevation +2431.72 to accommodate a level transition from the detached garage to the new guest house.*
- 4. The total area of the guest house (excluding the covered patio) may not exceed 1/3 the total livable area of the residence. This is a Zoning Ordinance requirement.*
- 5. The granting of this approval shall be null and void if the building permit is not issued within one year following the date of this approval unless an extension is requested by the applicant and/or owner and granted by the Zoning Administrator.*

***SECONDED** by Vice Chairwoman Roberts. **CARRIED**, 6-1, with Board Member Dahlman absent.*

3. **DISCUSSION and POSSIBLE ACTION** on a request for a development plan for a single-family residence in the Mountainside Zoning District Overlay.

- Case #: 24-14-MS
- Applicant: Mr. Greg Wedge, 7100 E. Cave Creek Road, Suite 103, Cave Creek AZ
- Owners: Mr. and Mrs. Jim and Kristen Ziebart, W334N5809 Garvin Lane, Nashotah WI
- Location: East Sombrero Road, Carefree, Maricopa County Tax Parcel #216-25-016
- Zoning: Rural-190 Single-Family Residential Zoning District, 190,000 square feet minimum lot size

Planning Director Stacey Bridge-Denzak introduced the item. Applicant, Mark Tate presented details of the case and responded to questions and comments from the Board.

*Vice Chairwoman Roberts **MOVED TO APPROVE** Case # 24-14-MS with the following conditions:*

- 1. All plans submitted to the Building Department for a building permit shall be consistent with the plans associated with this application and attached to this report as well as the conditions approved by the Development Review Board on March 10, 2025.*
- 2. The granting of this Mountainside application shall be null and void if the building*

permit is not issued within one (1) year of approval.

3. The finished floor elevation of the structure shall not exceed +2510.50 and the amount of fill material shall not exceed the amount of cut material beneath the building pad at the time of the building permit submittal; otherwise, the owners shall be required to seek a future review and approval by the Development Review Board.

4. All retaining walls and/or site walls shall be designed consistent with the plans associated with this application and attached to this report, and according to Section 10.06 Walls and Fences of the Carefree Zoning Ordinance unless otherwise specified herein. Retaining wall heights may be reasonably adjusted to accommodate the decrease in the required finished floor elevation of +2510.50.

5. Retaining wall heights may exceed the allowable maximum height of up to 16'-8" as specifically identified on the Grading and Drainage Plans.

6. Driveway grading and materials shall be designed consistent with the plans associated with this application and attached to this report and according to Section 10.06 Site Disturbance and Driveways of the Carefree Zoning Ordinance.

7. Exterior lighting shall meet all provisions of Article IX, Section 9.12.

8. Landscaping shall meet all provisions of Article IX, Section 9.13. A final landscape plan which includes the associated salvage inventory shall be submitted and approved by the Town of Carefree prior to issuance of a building permit. All areas at a minimum shall meet the following revegetation requirement: "Disturbed areas shall be revegetated with native plants that conform to the density of plants in the surrounding natural environment typically 4 plants and/or cacti per 150 square feet and 1 tree per 450 square feet. Revegetation shall include hydroseeding with a native seed mix.

9. Any substantive changes shall require Development Review Board approval.

SECONDED by Board Member Nimsky. **CARRIED**, 6-1, with Board Member Dahlman absent.

4. DISCUSSION and POSSIBLE ACTION on a request for a development plan for a single-family residence in the Mountainside Zoning District Overlay.

- Case #: 24-16-MS
- Applicant: Mr. Phil Orstrom, 9393 North 90th Street, Suite 102-714, Scottsdale AZ
- Owners: Mr. and Mrs. Stephen and Suzanne Kranick, 17926 West Santa Alberta Lane, Goodyear AZ
- Location: Golden Spur Lane, Carefree, Maricopa County Tax Parcel #216-25-069
- Zoning: Rural-190 Single-Family Residential Zoning District, 190,000 square feet minimum lot size

Planning Director, Stacey Bridge-Denzak introduced the item. Applicant, Mr. Phil Orstrom presented an overview of the project.

*Board Member Nimsky **MOVED TO APPROVE** Case # 24-16-MS with the following conditions:*

1. All plans submitted to the Building Department for a building permit shall be consistent with the plans associated with this application and attached to this report as well as the conditions approved by the Development Review Board on March 10, 2025.

2. The granting of this Mountainside application shall be null and void if the building permit is not issued within one (1) year of approval.

3. The configuration of the septic system in the final permit plans shall be consistent with the configuration exhibited on the Grading and Drainage Plan submitted with this application and attached to this report.

4. Landscaping shall meet all provisions of Article IX, Section 9.13. A final landscape

plan which includes the associated revegetation plan shall be submitted and approved by the Town of Carefree prior to issuance of a building permit. All areas at a minimum shall meet the following revegetation requirement: "Disturbed areas including the septic system and utility corridor shall be revegetated with native plants that conform to the density of plants in the surrounding natural environment typically 4 plants and/or cacti per 150 square feet and 1 tree per 450 square feet. Revegetation shall include hydroseeding with a native seed mix."

5. All retaining walls and/or site walls shall be designed consistent with the plans associated with this application and attached to this report, and according to Section 10.06 Walls and Fences of the Carefree Zoning Ordinance.

6. Driveway grading and materials shall be designed consistent with the plans associated with this application and attached to this report and according to Section 10.06 Site Disturbance and Driveways of the Carefree Zoning Ordinance.

7. Exterior lighting shall meet all provisions of Article IX, Section 9.12.

8. Any substantive changes as determined by the Planning Director shall require Development Review Board approval.

SECONDED by Board Member Smith. **CARRIED**, 6-1, with Board Member Dahlman absent.

5. Announcements

Planning Director, Stacey Bridge-Denzak reminded the group of the meeting time change to 4:00 p.m., beginning with the April 14, 2025, meeting.

6. Adjournment

The meeting was adjourned by unanimous consent at 5:35 p.m.

ADJOURNED at 5:35 p.m.

DATED this 11th day of March, 2025

TOWN OF CAREFREE

BY: _____
Samantha Gesell, Planning Coordinator/Deputy Town Clerk

**TOWN OF CAREFREE
DEVELOPMENT REVIEW BOARD
STAFF REPORT**

MEETING DATE: 06/09/2025

SUBJECT: DISCUSSION and POSSIBLE ACTION on a Final Site Plan application for the development of a neighborhood commercial center at the Northeast Corner (NEC) of Cave Creek Road and Carefree Highway to be known as Carefree Quarter.

Case #: 24-12-SP

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- Owner: Empire Residential Communities Fund III
- Location: Northeast Corner of Cave Creek Road and Carefree Highway, Carefree, and specifically Maricopa County Tax Parcel #211-47-204A
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The applicant is requesting approval of a Final Site Plan for a proposed neighborhood commercial center located at the NEC of Cave Creek Road and Carefree Highway. The Conceptual Site Plan was approved along with the Rezone application in 2018, setting the framework for Carefree Quarter. The proposed development is intended to provide retail and service-oriented uses that serve the surrounding community and contribute to the Town's commercial tax base.

PREPARED BY: Stacey Bridge-Denzak, Planning Director & Zoning Administrator

SUMMARY:

This site, Parcel A, and adjacent parcels B and C were originally designated for low-density residential on the Town's zoning map.

However, in 2012, the sites were identified in the Town's General Plan 2030 as a Special Planning Area (SPA) to allow for future commercial development. In 2018, to align with the SPA and the Town's economic development goals, the properties were rezoned from R1-35 Single Family Residential zoning to Commercial zoning, subject to stipulations related to future uses, design standards, and infrastructure improvements. This action established the framework for the future development of the site as a neighborhood commercial center, to be known as Carefree Quarter. It also established the benchmark for architectural and site design against which the site plan would eventually be evaluated.



Today, the NEC of Cave Creek Road and Carefree Highway represents one of the Town's most prominent and underutilized commercial corners. This high-visibility intersection serves as a gateway to the community, with significant traffic volumes and proximity to both residential neighborhoods and nearby communities. Development of this corner will:

- Diversify the Town's revenue base;
- Increase in the availability of goods and services for residents;
- Enhancement of the community's economic vitality.

Project

Carefree Quarter is made up of three separate development parcels. Parcel A, the subject property, occupies the prominent 'hard corner' of the center, offering maximum visibility from the intersection. The proposed site plan for Parcel A includes approximately 70,750 SF of commercial space in total. The main building will house two major anchor boxes, a junior anchor, and inline shops totaling 52,100 SF. Frontage along Cave Creek Road will feature three stand-alone pads totaling 8,400 SF, and three of the five allowed drive-throughs located in Parcel A. The frontage along Carefree Highway will feature a series of inline shops, anchored by an end-cap unit that includes a covered outdoor patio area. Lot coverage, which includes all structures under a solid roof for Parcel A is 15.52%; 60% is permitted.

The development adheres to the 10-foot building setback requirement for Commercial zoning. Pedestrian and vehicular circulation has been planned to ensure safety and compliance with zoning regulations, as detailed below. Loading areas are located for the two major anchors, the largest with screen walls matching building materials. Signage is designed to complement the architectural style of the center, and lighting fixtures have been selected to meet dark sky criteria. A corner art installation, as required by the approved ordinance, symbolizes Carefree's identity and will serve as

a key feature of the development.

A key component of the development is the relocation of the existing wash to provide for a more efficient developable area, a significant land use buffer, and a connective feature of the site. Large specimen trees and other mature protected plant species will be salvaged on site and utilized to enhance this feature as well as complement the center.

Architecture

Building designs follow the guidelines set forth in Ordinance 2018-06 reflecting a contemporary retail aesthetic characterized by clean lines with varied storefront heights and roof lines. It uses desert tones and materials that integrate with the natural landscape, aligning with the vision set in the original master plan. The proposed building heights are compliant with the zoning ordinance, which sets a maximum height of 30'-0" for commercial buildings. Key features include structural canopies along the building facades that provide shade and enhance visual appeal. Additional design elements include glass-accented corners, varied heights and tilted roof lines, and trellis details.

The thoughtfully selected palette of materials and finishes complement the original concept, ensuring that all buildings - including those on separate pads - adhere to the same aesthetic principles. This approach will maintain visual consistency across the entire development, ensuring that the architectural elements of each building are cohesive and in harmony with one another throughout the entire site/adjacent parcels.

Signage

The developer is seeking approval for a Comprehensive Sign Plan to accompany the proposed site plan and future parcels. Comprehensive Sign Plans are designed for commercial developments with unique signage needs, such as location, visibility, and other physical or contextual factors. To approve a request for relief from the standard sign requirements, the following criteria must be met:

1. The site has unique or challenging physical conditions, such as topography, size, or proximity to public streets, which would limit or impede standard sign visibility; or
2. The development displays unique characteristics - such as land use, architectural style, site location, physical scale, historical significance, or other distinguishing features that diverge from conventional development.

While only one of these criteria must be met for approval, Carefree Quarter satisfies both. The site's topography features a significant elevation change from east to west, which creates visibility challenges for larger building pads. Additionally, the development is located along two busy arterials with high traffic volumes and faster speeds complicating visibility for drivers. Given that this is a distinctive commercial center within Carefree, and in the interest of ensuring its success, the developer is requesting an increase in the number, height, and square footage of monument and ground signs. The signs are designed to complement the center's architecture and serve as a prominent landscape feature, contributing to a distinctive visual identity for the development. High-quality materials and thoughtful design, including Corten steel, board-formed concrete, and a desert-inspired color palette, align with the Comprehensive Sign Plan (CSP) criteria. Also, internal building signage is proposed to be mounted along the edges of canopies and fascia elements. Staff is seeking direction from the Development Review Board for approval.

Circulation and Parking

The site plan for Carefree Quarter has been designed to ensure safe, efficient, and convenient vehicular and pedestrian circulation throughout the development. Pedestrian circulation features tree-lined walkways traversing the central parking area to encourage safe and convenient movement within the center. Walkways alongside the buildings are enhanced with architectural canopies and trellis structures, providing shade and visual interest. Sidewalks along each arterial roadway provide convenient pedestrian access to the development as well. Direct access to and from the

wash trail is provided for connection to this amenity.

Primary vehicular access to Parcel A, consistent with the Conceptual Site Plan, will be provided from both Cave Creek Road and Carefree Highway. Driveways are aligned to support smooth traffic flow and minimize conflict points, and include specialty pavement to help identify these vehicular entry points. A full-access driveway on Cave Creek Road aligns with the full-movement access at Lowe's, while a signalized full-access point on Carefree Highway aligns with Scottsdale's 56th Street right-of-way. Each arterial also includes a secondary right-in/right-out access point. Internal circulation supports emergency vehicles, loading/delivery zones, and potential future connections to adjacent parcels.

Parking is centrally located within the development, framed in part by surrounding buildings and evenly distributed throughout the site. This provides easy access to all tenant spaces, with clearly marked drive aisles and aesthetically paved, pedestrian pathways enhancing connectivity. The plan meets and exceeds the Town's parking requirements based on anticipated uses of 447 spaces of which 380 are required (see site plan), ensuring adequate capacity for both customers and employees.

Landscape and Screening

The landscaping plan for Carefree Quarter is designed to create a cohesive, attractive, and environmentally appropriate commercial environment. A key feature of the site design is the relocated wash (an on-site improvement), which has been integrated into the overall landscape design as a natural amenity rather than a typical infrastructure element. The wash creates a substantial buffer between the overall development and the existing residences to the north and east.

It is enhanced with native vegetation and not only supports stormwater management but also adds visual appeal and serves as a community amenity. The more mature salvaged plant materials will be concentrated along the wash corridor, providing a faster-growing screen for neighboring properties.

Adjacent to the wash, a multi-use trail has been designed and incorporated into the site layout. This trail is bordered with desert-adapted plant materials and shaded by native trees, creating a pleasant and safe experience for pedestrians and cyclists. The landscaping along the trail serves both aesthetic and buffering functions, offering a natural edge to the development while encouraging outdoor activity and community connectivity.

Within the commercial center itself, landscaped islands and shaded pedestrian pathways break up parking fields and guide foot traffic comfortably through the site. Perimeter landscaping and screen walls are used to buffer the center from public rights-of-way, integrating the architecture with the site and enhancing compatibility. Trash enclosures and loading zones are fully screened using a combination of masonry walls and plantings to maintain a clean, orderly appearance.

Collectively, these landscape and screening elements enhance the site's visual quality, promote walkability, and reflect the Town's commitment to thoughtful, desert-sensitive development.

Lighting

A detailed photometric plan has been developed to fully comply with the Town's zoning requirements (which are dark sky friendly) while complementing the overall design and layout of the site. The proposed maximum illumination level of 2.3 footcandles is typical and recommended for parking lots in commercial shopping centers to ensure adequate visibility and safety. The lighting fixtures have been thoughtfully selected not only to meet functional standards but also align with the contemporary aesthetic of the development. Each fixture has been chosen for its ability to illuminate key areas while minimizing light spill and glare.

Special consideration has been given to the multi-use trail, where lighting is placed to ensure adequate illumination for pedestrians and cyclists. These lights are equipped with motion sensors,

activating only when needed to conserve energy while still providing a safe and well-lit path during evening use.

Utilities and Off-site Improvements

The offsite paving improvements involve coordination with three separate jurisdictions: Carefree, Cave Creek, and the City of Scottsdale. Carefree's Town Engineer is currently reviewing the proposed improvements along Cave Creek Road. Both the Town of Cave Creek and the City of Scottsdale, which share sections of Carefree Highway along the project's boundary, are nearing completion of their reviews, with final approvals pending.

The Carefree Water Company has reviewed both the on-site and off-site design plans, and the water system is in substantial conformance with the company's requirements and established engineering standards. Additionally, the offsite water plans have been approved by both the City of Scottsdale and the Maricopa County Environmental Services Department (MCESD).

The development team is actively coordinating with Liberty Utilities, the sewer service provider, to initiate the required service agreement contract. They are also working through Liberty's overall infrastructure approval process. All necessary agreements and infrastructure plans will be finalized before the issuance of the building permit.

In terms of other utilities, gas, electric, cable, and phone services will be provided to the property, ensuring availability for all future tenants. As part of the project, the developer will underground the large 12kV power lines running along the north side of Carefree Highway at their own expense. Preliminary design details for these utilities are forthcoming.

Grading and Drainage

The Town Engineer has determined that the preliminary grading and drainage plans and drainage report developed by the applicant appear to conform to applicable Town of Carefree ordinances as well as engineering design standards and policies. Runoff produced by the 100-year 2-hour storm is to be retained onsite in a combination of surface and underground storage facilities. The Drainage Report in summary concluded:

- The required retention volumes are held within retention basins based and designed to drain within 36 hours via drywells and surface percolation;
- Building finished floor elevations are based on 14-inches above the ultimate outfall and 1-foot above the 100-year Water Surface Elevations;
- The design of hydraulic structures and systems has been based on generally accepted engineering practices;
- The project is entirely located within Zone "X" according to the associated FIRM Panel.

Further, the Town Engineer has collaborated closely with the Flood Control District of Maricopa County - which provides floodplain management and regulation services and technical assistance to the Town of Carefree as well as thirteen other incorporated communities throughout Maricopa County - to ensure that the proposed realignment of the onsite wash (the north branch of the Unnamed Central Tributary of Cave Creek), which bisects the site, adequately accounts for hydrologic, hydraulic, and river mechanics design constraints including channel slope stability, spacing and sizing of rip rap drop structures, minimum channel freeboard, and scour depths of footings for adjacent retaining walls. The Town Engineer will work closely with the applicant's design team to ensure that design constraints identified in this site plan are adequately addressed in the development of construction documents/infrastructure permits.

Citizen Participation

The Citizen Participation requirements have been met. The applicant mailed a notification letter to surrounding property owners, residents, and HOAs within a 500-foot radius of the application in

January 2025. Since submitting the application, the developer has also provided several updates to the Town Council on the project's status and potential tenants. In response to concerns from adjacent residents, the developer met with neighbors to address issues, including the screen wall, related drainage, and general offsite drainage. One email inquiry expressed interest in a potential ice cream shop tenant.

The Town posted the site plan design drawings, covering architecture, site layout, landscaping, and signage. According to the Communications Manager, between May 19th and June 2nd of 2025, the site received 1,474 views and recorded 6,023 events - interactions such as scrolling, button clicks, and file downloads. Among these, the 3D renderings were viewed 569 times, the landscape plans 288 times, the building elevations 245 times, and the comprehensive signage plan 224 times. On May 22, the Town sent an email announcing the web page to 2,934 recipients. Of those, 1,165 emails were opened, and 299 users clicked the link to visit the Town's website. In addition, staff received two phone calls - both praising the architecture and overall design. One caller expressed concern about the size of the central parking area, but neither raised objections to the development itself.

Should the Development Review Board approve this application for Parcel A, the attached Conditions for Approval are provided for the Board's consideration.

ACTION NEEDED:

A motion to APPROVE, DENY, or CONTINUE this case must be acted upon at this time.

Conditions of Approval may be amended by the Development Review Board as it sees fit. Staff recommends the following to be included with the motion:

1. The building permit submittal documents shall comply with all applicable Carefree zoning standards, except as expressly stated herein, and must substantially conform to the plans and documents submitted with the Site Plan application, approved on June 9, 2025, and attached to this report.
2. A building permit must be obtained within twelve (12) months of Site Plan approval unless an extension is granted by the Zoning Administrator.
3. This site plan approval is for Parcel A only. Parcels B and C shall require their own final site plan applications and subsequent Development Review Board approvals. All architecture, landscaping, lighting, and signage design and details shall be consistent with the materials and architecture as approved under Parcel A.
4. The corner monument/art piece requires Town Council approval prior to the time of the building permit submittal.
5. Any change to the architecture and/or site elements, including but not limited to building materials and/or color shall require review and approval by the Development Review Board. Any proposed modifications shall be in accordance with Ordinance 2018-06 approved Master Plan, Character Images, and Town Design Guidelines. The following materials shall not allow for an equal substitution: Corten steel, cement plank cladding, and weathered steel canopies.
6. The term "Pre-finish" as it refers to the metal standing seam roof material shall be either powder-coated or color anodized with a non-reflective color.
7. Future pads shall comply with the approved Materials and Color Board and architectural style of the development. Branding requirements other than for building signage shall not override this condition of approval.
8. The Comprehensive Sign Plan applies to monument and ground signs and canopy and fascia signs only for the overall development (all parcels). All other signage shall comply with Carefree Zoning Ordinance Article VIII. Signs Permitted.
9. A current inventory (no older than 6 months) of salvageable landscape materials must be included with the building permit plans and documents. The landscape plan must incorporate materials identified as salvageable. Mature vegetation is required along the new wash corridor

to screen adjacent properties. All new and salvaged plant materials must be irrigated to ensure proper establishment and long-term maintenance of the approved landscape.

10. Dedicate all necessary easements as outlined in the executed Development Agreement. Dedications are required before the issuance of any building permits.
11. The owner shall maintain all on-site and adjacent right-of-way landscaping in perpetuity.
12. The Developer will be responsible for verifying and maintaining all visibility and sight distance triangles for intersections, driveways, and grade separations.
13. All wet and dry utility agreements must be executed prior to the issuance of any building permits. Coordinate directly with each utility entity.
14. Undergrounding of all utilities as required under Ordinance 2018-06 shall occur with the approval and development of Parcel A and coincide with construction of this phase of development.

Attachments

- Attachment 1 - Project Narrative
- Attachment 2 - Site Plan
- Attachment 3 - Elevations
- Attachment 4 - Materials Board and Renderings
- Attachment 5 - Comprehensive Sign Plan
- Attachment 6 - Landscape Plans
- Attachment 7 - Lighting Plans
- Attachment 8 - Grading and Drainage Plans
- Attachment 9 - Drainage Report
- Attachment 10 - Citizen Participation Report

NEC OF CAREFREE HWY & CAVE CREEK RD – CAREFREE, AZ

Project Narrative 4th Submittal

Empire Residential Communities Fund III LLC, C/O Empire Group of Companies & Diversified Partners, is proposing to develop the Carefree Quarter Mixed-Use Development located generally at the northeast corner of Cave Creek Road and Carefree Highway within the Town of Carefree. The current zoning designation of the site (APNs 211-47-204A, 211-47-205A, and 211-47-206) is Commercial (C). Attached are submittal documents for Final Site Plan Review reflecting modifications to the previously approved site plan – Exhibit A of Zoning Ordinance #2018-06 | Application # 17-13-RZ, effective 11/13/2018.

The gross area of the project is approximately 24.71 acres separated into three parcels A, B, and C. **The current site plan submittal is specific to only Parcel A.** As established in the zoning ordinance referenced above, the relocation of the existing wash running through the property continues to be a necessity to accommodate substantial retail/commercial development on the site. In addition to acting as a buffer between the single-family residential community to the north and east of the site, a walking path, benches, and connectivity points to the commercial uses to the south have been incorporated.

The proposed ultimate site plan, with approximately 13% building coverage, will support a variety of commercial, retail, and office space across three major parcels (A, B, and C). Within Parcel A, south of the wash realignment, there is approximately $\pm 70,750$ SF of proposed commercial space. Within the center of the project, there will be two major anchor boxes, a junior anchor box, and inline shop space totaling $\pm 52,100$ SF. Along the frontage of Cave Creek Road and Carefree Highway, there will be three standalone pads (cumulative $\pm 8,400$ SF). Three of the five allowed drive-throughs have been utilized as part of Parcel A.

The drainage channel creates a great area for open space and buffer between residential and commercial retail development.

The proposed heights for the buildings are in line with the approved elevations for the development with a maximum height of 30'-0". RCAA has followed the design guidelines and developed the elevations using the proposed Architectural features, materials and colors. They have also introduced some new colors and materials that work with the approved palette. The team has coordinated to make sure that the Architectural, civil and landscape design gel well with each other.

External and internal pedestrian and traffic circulation is designed to create interest and meet all zoning requirements. Special areas have been created at several focal points on the site.

All exterior signage including monument signs are designed to match the building Architecture, materials and colors.

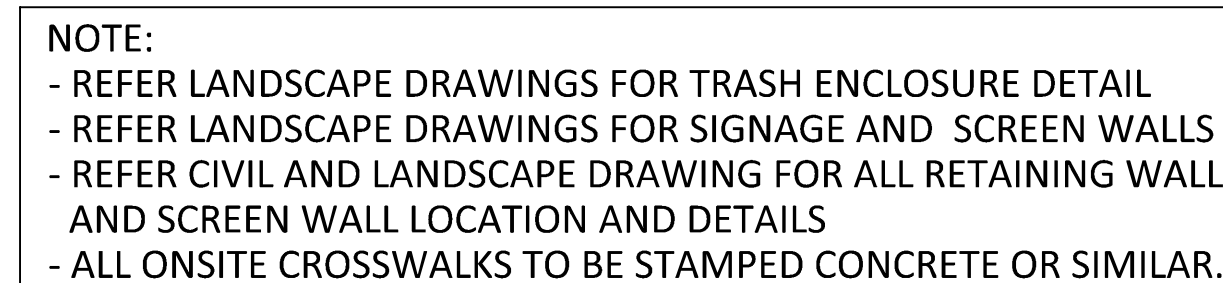
A photometric plan has been designed to meet the zoning requirements with fixtures that add to the site design and layout. All selections are done carefully to enhance the center's features after sunset.

Loading / unloading docks are required only for the 2 Major's in the center of the center. The screen walls are designed to match the buildings materials and colors. All other buildings do not require loading / unloading docks.

This commercial center could potentially include a specialty grocer, a national pet care chain, along with shops and restaurant users. Given the urgency to initiate this project, spurred by new competing development sites and a population that can only support one more major retail center within the trade area, some of the intended users may differ and trigger site plan adjustments as we move forward with entitlements. Desert tone colors and materials together with the character of architecture have been carefully selected to complement the surrounding natural landscape and implement concepts proposed in the original conceptual Master Plan.

ARCHITECT: RKAa ARCHITECTS, INC. 2233 EAST THOMAS ROAD PHOENIX, ARIZONA 85016 CONTACT: NEIL FEASER PHONE: (602) 955-3900 FAX: (602) 955-0496 E-MAIL: nfeaser@rkaa.com	OWNER/DEVELOPER: DIVERSIFIED PARTNERS LLC 7339 EAST McDONALD DRIVE SCOTTSDALE, ARIZONA 85250 CONTACT: SCOTT HINTZE PHONE: (602) 549-4173 FAX: E-MAIL: scott@dpcrc.com
--	--

OWNER/DEVELOPER:
DIVERSIFIED PARTNERS LLC
7339 EAST McDONALD DRIVE
SCOTTSDALE, ARIZONA 85250
CONTACT: SCOTT HINTZE
PHONE: (602) 549-4173
FAX:
E-MAIL: scott@dpcrc.com



PARCEL NUMBER:	211-47-206
EXISTING ZONING: CAREFREE	C - COMMERCIAL
SITE AREA: PER MCA	4.18 ACRES (182,269 S.F.)
MAXIMUM HEIGHT:	30'-0"
MAXIMUM AREA PER REZONING STIP:	27,750 S.F.

PROPOSED USE: OFFICE

BUILDING AREA:	
1ST FLOOR:	14,000 S.F.
2ND FLOOR:	13,750 S.F.
TOTAL BUILDING AREA:	27,750 S.F.

SITE COVERAGE: 7.68%

PARKING REQUIRED: OFFICE - 1 PER 250	111 SPACES
TOTAL PARKING PROVIDED:	159 SPACES

ACCESSIBLE PARKING REQUIRED: 07 SPACES
ACCESSIBLE PARKING PROVIDED: 08 SPACES

PARCEL NUMBER: 211-47-204A & 211-47-205A
EXISTING ZONING: CAREFREE C - COMMERCIAL
SITE AREA: PER MCA (459,131 + 438,444) 20.60 ACRES (897,575 S.F.)
MAXIMUM HEIGHT: 30'-0"
MAXIMUM LOT COVERAGE: 60%
(NOT INCLUDING 1ST 4'-0" OF ROOF OVERHANG)

PROPOSED USE: RETAIL / RESTAURANTS / AUTO SER. / OFFICE

BUILDING AREA:	
SHOPS-1	5,000 S.F.
SHOPS-2	7,700 S.F.
PAD-1	2,600 S.F.
PAD-2	3,800 S.F.
MAJOR-A	18,000 S.F.
MINOR	8,000 S.F.
MAJOR-B	13,500 S.F.
SHOPS-3	12,350 S.F.
SHOPS-4	8,000 S.F.
SHOPS-5	16,000 S.F.
PAD-3	11,842 S.F.
TOTAL PROPOSED AREA	106,792 S.F.

SITE COVERAGE XX.XX%

PARKING REQUIRED:	
SHOPS-1 : 2400 REST + 2600 RETAIL	35 SPACES
SHOPS-2 : 3800 REST +3900 DENTAL	55 SPACES
PAD-1: RESTAURANT - 1 PER 100	26 SPACES
PAD-2: RESTAURANT - 1 PER 100	38 SPACES
MAJOR-A: RETAIL - 1 PER 250	72 SPACES
MINOR: RETAIL - 1 PER 250	32 SPACES
MAJOR-B: RETAIL - 1 PER 250	54 SPACES
SHOPS-3: RETAIL: 9350 - 1 PER 250	38 SPACES
<u>SHOPS-3 : RESTAURANT: 3000 - 1 PER 100</u>	<u>30 SPACES</u>
PARKING REQUIRED: PARCEL A	380 SPACES

SHOPS-4: RETAIL: 5000 - 1 PER 250	20 SPACES
SHOPS-4 : RESTAURANT: 3000 - 1 PER 100	30 SPACES
SHOPS-5: RETAIL: 8000 - 1 PER 250	32 SPACES
SHOPS-5 : RESTAURANT: 8000 - 1 PER 100	80 SPACES
<u>PAD-3: RESTAURANT - 1 PER 100</u>	<u>112 SPACES</u>
<u>PARKING REQUIRED: PARCEL B</u>	<u>274 SPACES</u>

TOTAL PARKING REQUIRED:	654 SPACES
-------------------------	------------

PARKING PROVIDED:	
PARCEL A	447 SPACES
PARCEL B	342 SPACES
<u>TOTAL PARKING PROVIDED:</u>	<u>789 SPACES</u>

TOTAL ACCESSIBLE SPACES REQUIRED:	32 SPACES
TOTAL ACCESSIBLE SPACES PROVIDED:	38 SPACES



THIS SITE PLAN HAS BEEN PREPARED WITHOUT THE AID OF A SURVEY. ALL PROPERTY BOUNDARIES ARE ROUGH APPROXIMATIONS. THIS DRAWING IS TO BE USED FOR CONCEPTUAL PURPOSES ONLY AND IT IS NOT TO BE THE BASIS FOR ANY LEGALLY BINDING DOCUMENTATION.

NEC OF CAREFREE HIGHWAY AND CAVE CREEK ROAD

CAREFREE ARIZONA 85331

DATE: 04-07-2025

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SP-1

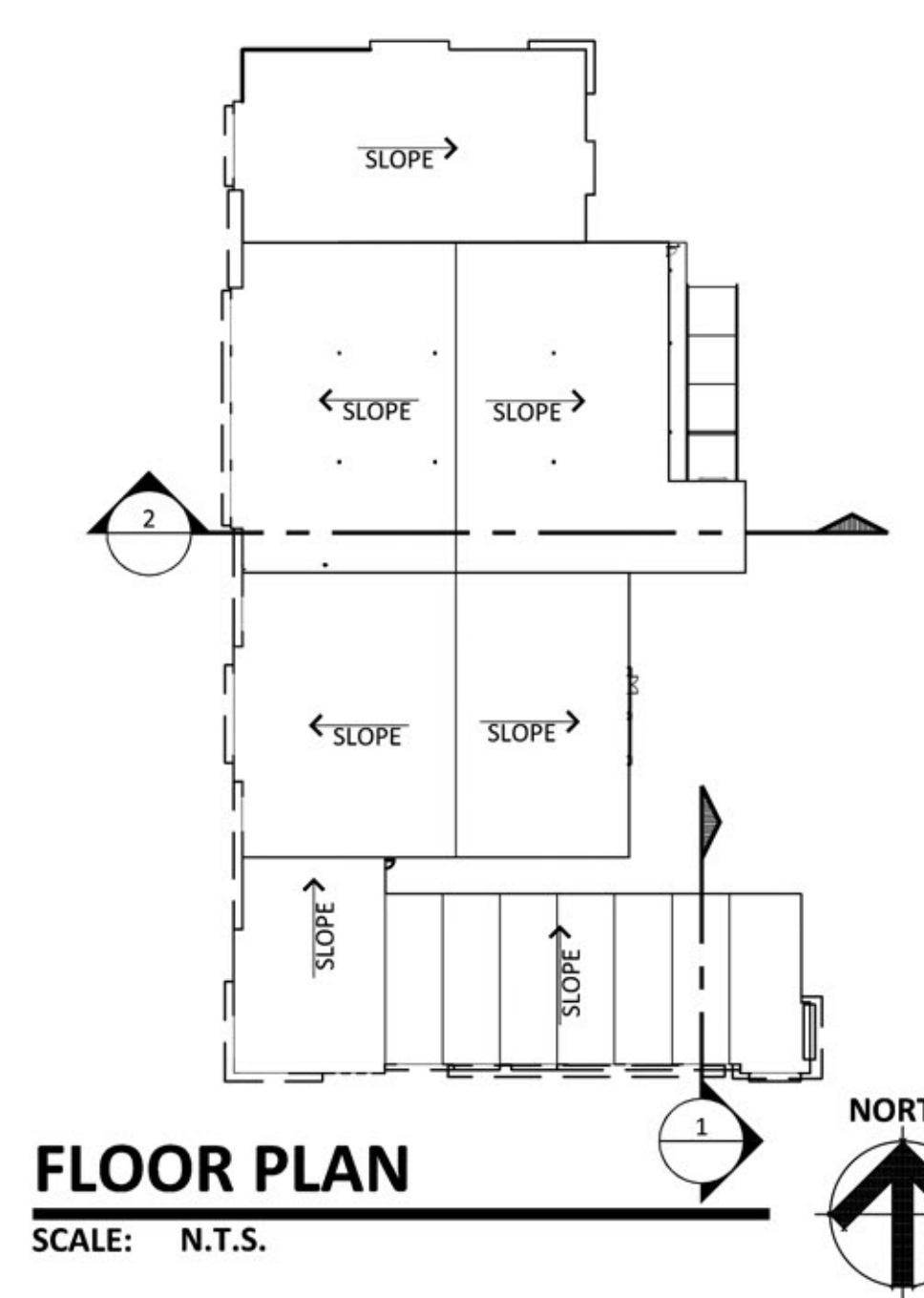
RKAA# 24110.50



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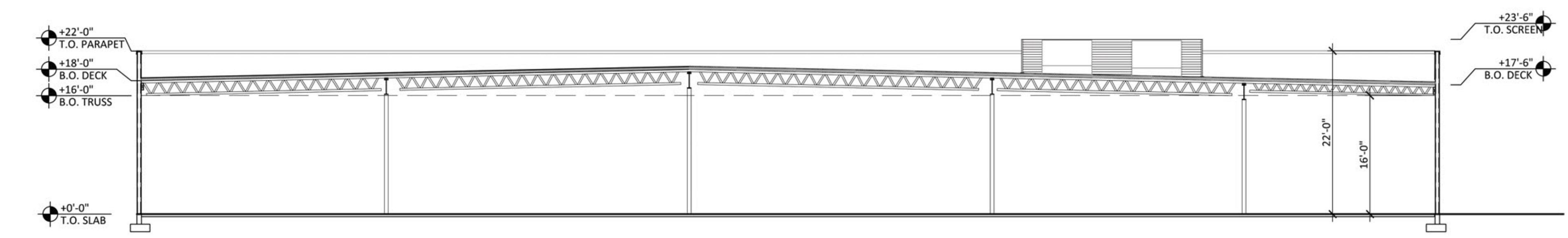
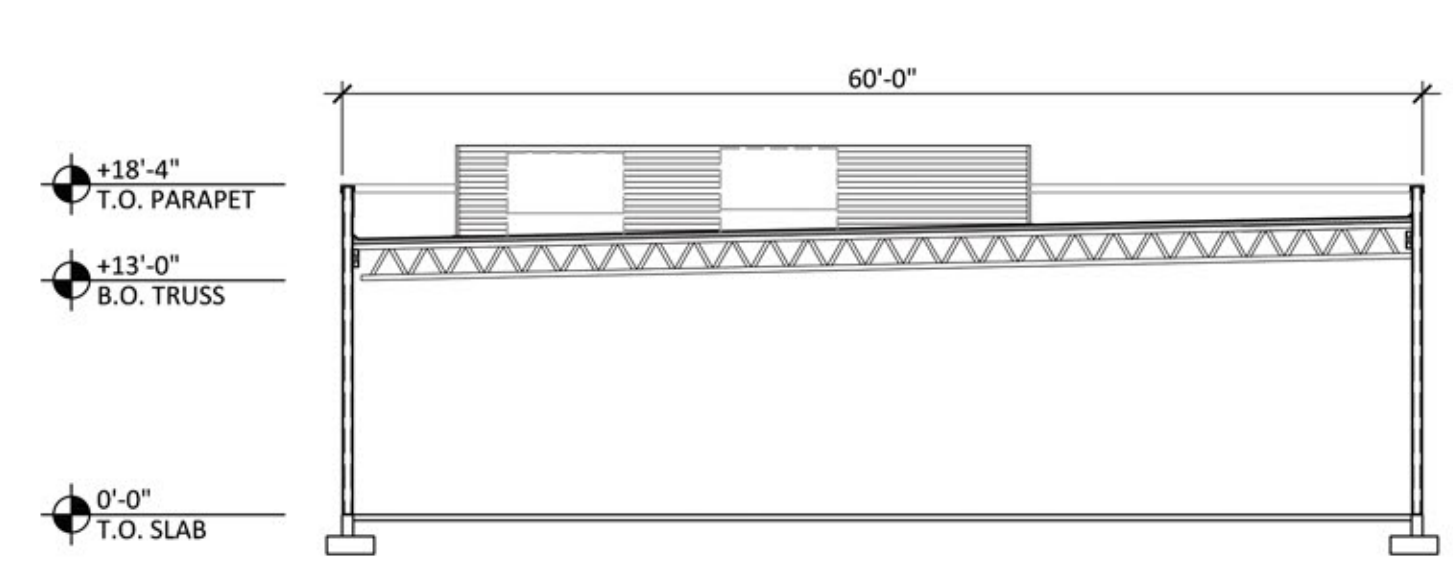
SOUTH ELEVATION
SCALE: 3/32" = 1'-0"



MATERIAL AND COLORS			
A	FIBER CEMENT PLANK EXTERIOR CLADDING: MFG : NICHHA OR EQUAL COLOR : VINTAGEWOOD - SPUCE	G	METAL PANEL: MFG : CORTEN OR EQUAL SPEC : RUSTWALL SIZE : 12" PANEL, 1" REVEAL
B	PRE-FAB RIBBED PANEL SCREEN: MFG : ROOFSCREEN MANUFACTURING OR EQUAL COLOR : PAINT TO MATCH URBANE BRONZE SW 7048	H	PRE-FINISH METAL STANDING SEAM ROOF: MFG : WESTERN STATES METAL ROOFING COLOR : DOVE GRAY
C	INTEGRAL PAINTED EIFS: MFG : SHERWIN WILLIAMS OR EQUAL COLOR : PARADISE - SW 6720	J	METAL CANOPY: COLOR : WEATHERED STEEL
D	INTEGRAL PAINTED EIFS: MFG : SHERWIN WILLIAMS OR EQUAL COLOR : SMOKY BEIGE SW 9087	L	ALUMINUM STOREFRONT: MFG : KAWNEER OR EQUAL COLOR : DARK BRONZE SPEC : ANODIZED
E	PAINTED FLASHING/TRIM: MFG : SHERWIN WILLIAMS OR EQUAL COLOR : HALF-CAFF SW 9091	M	HOLLOW METAL DOORS COLOR : PAINT TO MATCH ADJACENT FINISH
F	PAINTED CMU VENEER: MFG : SHERWIN WILLIAMS OR EQUAL COLOR : SADDLE UP SW 9099	N	GREEN SCREEN:



WEST ELEVATION
SCALE: 3/32" = 1'-0"

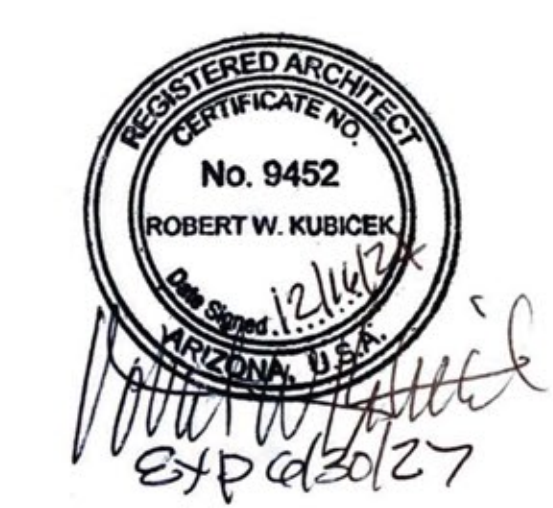


1 BLDG. SECTION SHOPS
SCALE: 3/32" = 1'-0"

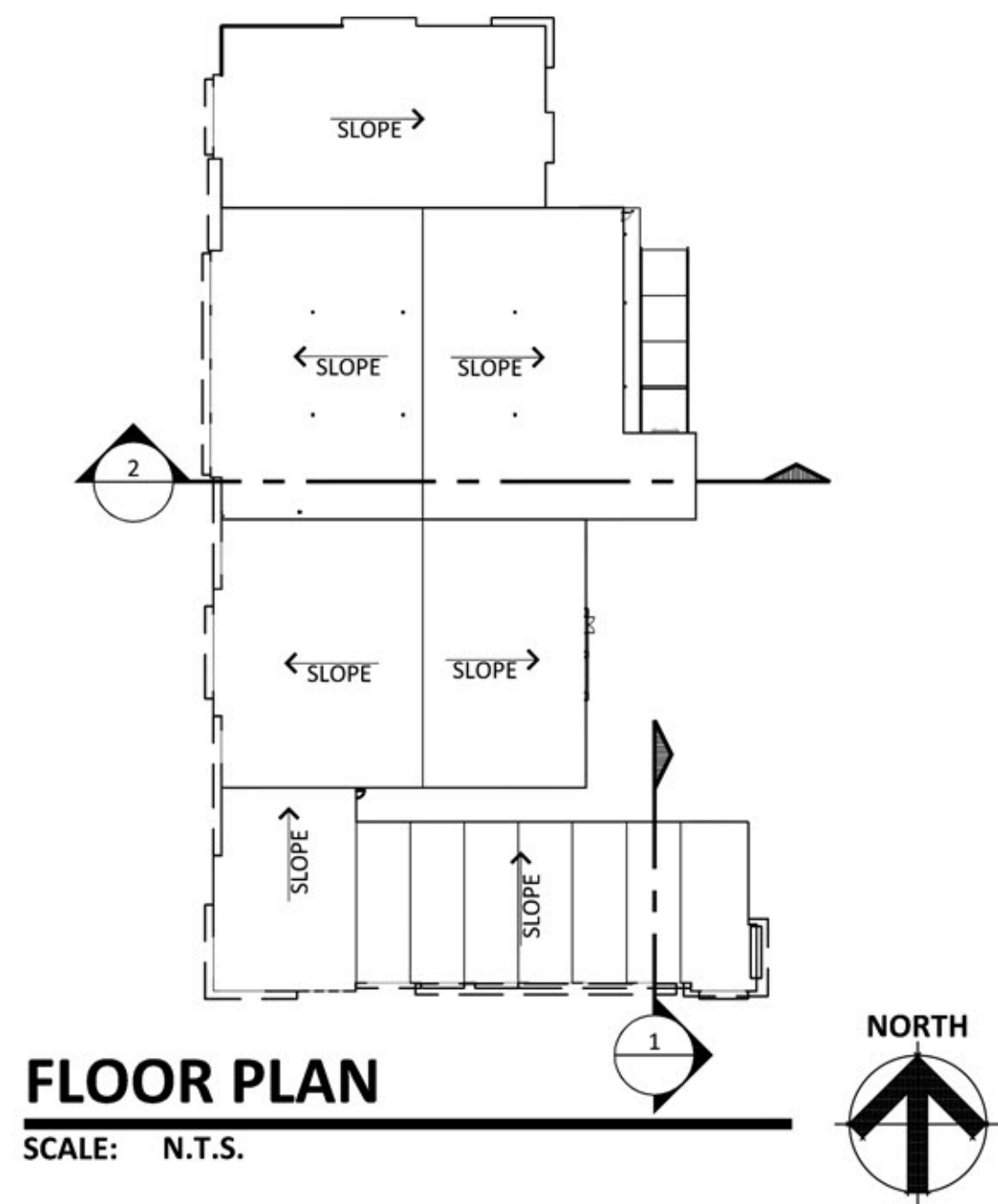
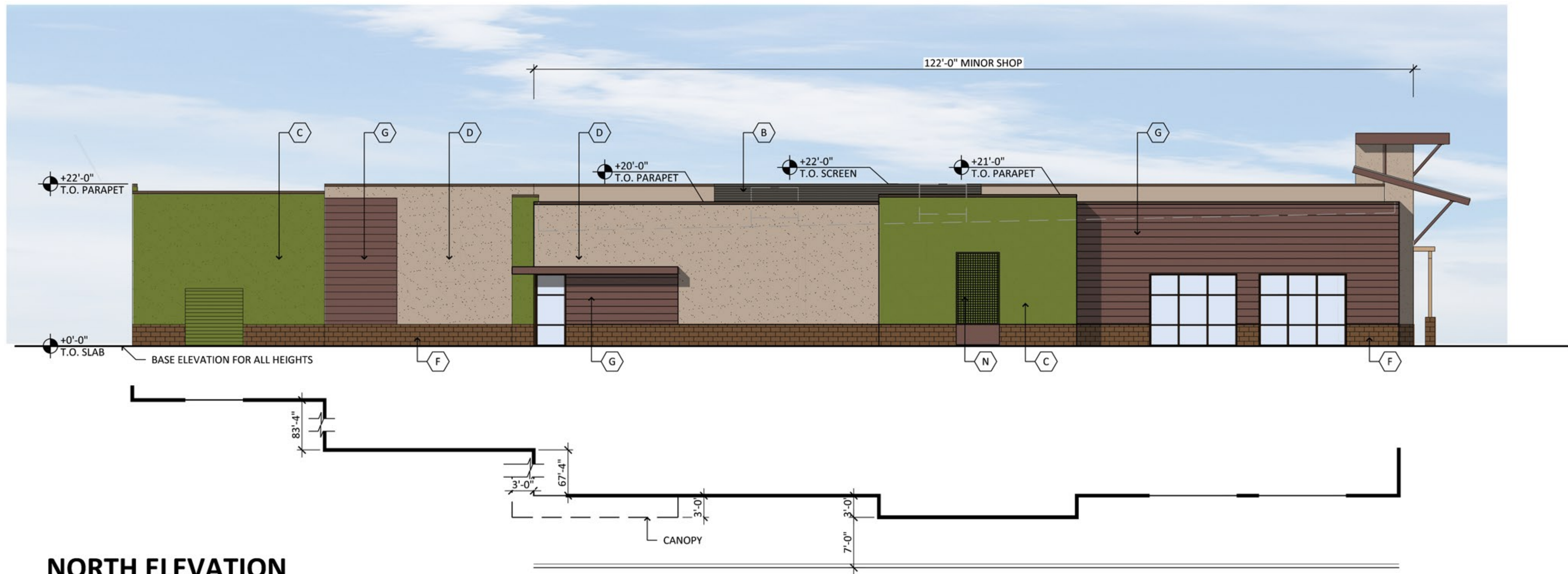
2 BLDG. SECTION MAJORS
SCALE: 3/32" = 1'-0"



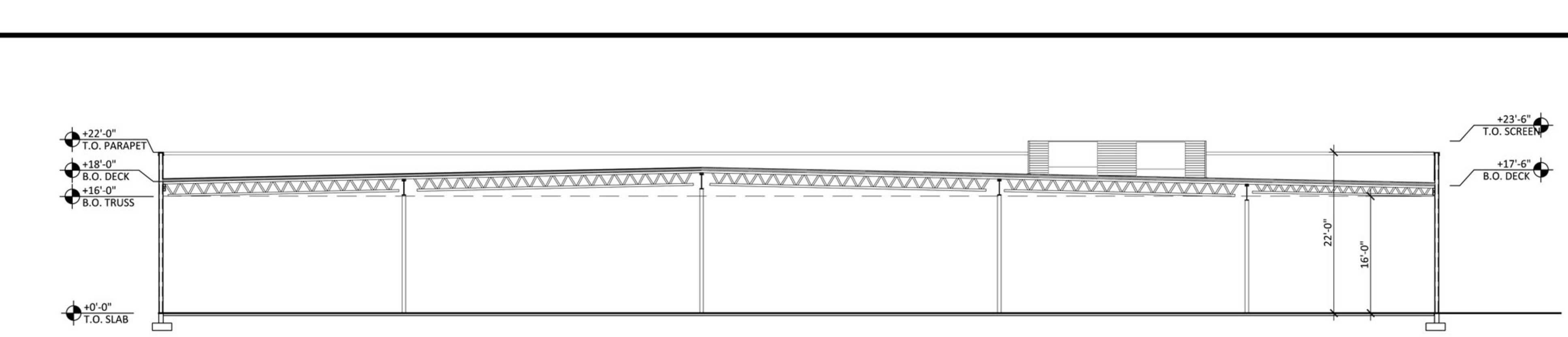
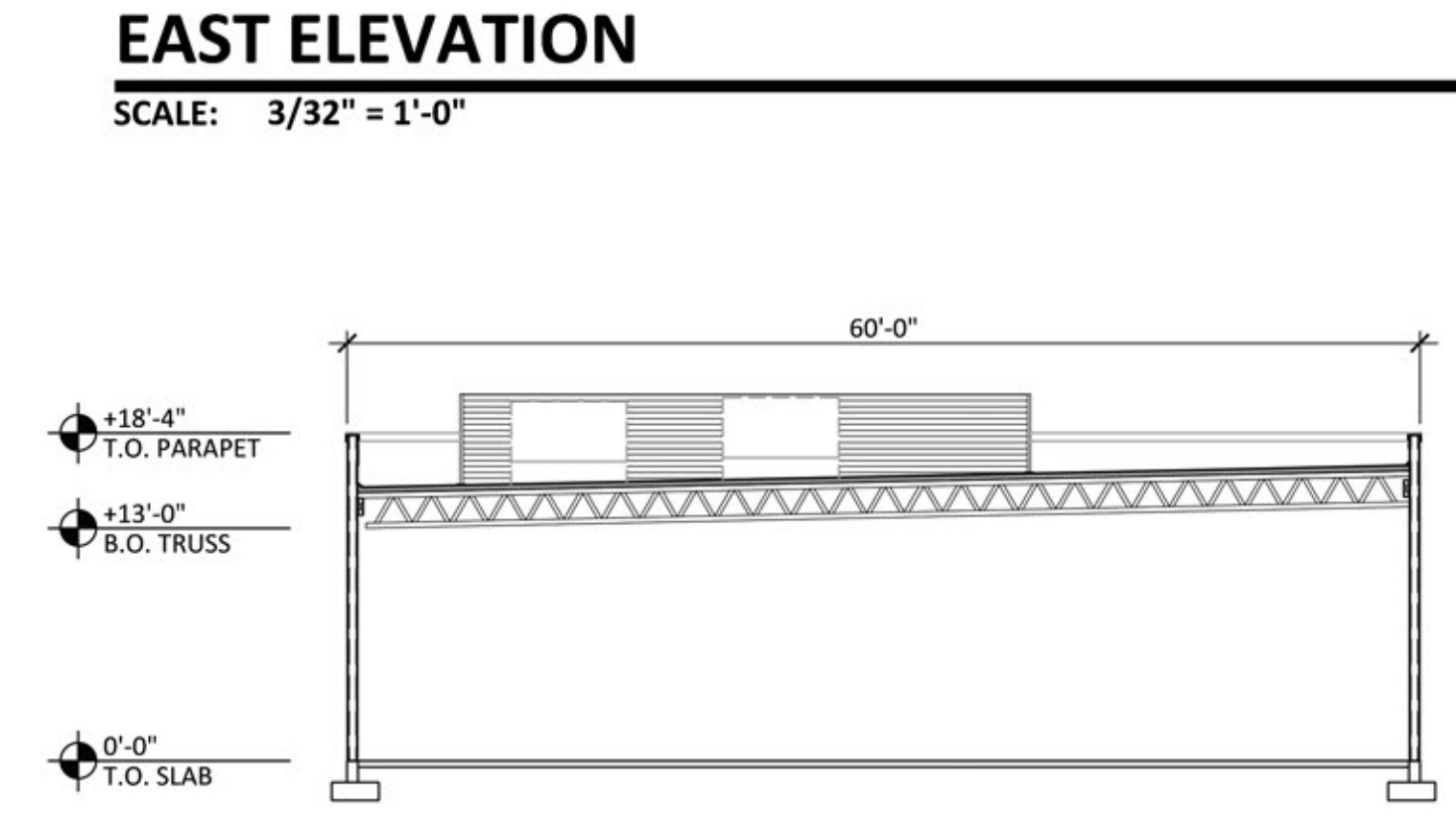
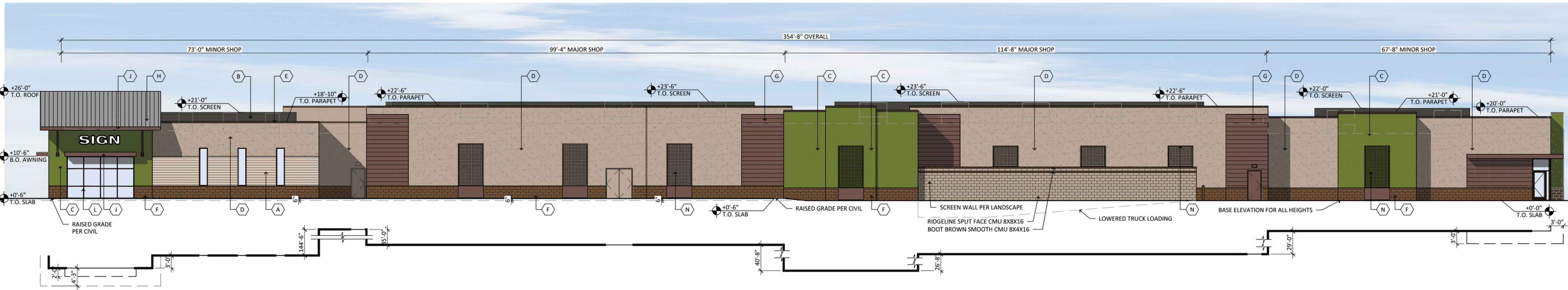
CAREFREE HWY AND CAVE CREEK RD.
NEC OF CAREFREE HIGHWAY AND CAVE CREEK ROAD
CAREFREE, ARIZONA 85331
DATE: 04.01.25 (PRELIMINARY)



EL-1
MAJOR RETAIL
MINOR SHOPS
RKAA# 24110.00
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MATERIAL AND COLORS			
A	FIBER CEMENT PLANK EXTERIOR CLADDING: MFG: NICHHA OR EQUAL COLOR: VINTAGEWOOD - SPUCE	G	METAL PANEL: MFG: CORTEN OR EQUAL SPEC: RUSTWALL SIZE: 12" PANEL, 1" REVEAL
B	PRE-FAB RIBBED PANEL SCREEN: MFG: ROOFSCREEN MANUFACTURING OR EQUAL COLOR: PAINT TO MATCH URBANE BRONZE SW 7048	H	PRE-FINISH METAL STANDING SEAM ROOF: MFG: WESTERN STATES METAL ROOFING COLOR: DOVE GRAY
C	INTEGRAL PAINTED EIFS: MFG: SHERWIN WILLIAMS OR EQUAL COLOR: PARADISE - SW 6720	J	METAL CANOPY: COLOR: WEATHERED STEEL
D	INTEGRAL PAINTED EIFS: MFG: SHERWIN WILLIAMS OR EQUAL COLOR: SMOKY BEIGE SW 9087	L	ALUMINUM STOREFRONT: MFG: KAWNEER OR EQUAL COLOR: DARK BRONZE SPEC: ANODIZED
E	PAINTED FLASHING/TRIM: MFG: SHERWIN WILLIAMS OR EQUAL COLOR: HALF-CAFF SW 9091	M	HOLLOW METAL DOORS COLOR: PAINT TO MATCH ADJACENT FINISH
F	PAINTED CMU VENEER: MFG: SHERWIN WILLIAMS OR EQUAL COLOR: SADDLE UP SW 9099	N	GREEN SCREEN:



CAREFREE HWY AND CAVE CREEK RD.
NEC OF CAREFREE HIGHWAY AND CAVE CREEK ROAD
CAREFREE, ARIZONA 85331
DATE: 04.01.25 (PRELIMINARY)

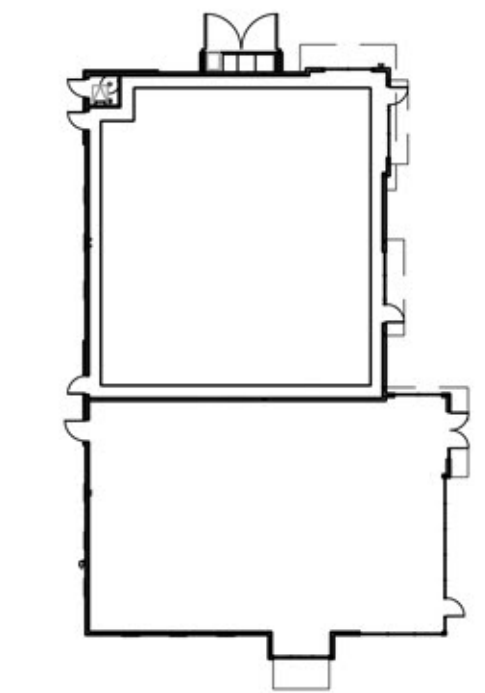


EL-2
MAJOR RETAIL
MINOR SHOPS
RKAA# 24110.00

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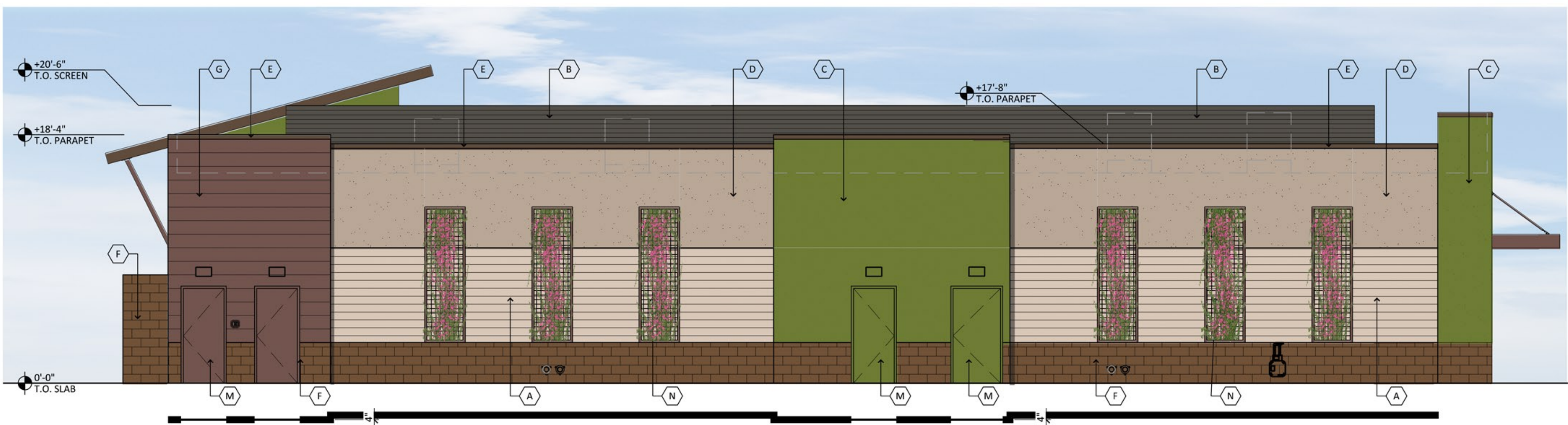
EAST ELEVATION
SCALE: 3/16" = 1'-0"



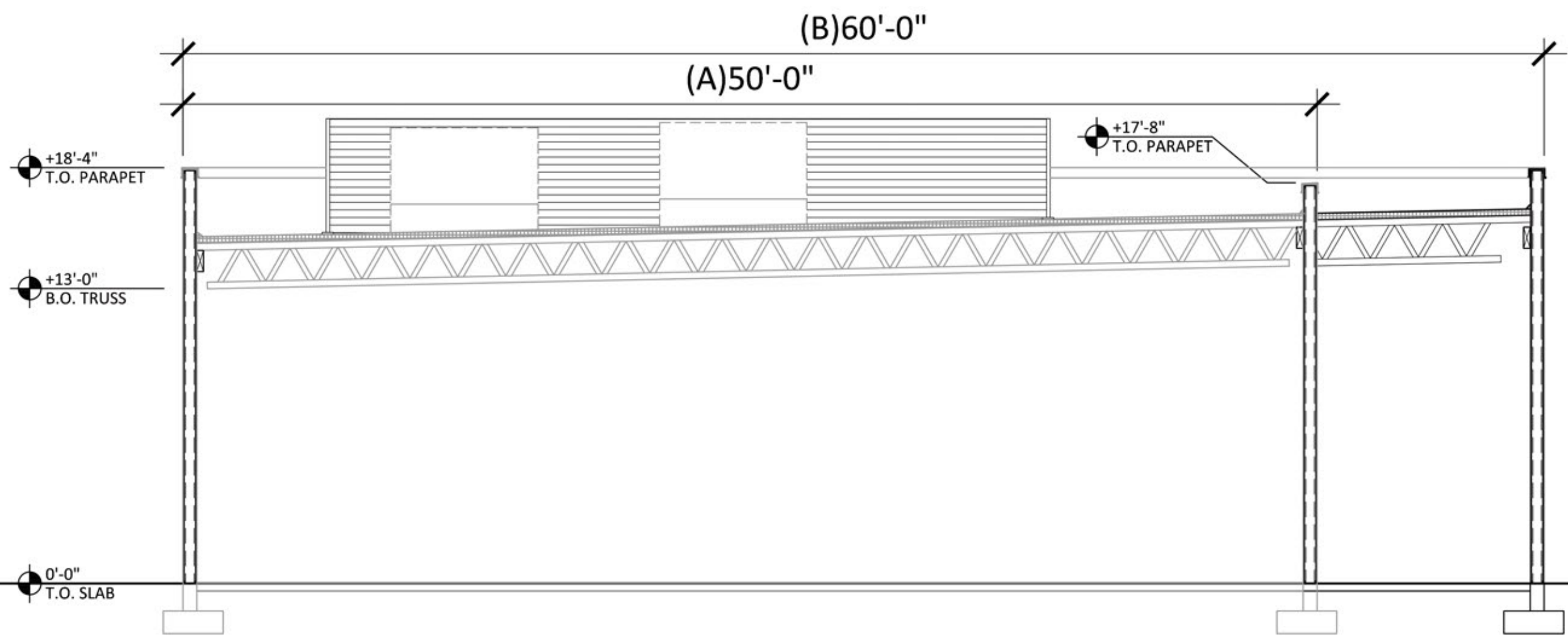
FLOOR PLAN
SCALE: N.T.S.



A FIBER CEMENT PLANK EXTERIOR CLADDING: MFG : NICHHA OR EQUAL COLOR : VINTAGEWOOD - SPUCE	G METAL PANEL: MFG : CORTEN OR EQUAL SPEC : RUSTWALL SIZE : 12" PANEL, 1" REVEAL
B PRE-FAB RIBBED PANEL SCREEN: MFG : ROOFSCREEN MANUFACTURING OR EQUAL COLOR : PAINT TO MATCH URBANE BRONZE SW 7048	H PRE-FINISH METAL STANDING SEAM ROOF: MFG : WESTERN STATES METAL ROOFING COLOR : DOVE GRAY
C INTEGRAL PAINTED EIFS: MFG : SHERWIN WILLIAMS OR EQUAL COLOR : PARADISE - SW 6720	J METAL CANOPY: COLOR : WEATHERED STEEL
D INTEGRAL PAINTED EIFS: MFG : SHERWIN WILLIAMS OR EQUAL COLOR : SMOKY BEIGE SW 9087	L ALUMINUM STOREFRONT: MFG : KAWNEER OR EQUAL COLOR : DARK BRONZE SPEC : ANODIZED
E PAINTED FLASHING/TRIM: MFG : SHERWIN WILLIAMS OR EQUAL COLOR : HALF-CAFF SW 9091	M HOLLOW METAL DOORS COLOR : PAINT TO MATCH ADJACENT FINISH
F PAINTED CMU VENEER: MFG : SHERWIN WILLIAMS OR EQUAL COLOR : SADDLE UP SW 9099	N GREEN SCREEN:



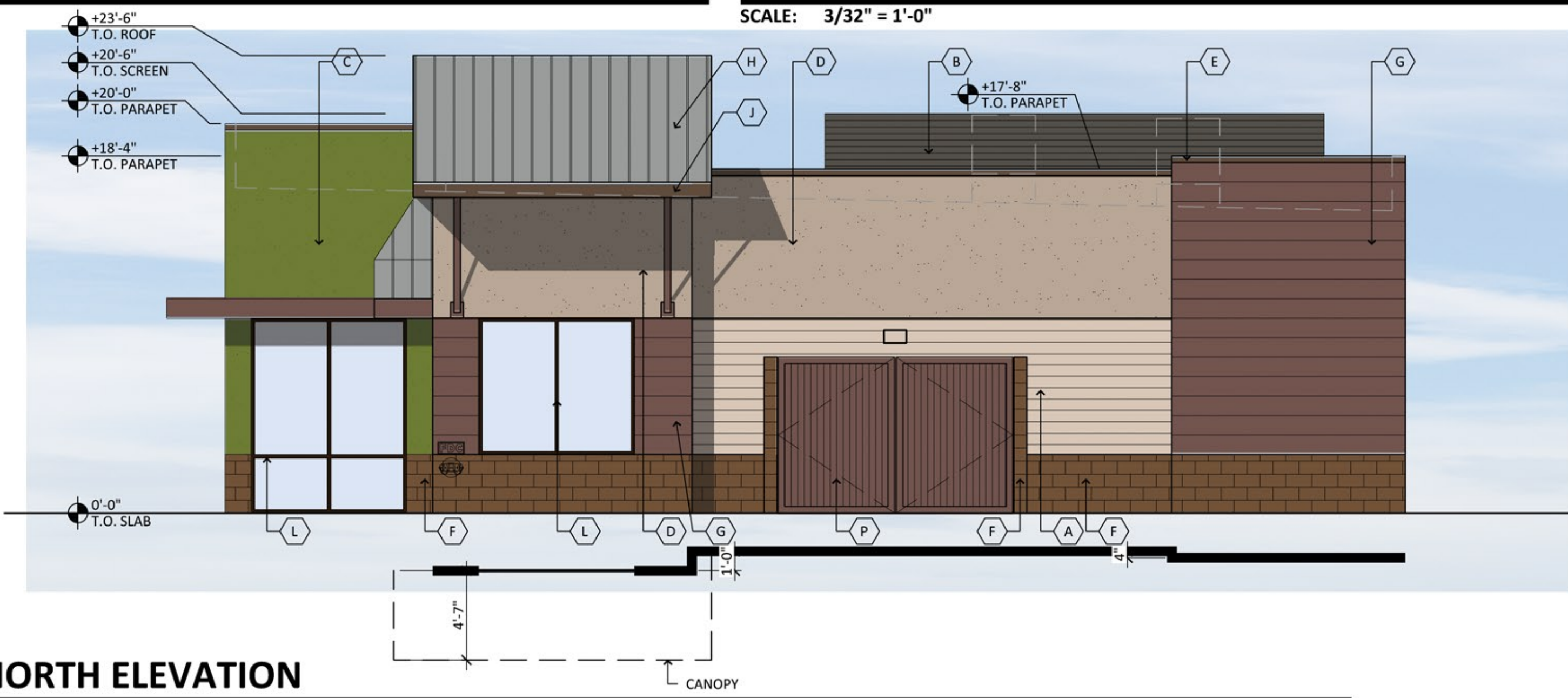
WEST ELEVATION
SCALE: 3/16" = 1'-0"



BLDG. SECTION
SCALE: 3/32" = 1'-0"



SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



NORTH ELEVATION
SCALE: 3/16" = 1'-0"

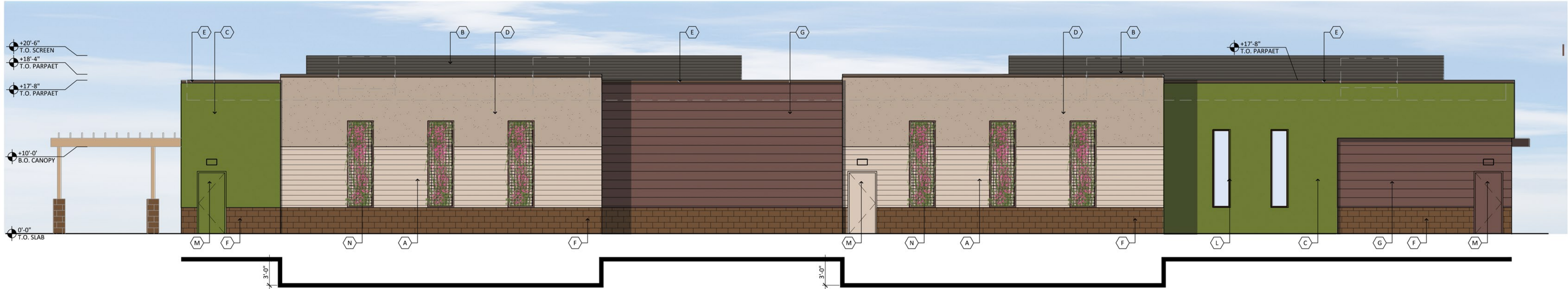
CAREFREE HWY AND CAVE CREEK RD.
NEC OF CAREFREE HIGHWAY AND CAVE CREEK ROAD
CAREFREE, ARIZONA 85331
DATE: 04.02.25 (PRELIMINARY)



EL-3
SHOPS-1

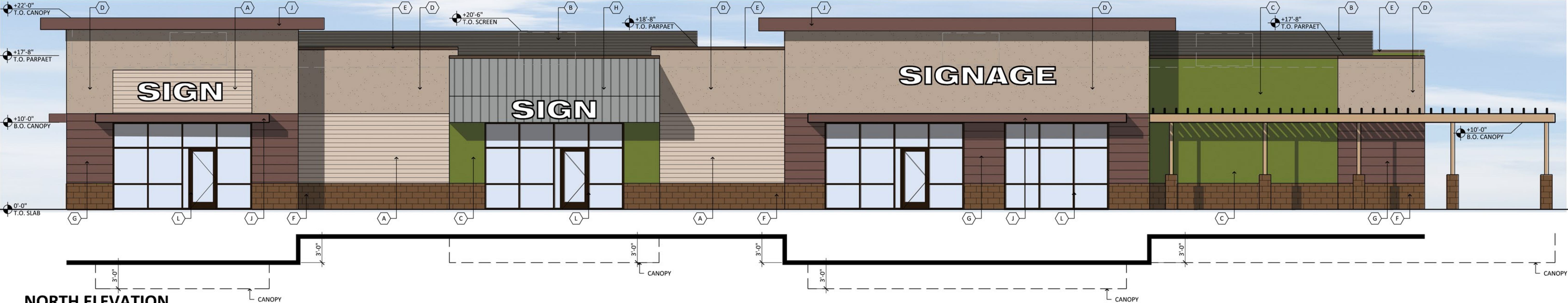
RKAA# 24110.00

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SOUTH ELEVATION

SCALE: 3/16" = 1'-0"



NORTH ELEVATION

SCALE: 3/16" = 1'-0"

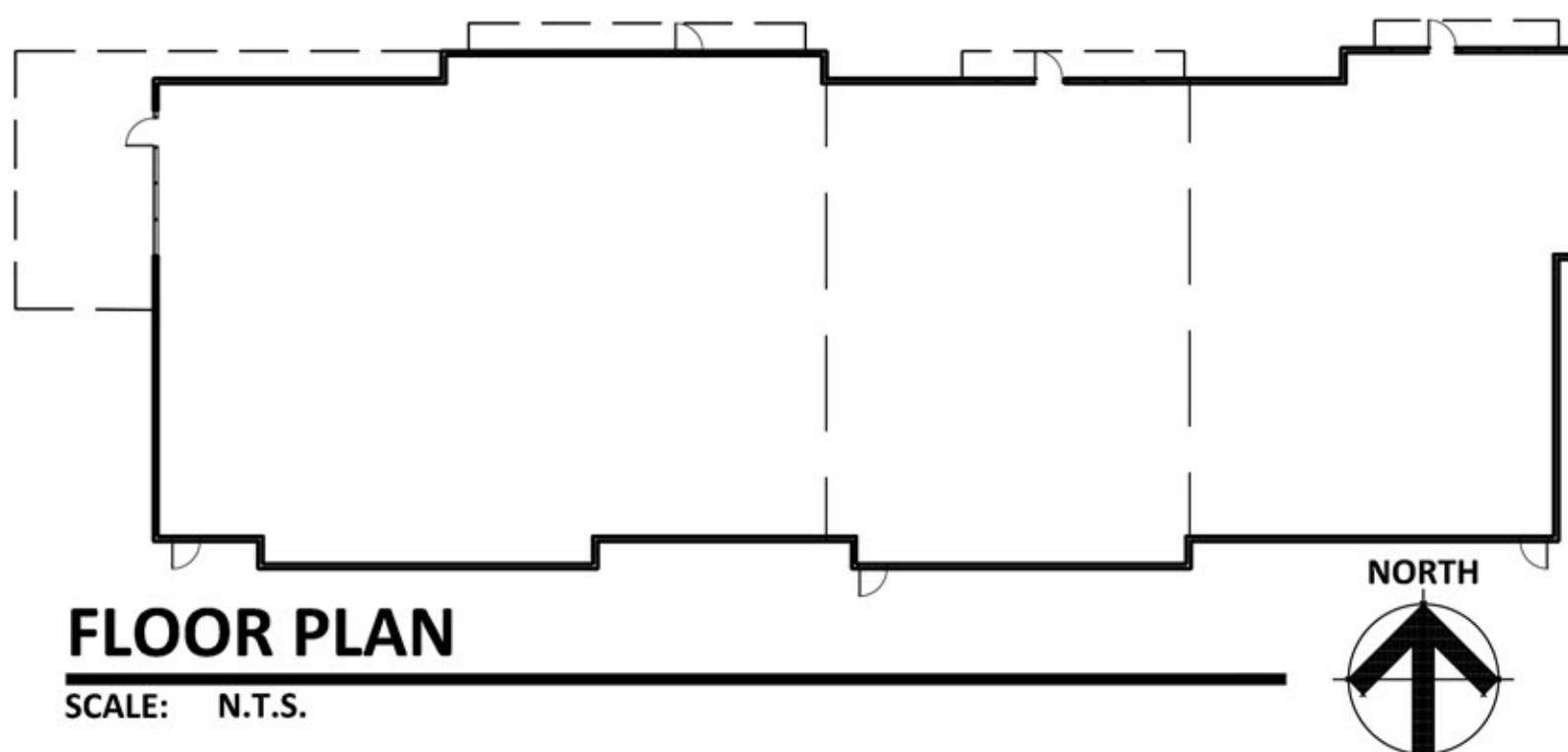


EAST ELEVATION

SCALE: 3/16" = 1'-0"

WEST ELEVATION

SCALE: 3/16" = 1'-0"



FLOOR PLAN

SCALE: N.T.S.

MATERIAL AND COLORS

- | | |
|--|--|
| A FIBER CEMENT PLANK EXTERIOR CLADDING:
MFG: NICHHA OR EQUAL
COLOR: VINTAGEWOOD - SPUCE | G METAL PANEL:
MFG: CORTEN OR EQUAL
SPEC: RUSTWALL
SIZE: 12" PANEL, 1" REVEAL |
| B PRE-FAB RIBBED PANEL SCREEN:
MFG: ROOFSCREEN MANUFACTURING OR EQUAL
COLOR: PAINT TO MATCH URBANE BRONZE SW 7048 | H PRE-FINISH METAL STANDING SEAM ROOF:
MFG: WESTERN STATES METAL ROOFING
COLOR: DOVE GRAY |
| C INTEGRAL PAINTED EIFS:
MFG: SHERWIN WILLIAMS OR EQUAL
COLOR: PARADISE - SW 6720 | J METAL CANOPY:
COLOR: WEATHERED STEEL |
| D INTEGRAL PAINTED EIFS:
MFG: SHERWIN WILLIAMS OR EQUAL
COLOR: SMOKY BEIGE SW 9087 | L ALUMINUM STOREFRONT:
MFG: KAWNEER OR EQUAL
COLOR: DARK BRONZE
SPEC: ANODIZED |
| E PAINTED FLASHING/TRIM:
MFG: SHERWIN WILLIAMS OR EQUAL
COLOR: HALF-CAFF SW 9091 | M HOLLOW METAL DOORS
COLOR: PAINT TO MATCH ADJACENT FINISH |
| F PAINTED CMU VENEER:
MFG: SHERWIN WILLIAMS OR EQUAL
COLOR: SADDLE UP SW 9099 | N GREEN SCREEN: |



CAREFREE HWY AND CAVE CREEK RD.
NEC OF CAREFREE HIGHWAY AND CAVE CREEK ROAD
CAREFREE, ARIZONA 85331
DATE: 04.02.25 (PRELIMINARY)

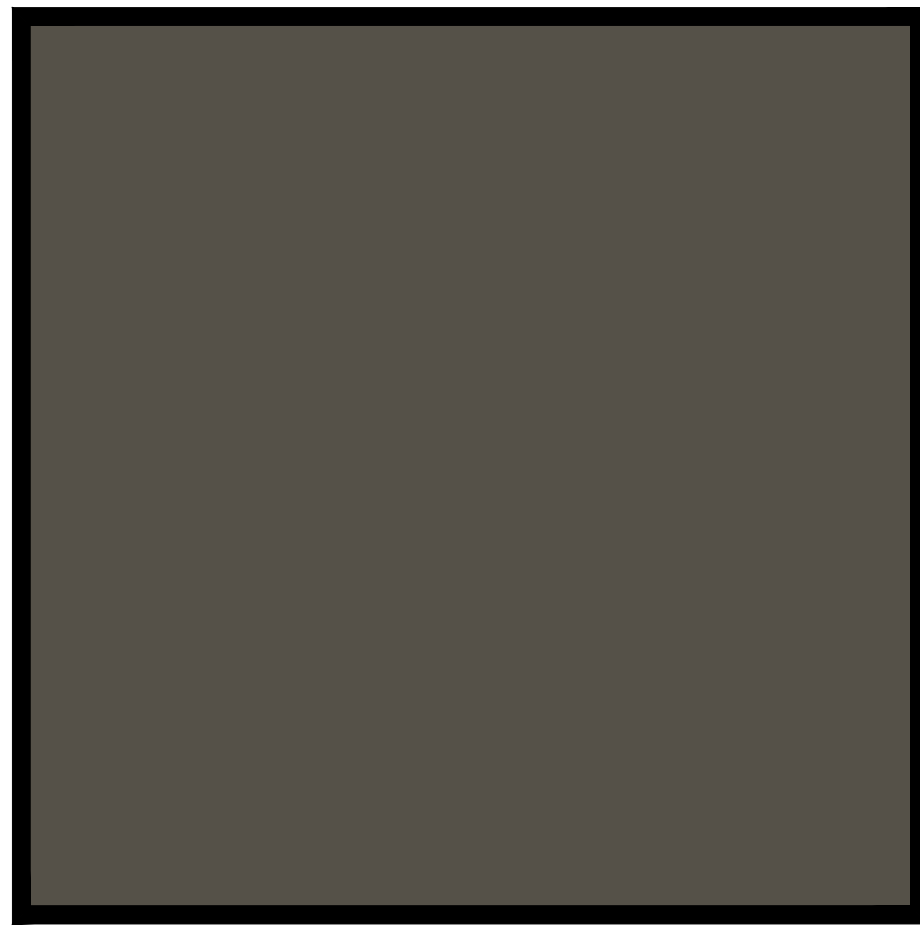
EL-4
SHOPS-2

RKAA# 24110.00

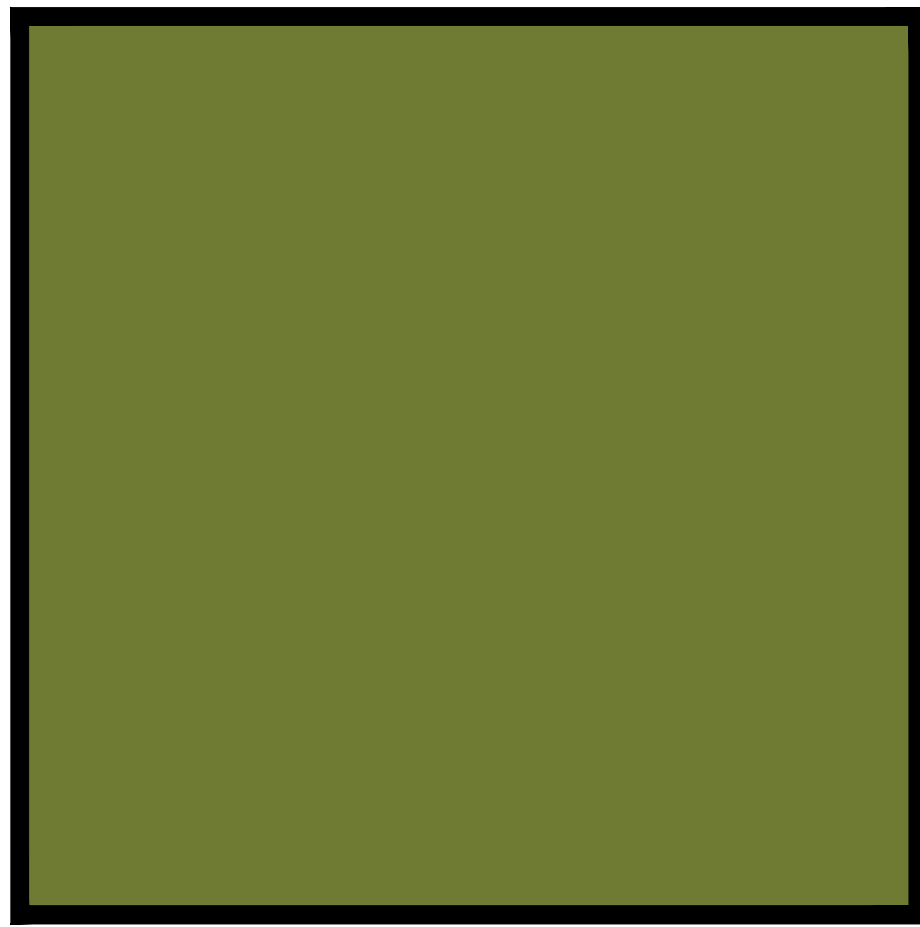
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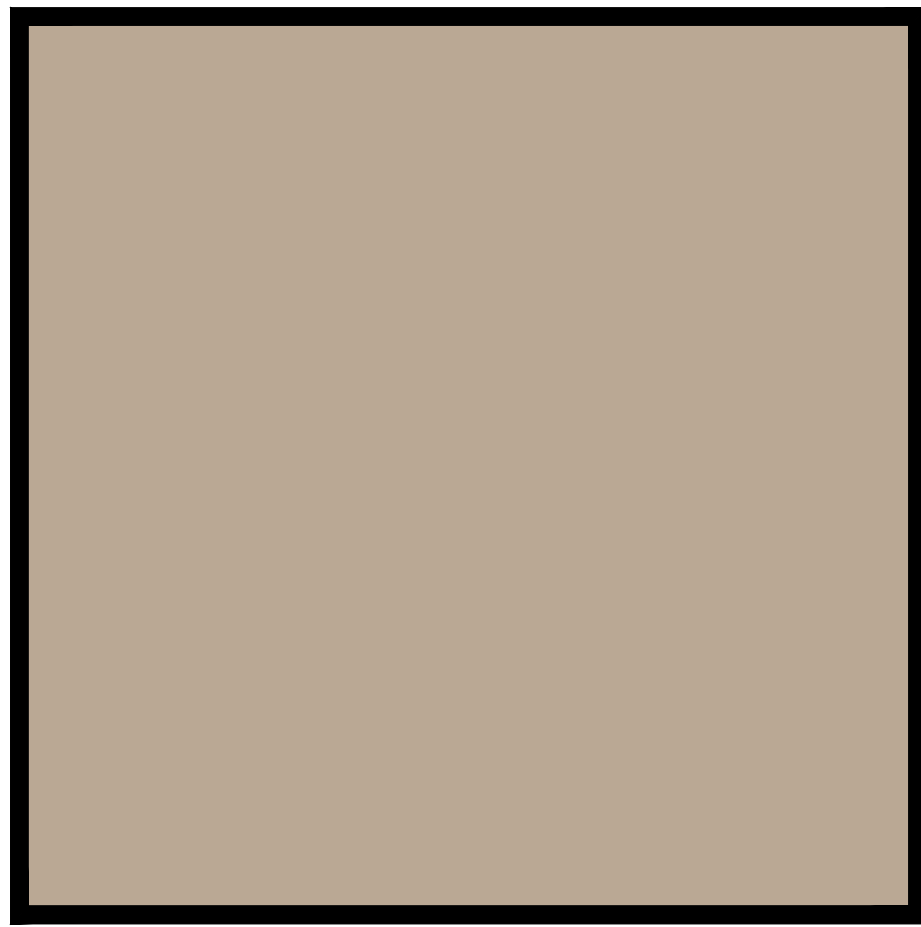
A FIBER CEMENT PLANK EXTERIOR CLADDING:
MFG : NICHHA
COLOR : VINTAGEWOOD - SPUCE



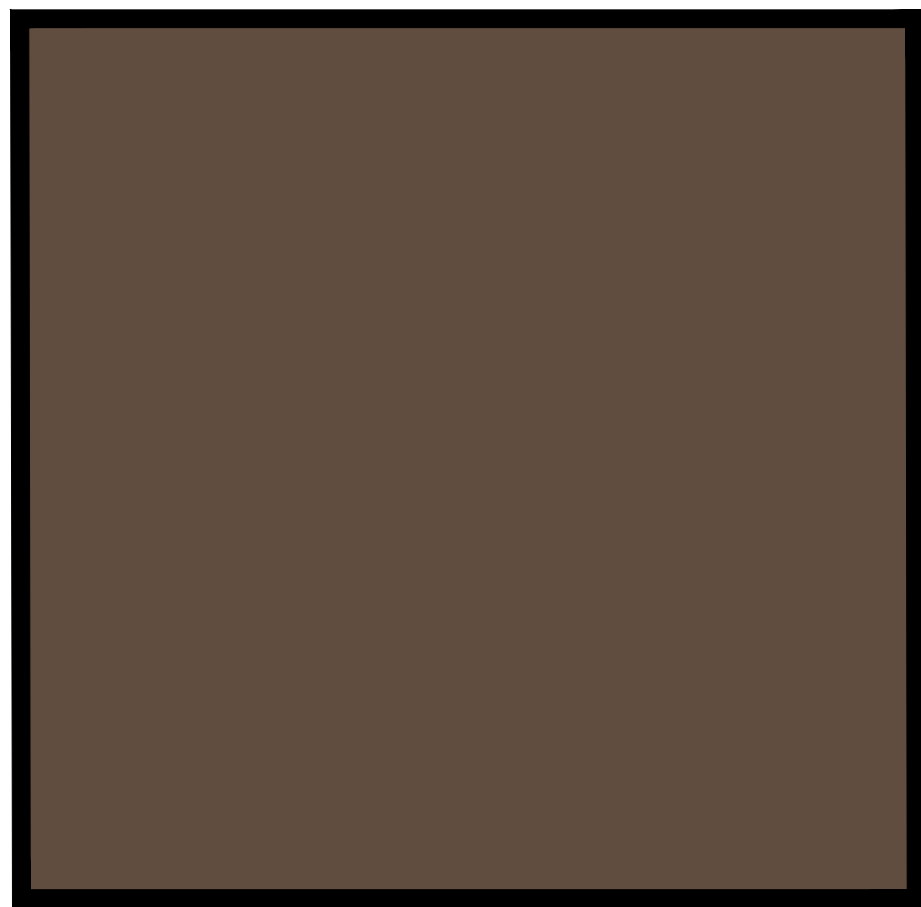
B PRE-FAB RIBBED PANEL SCREEN:
MFG : CASCADE ROOF SCREEN
COLOR : PAINT TO MATCH
URBANE BRONZE SW 7048



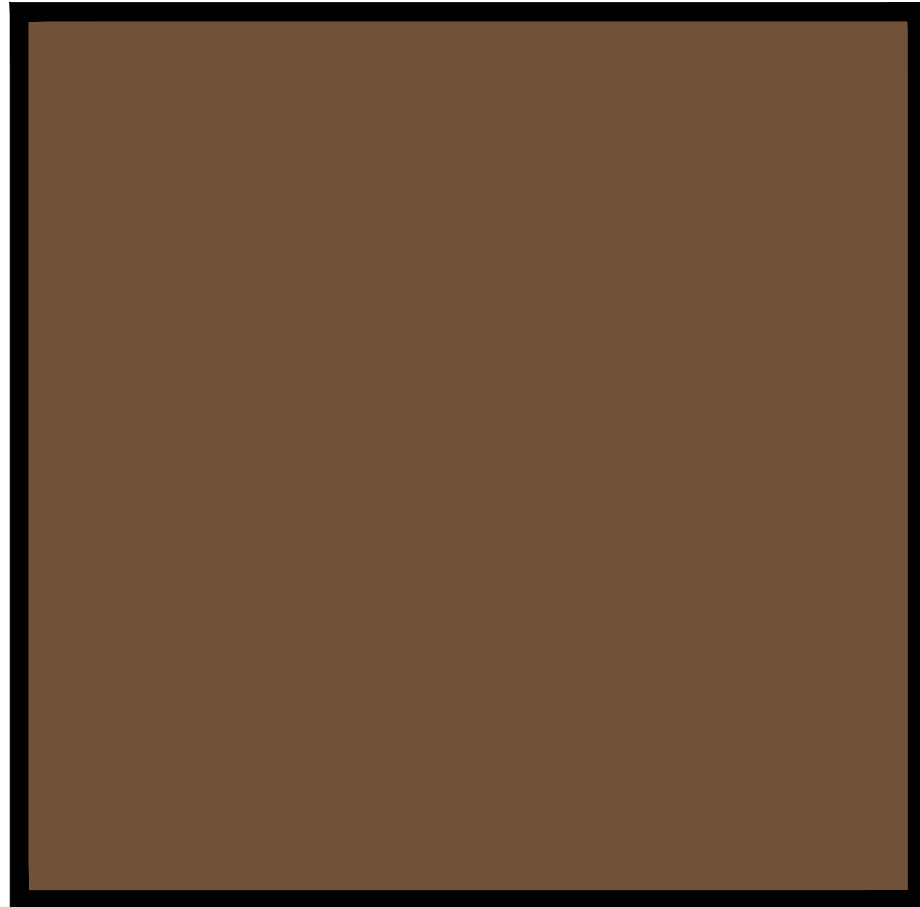
C INTEGRAL PAINTED EIFS:
MFG : SHERWIN WILLIAMS OR EQUAL
COLOR : PARADISE - SW 6720



D INTEGRAL PAINTED EIFS:
MFG : SHERWIN WILLIAMS OR EQUAL
COLOR : SMOKY BEIGE SW 9087



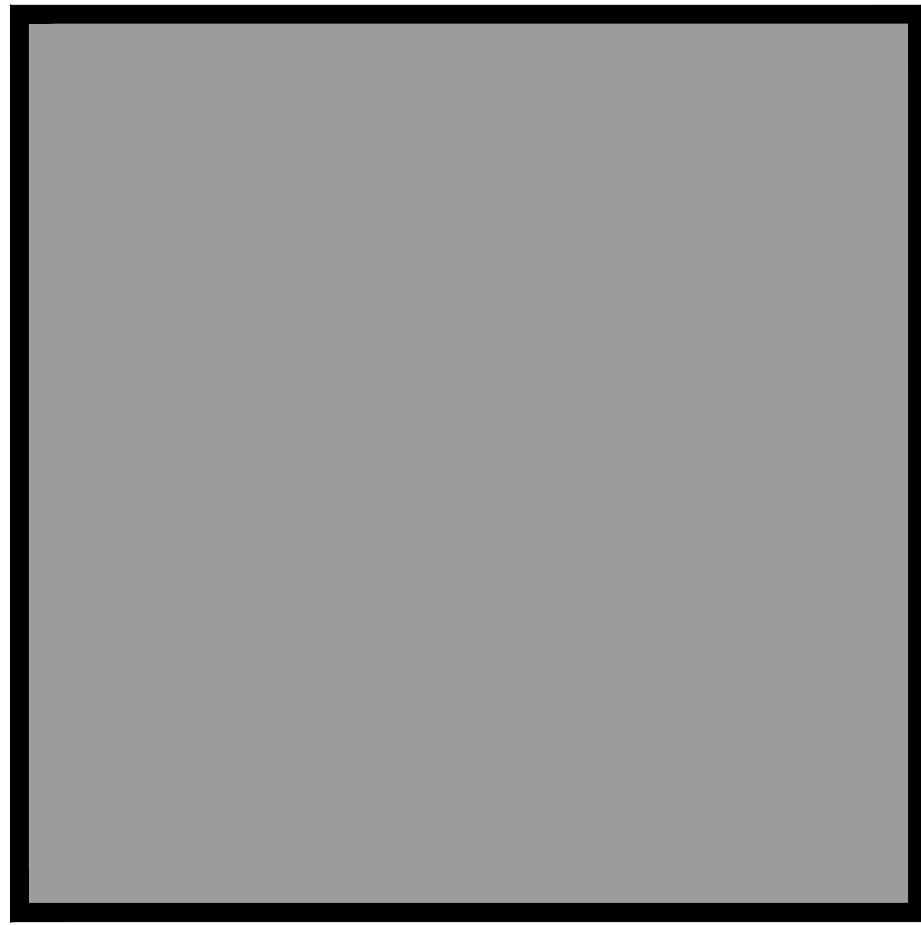
E PAINTED FLASHING/TRIM:
MFG : SHERWIN WILLIAMS OR EQUAL
COLOR : HALF-CAFF SW 9091



F PAINTED SPLIT FACE CMU:
MFG : SHERWIN WILLIAMS OR EQUAL
COLOR : SADDLE UP SW 9099



G METAL PANEL:
MFG : CORTEN
SPEC : RUSTWALL
SIZE : 12" PANELS, 1" REVEAL



H PRE-FINISH METAL STANDING SEAM ROOF:
MFG : WESTERN STATES METAL ROOFING
COLOR : DOVE GRAY



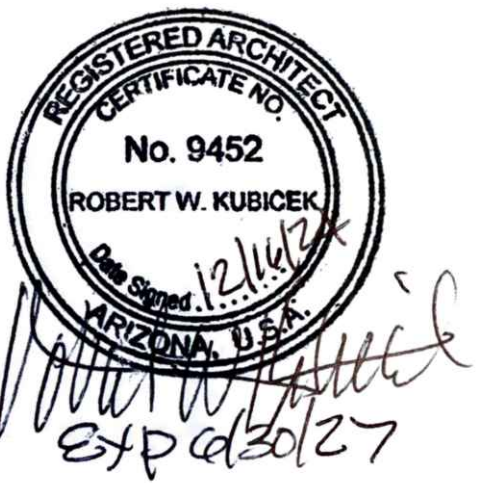
J METAL AWNING:
COLOR : WEATHERED STEEL



L ALUMINUM STOREFRONT:
MFG : KAWNEER
COLOR : DARK BRONZE
SPEC : ANODIZED

MATERIAL AND COLORS

CAREFREE HWY AND CAVE CREEK RD.
NEC OF CAREFREE HIGHWAY AND CAVE CREEK ROAD
CAREFREE, ARIZONA 85331
DATE: 04.01.25 (PRELIMINARY)



MB-1

RKAA# 24110.00

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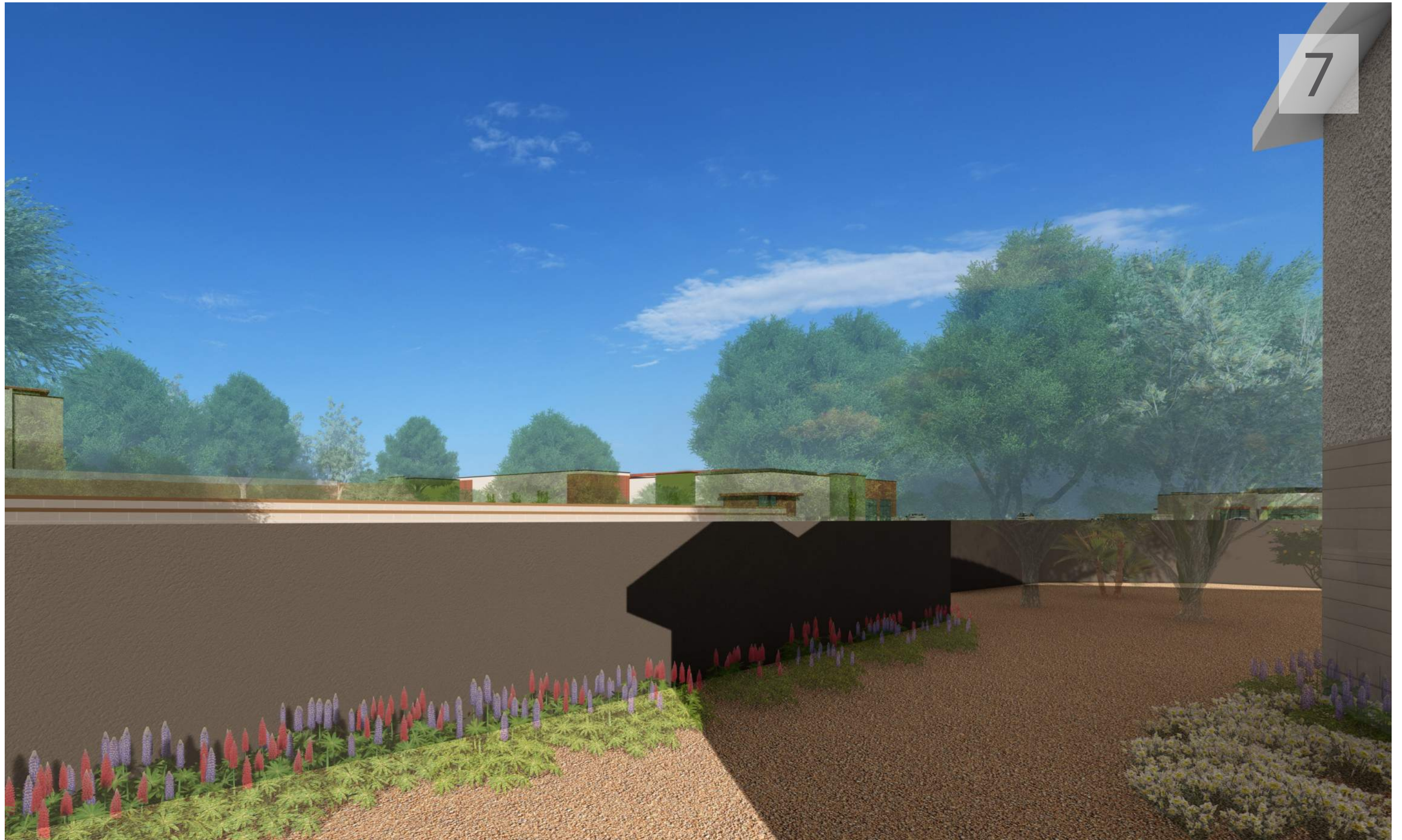


















PROJECT NARRATIVE

Proposed Mixed-Use Development located generally at the northeast corner of Cave Creek Road and Carefree Highway within the Town of Carefree. The current zoning designation of the site (APNs 211-47-204A, 211-47-205A, and 211-47-206) is Commercial (C). The gross area of the project is approximately 24.71 acres. The proposed site plan, with approximately 13% building coverage, will support a variety of commercial, retail, and office space across three major parcels (A, B, and C).



DEVELOPMENT MONUMENT SIGN



TYPICAL BUILDING SIGNAGE (NOTE: BUILDING SIGNAGE PER TOWN OF CAREFREE STANDARDS, SEPARATE FROM CSP)

LEGEND

- DEVELOPMENT MONUMENT SIGN (QTY: 2)
- TENET MONUMENT SIGN (QTY: 4)

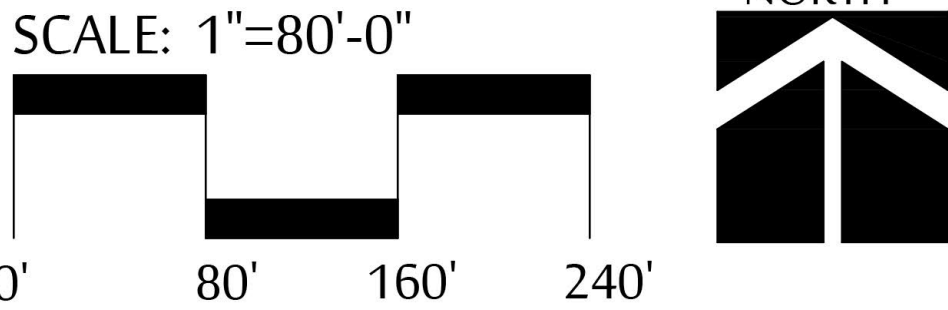
TOWN OF CAREFREE SIGNAGE STANDARDS (PER ARTICLE VIII)

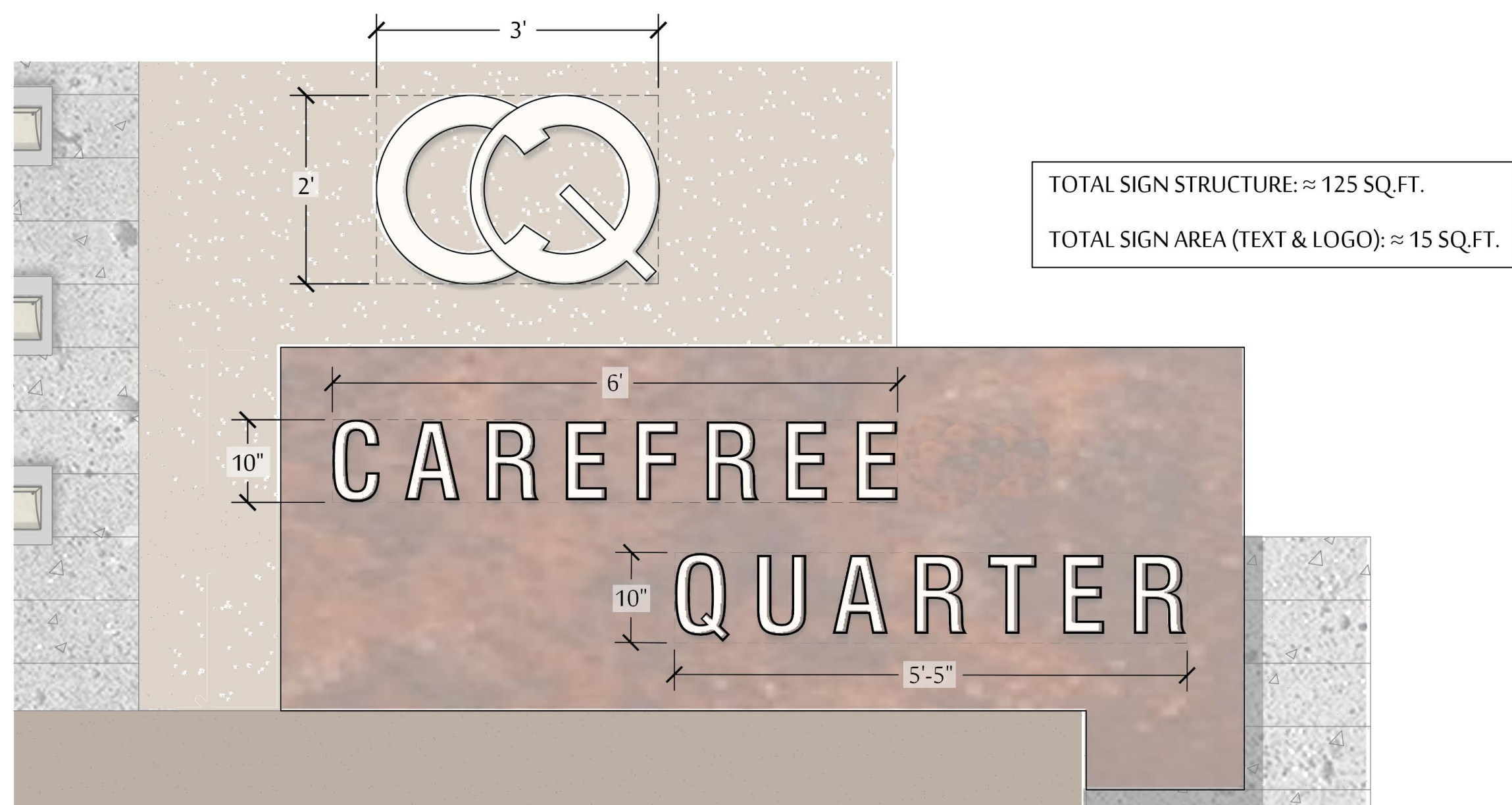
DEVELOPMENT MONUMENT SIGN (GROUND SIGN)	TENET MONUMENT SIGN (MONUMENT SIGN)
- (1) SIGN FOR EACH ABUTTING ARTERIAL / COLLECTOR STREET: ALLOWED: 2 PROVIDED: 2	- (1) SIGN FOR EACH ABUTTING ARTERIAL / COLLECTOR / LOCAL STREET: ALLOWED: 6 PROVIDED: 4
- LOCATED WITHIN (50) FEET OF THE DRIVEWAY ACCESS: PROVIDED: MIN. 14'-0" / MAX. 23'-3"	- LOCATED WITHIN (50) FEET OF THE DRIVEWAY ACCESS: PROVIDED: MIN. 9'-6" / MAX. 15'-0"
- LOCATED WITHIN (10) FEET OF RIGHT OF WAY: PROVIDED: MIN. 8'-0" / MAX. 18'-7"	- LOCATED WITHIN (20) FEET OF RIGHT OF WAY: PROVIDED: MIN. 8'-0" / MAX. 22'-0"
- LOCATED NO CLOSER THAN (30) FEET FROM OTHER SIGNAGE: PROVIDED: MIN. 225'	- LOCATED NO CLOSER THAN (75) FEET FROM OTHER SIGNAGE: PROVIDED: MIN. 225'
- STRUCTURE AREA: ALLOWED: MAX. 35 SQ.FT. PROVIDED: ≈ 125 SQ.FT.	- STRUCTURE AREA: ALLOWED: MAX. 56 SQ.FT. PROVIDED: ≈ 170 SQ.FT.
- SIGN AREA (TEXT, LOGO, ETC.): MAX. 35% OF SIGN STRUCTURE ALLOWED: 12.25 SQ.FT. (35%) OF 35 SQ.FT. PROVIDED: ≈ 15 SQ.FT. (12%) OF 125 SQ.FT.	- SIGN AREA (TEXT, LOGO, ETC.): ALLOWED: MAX. 46 SQ.FT. PROVIDED: ± 33 SQ.FT.
- MAX. HEIGHT OF (5) FEET FROM FINISHED GRADE: PROVIDED: 10'-0"	- MAX. HEIGHT OF (5) FEET FROM FINISHED GRADE, MAX. WIDTH OF (8) FEET: PROVIDED: 19'-0" H X 12'-7" W
	- DEVELOPMENT / LOGO LETTERING: ALLOWED: MAX. 24" PROVIDED: 20"
	- TENET LETTERING: ALLOWED: MAX. 12" PROVIDED: 6"



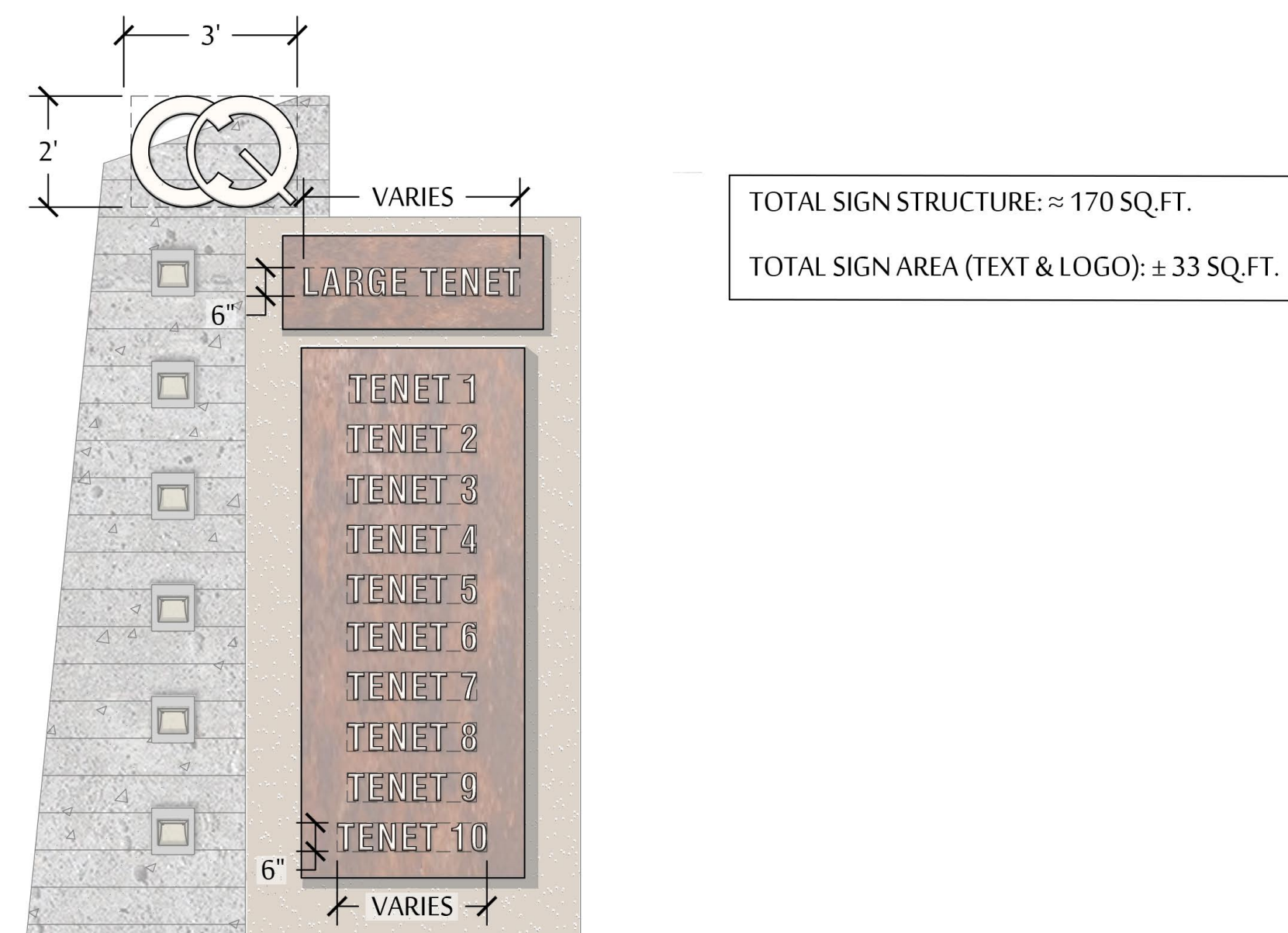
CAREFREE QUARTER
COMPREHENSIVE SIGN PLAN - OVERALL SITE
NEC OF CAREFREE HWY. & CAVE CREEK RD.
MAY 19, 2025

CSP 1

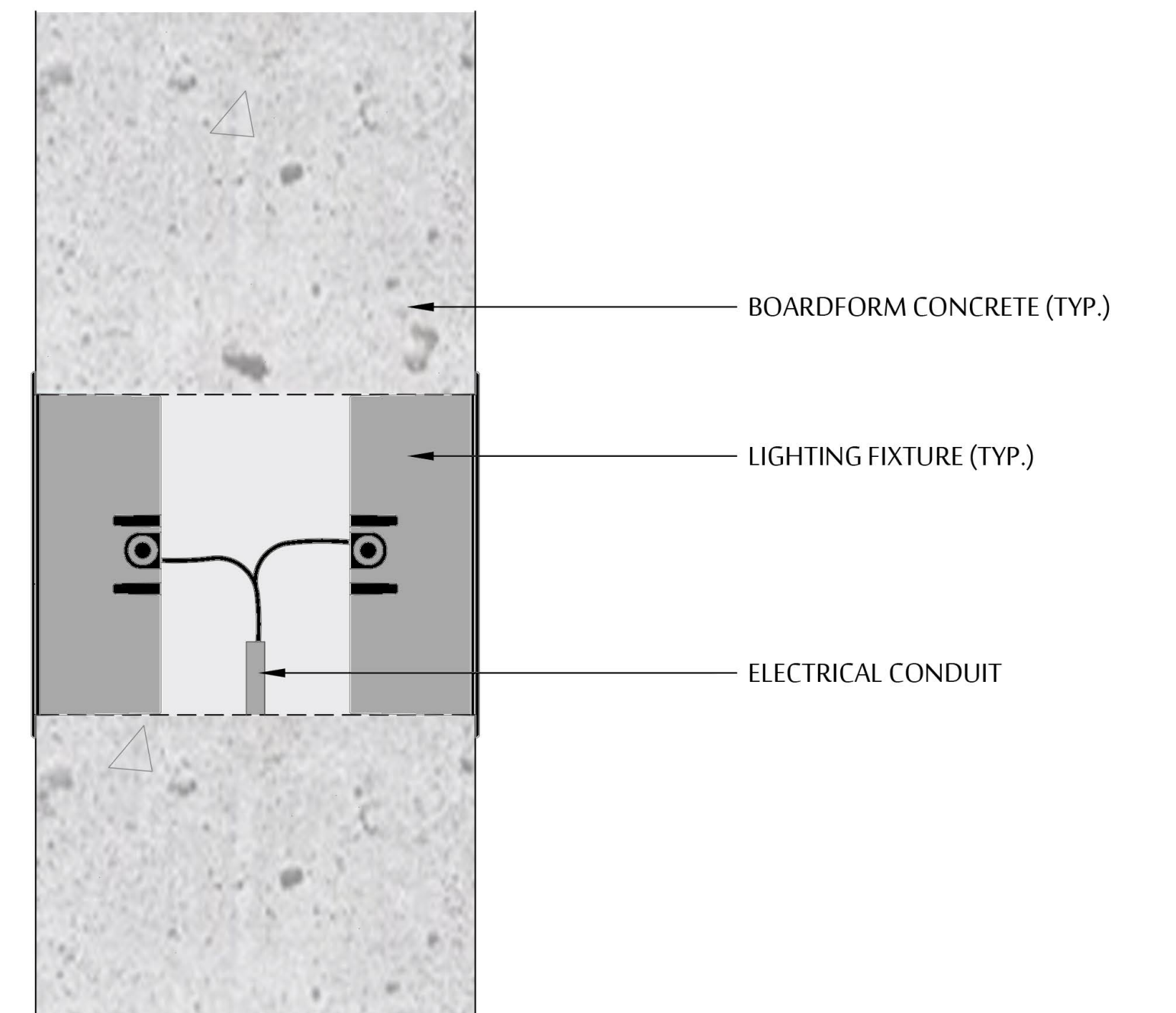




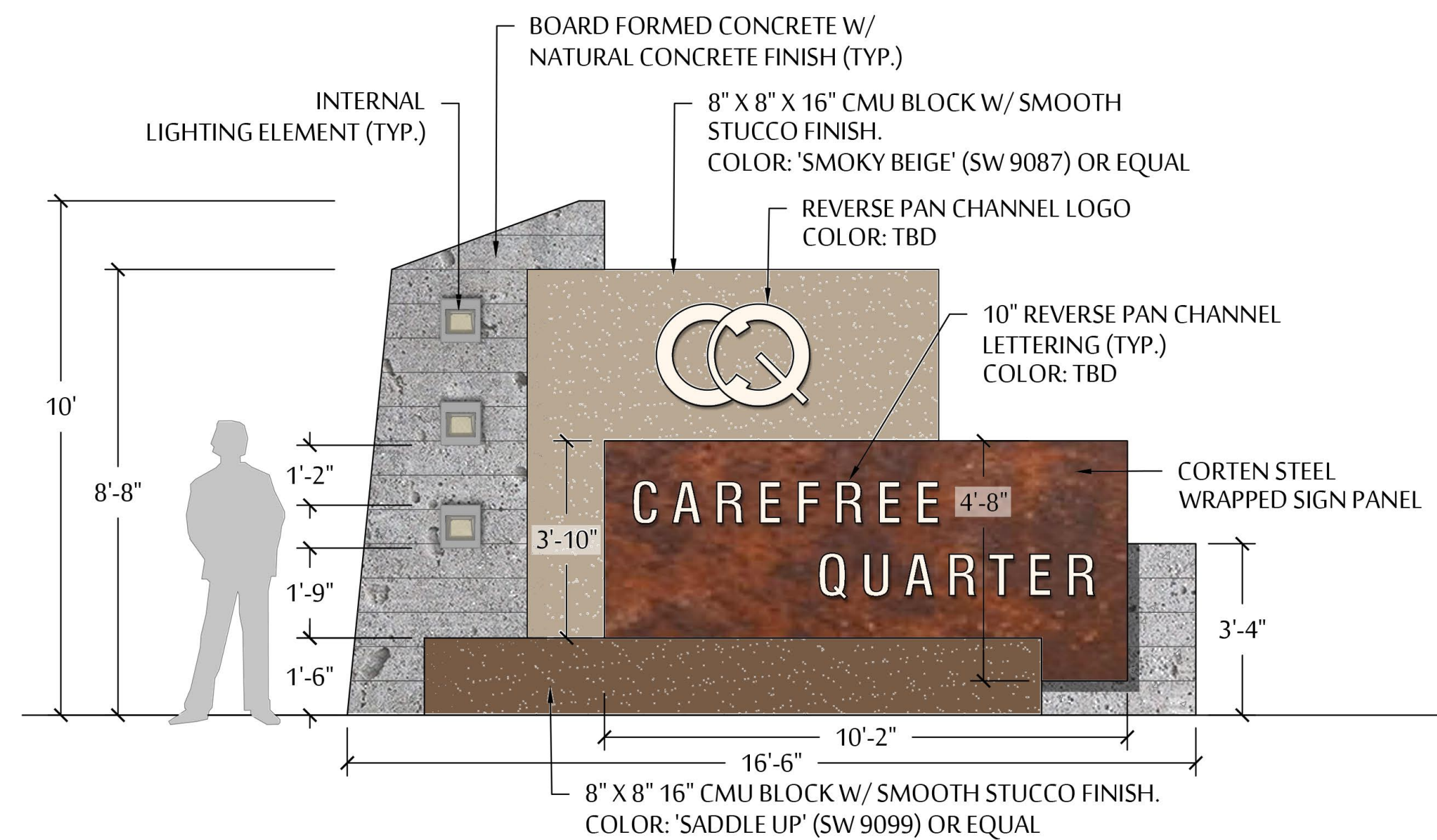
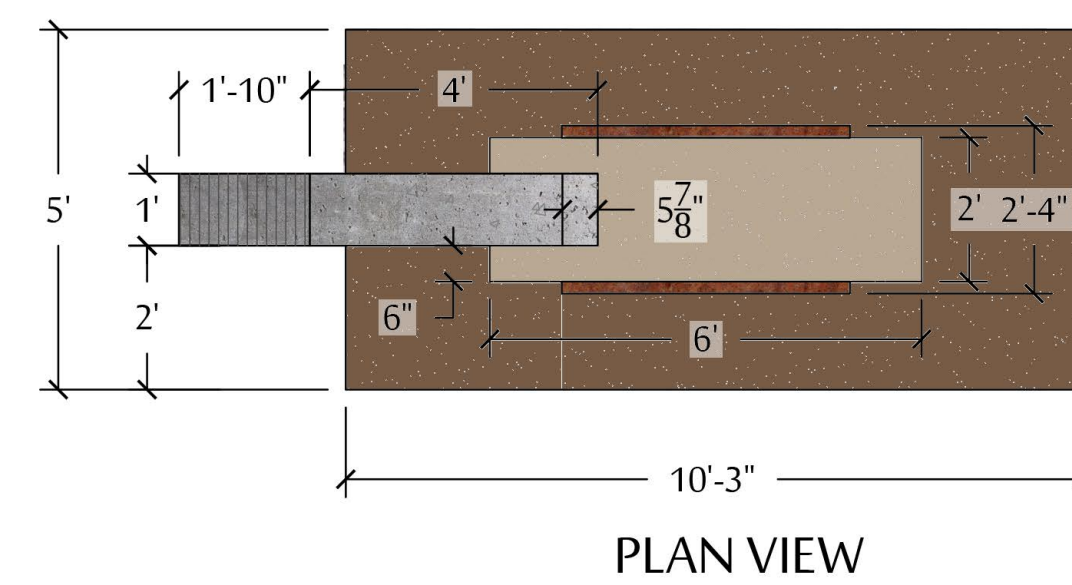
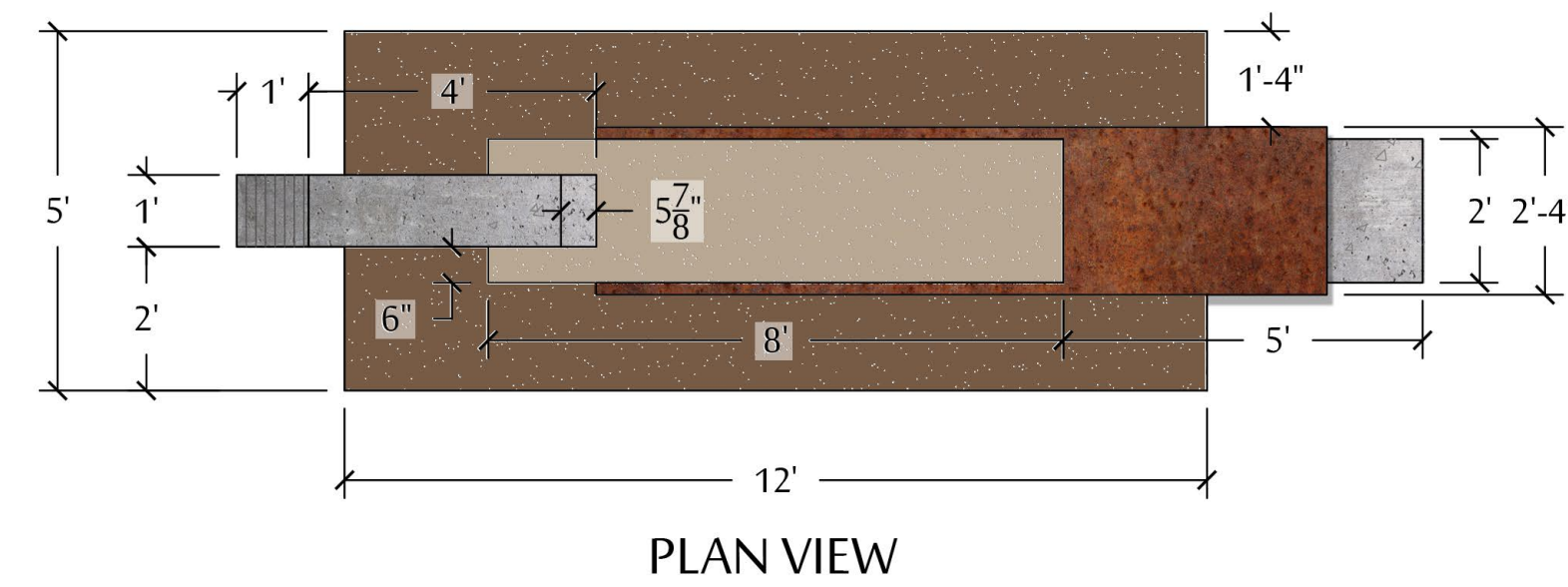
DEVELOPMENT MONUMENT SIGN CALCULATIONS SCALE: $3/4" = 1'-0"$



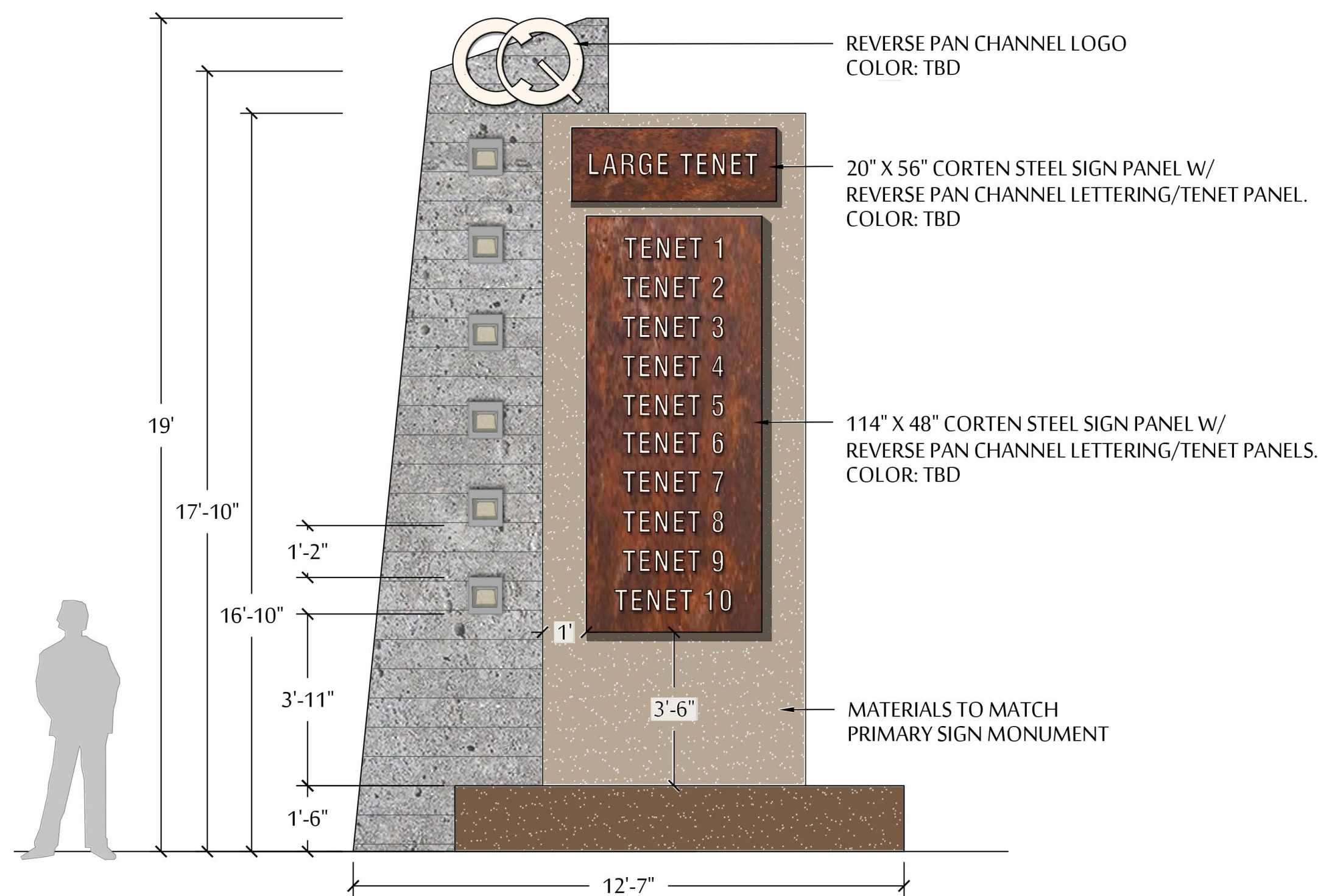
TENET MONUMENT SIGN CALCULATIONS SCALE: $3/8" = 1'-0"$



INTERNAL LIGHTING ENLARGEMENT (TYP.) SCALE: $3" = 1'-0"$



DEVELOPMENT MONUMENT SIGN SCALE: $3/8" = 1'-0"$



TENET MONUMENT SIGN SCALE: $3/8" = 1'-0"$



MATERIALS PALETTE



CAREFREE QUARTER

COMPREHENSIVE SIGN PLAN - SIGNAGE DETAILS

NEC OF CAREFREE HWY. & CAVE CREEK RD.

MAY 19, 2025

CSP 2



PLANT LEGEND

LARGE - MEDIUM CANOPY TREES - 24" BOX MIN.

OLNEYA TESOTA	IRONWOOD
PARKINSONIA X 'DESERT MUSEUM'	THORNLESS PALO VERDE
PROSOPIS X 'PHOENIX'	THORNLESS MESQUITE
EXISTING TREE	TO REMAIN IN PLACE
SALVAGE/RELOCATED TREE	SEE INVENTORY / SALVAGE PLAN

MEDIUM - SMALL CANOPY TREES - 24" BOX MIN.

ACACIA ANEURA	MULGA
CHILOPSIS LINEARIS	DESERT WILLOW
PISTACIA LENTISCUS	MASTIC

SHRUBS - 5 GALLON MIN.

AMBROSIA DELTOIDEA	TRIANGLE LEAF BURSAGE
CAESALPINIA PULCHERRIMA	RED BIRD OF PARADISE
CALLIANDRA ERIOPHYLLA	NATIVE FAIRY DUSTER
CONDEA EMORYI	DESERT LAVENDER
ENCELIA FARINOSA	BRITTLEBUSH
EREMOPHILA HYGROPHANA	BLUE BELLS EMU
ERICAMERIA LARICIFOLIA	TURPENTINE BUSH
JUSTICIA CALIFORNICA	CHUPAROSA
LARREA TRIDENTATA	CREOSOTE
LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD'	GREEN CLOUD TEXAS SAGE
LEUCOPHYLLUM LAEVIGATUM	CHIHUAHUA SAGE
SENNA ARTEMISIOIDES	SILVERY CASSIA
SIMMONDSIA CHINENSIS	JOJOBA
SPHAERALCEA AMBIGUA	GLOBE MALLOW

ACCENTS - 5 GALLON MIN.

AGAVE SPECIES	AGAVE
ALOE SPECIES	ALOE
ASCLEPIAS SUBULATA	DESERT MILKWEED
CARNEGIEA GIGANTEA	SAGUARO
DASYLIRION WHEELERI	DESERT SPOON
EUPHORBIA ANTISYPHILITICA	CANDELLIA
FOUQUIERIA SPLENDENS	OCOTILLO
HESPERALOE FUNIFERA	GIANT HESPERALOE
HESPERALOE PARVIFLORA	RED-YELLOW YUCCA (50/50 MIX)
KROENLEINIA GRUSONII	GOLDEN BARREL CACTUS
MUHLENBERGIA CAPILLARIS	REGAL MIST
MUHLENBERGIA RIGENS	DEER GRASS
OPUNTIA SPECIES	PRICKLY PEAR CACTUS
PENSTEMON EATONII	FIRECRACKER PENSTEMON
RUSSELLIA EQUISETIFORMIS	CORAL FOUNTAIN
YUCCA SPECIES	YUCCA

GROUND COVER - 5 GALLON MIN.

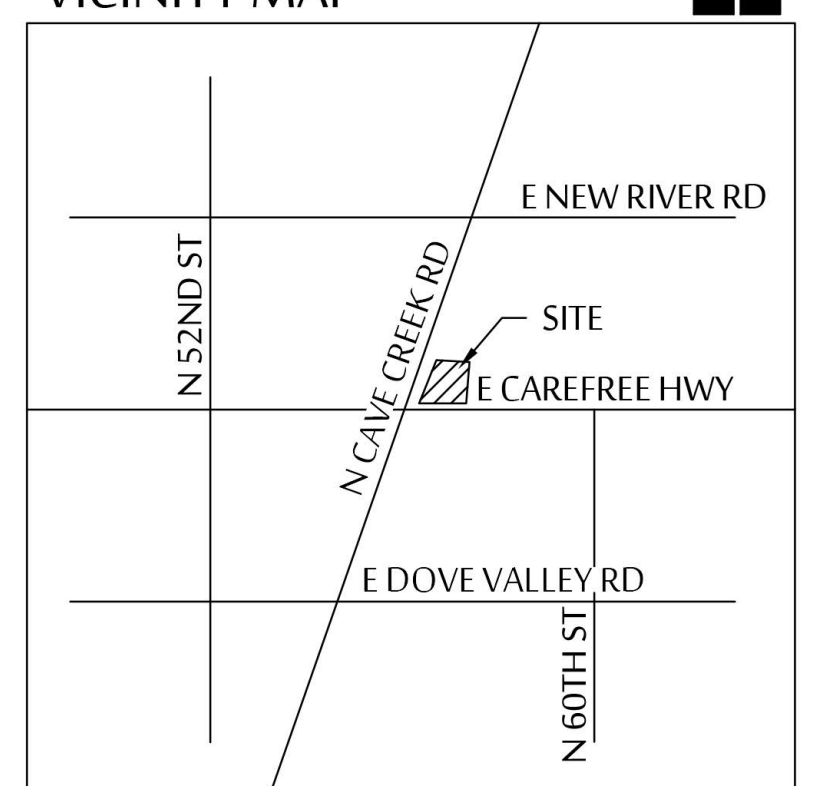
ACACIA REDOLENS	TRAILING ACACIA
BAILEYA MULTIRADIATA	DESERT MARIGOLD
CONVOLVULUS SABATIUS	GROUND MORNING GLORY
LANTANA SPECIES	LANTANA

DECOMPOSED GRANITE - 1" SCREENED - 2" MIN. DEPTH - COLOR TO BE DETERMINED	DEVELOPMENT MONUMENT SIGN (GROUND SIGN)
DECOMPOSED GRANITE - 1/4" MINUS, STABILIZED - 3" MIN. DEPTH - COLOR TO BE DETERMINED (COLOR TO CONTRAST PROPOSED 1" D.G.)	TENET MONUMENT SIGN (MONUMENT SIGN)
RIP-RAP - 3-8" SCREENED - COLOR TO BE DETERMINED (COLOR TO CONTRAST PROPOSED 1" D.G.)	

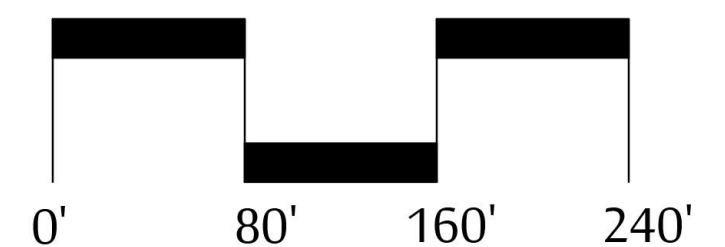
NOTES:

1. DUE TO PLANT MATERIAL AVAILABILITY, SUBSTITUTIONS FOR PLANT MATERIAL LISTED ABOVE MAY BE USED. ANY ALTERNATES OR SUBSTITUTIONS MUST BE ON THE ADWR LOW WATER USE PLANT LIST.
2. SUB-SPECIES OR HYBRIDS OF PLANT MATERIAL LISTED ABOVE MAY BE USED AS ALTERNATES/SUBSTITUTIONS.
3. ADDITIONAL PLANT MATERIAL MAY BE ADDED TO THE LIST ABOVE DUE TO UTILITY COMPANY OR H.O.A. REQUESTS AND/OR PLANTING RESTRICTIONS WITHIN UTILITY EASEMENTS.
4. NO TREES TO BE LOCATED WITHIN THE P.U.E. OR ANY OTHER NOTED EASEMENTS.
5. SALVAGED MATERIAL SHALL BE RELOCATED ON SITE WITH AN EMPHASIS OF MATURE MATERIAL TO BE LOCATED ALONG EACH STREET FRONTAGE & WITHIN DRAINAGE CHANNEL/WASH.

VICINITY MAP



SCALE: 1"=80'-0"

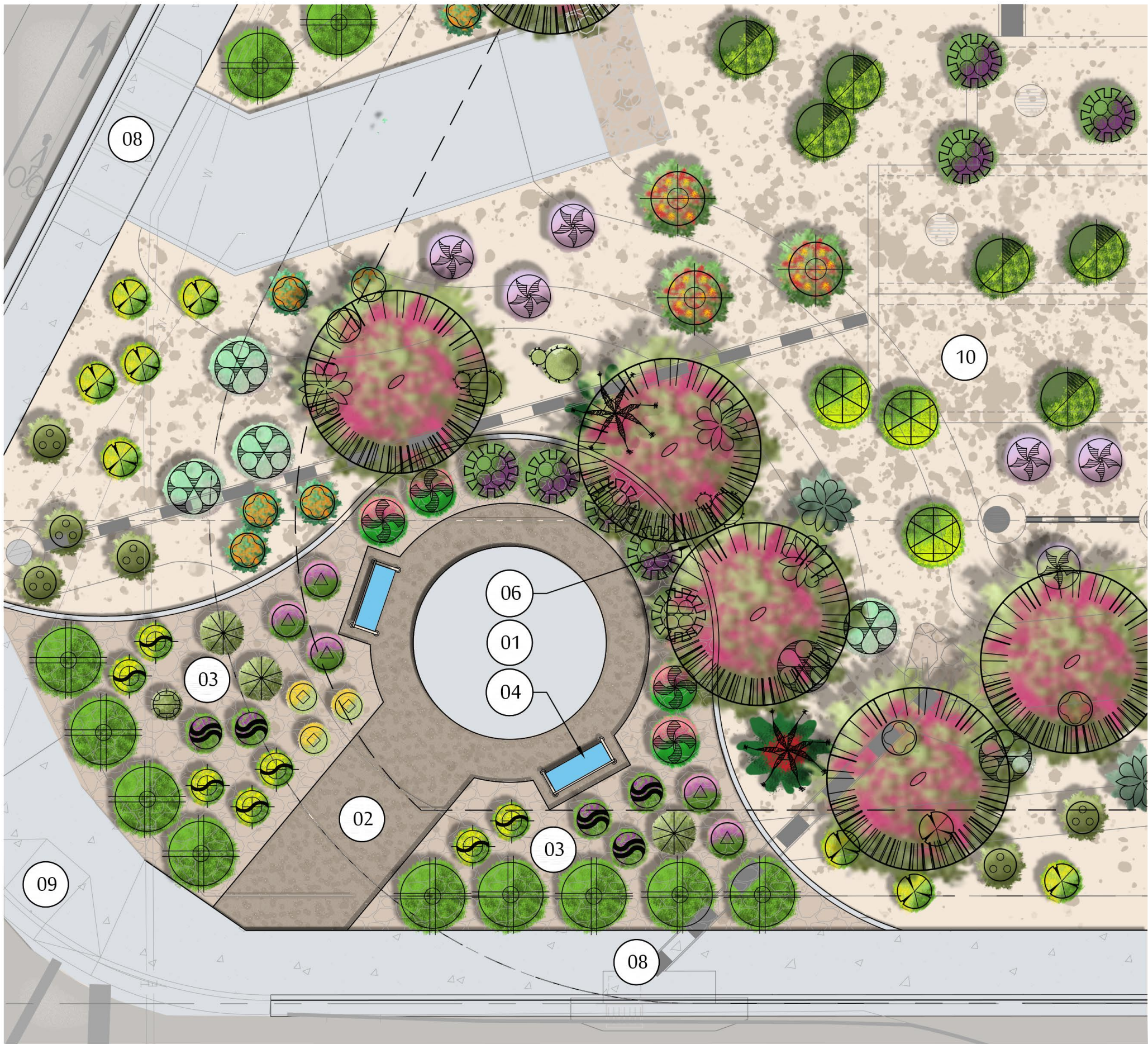


CAREFREE QUARTER PRELIMINARY LANDSCAPE PLAN

NEC OF CAREFREE HWY. & CAVE CREEK RD.

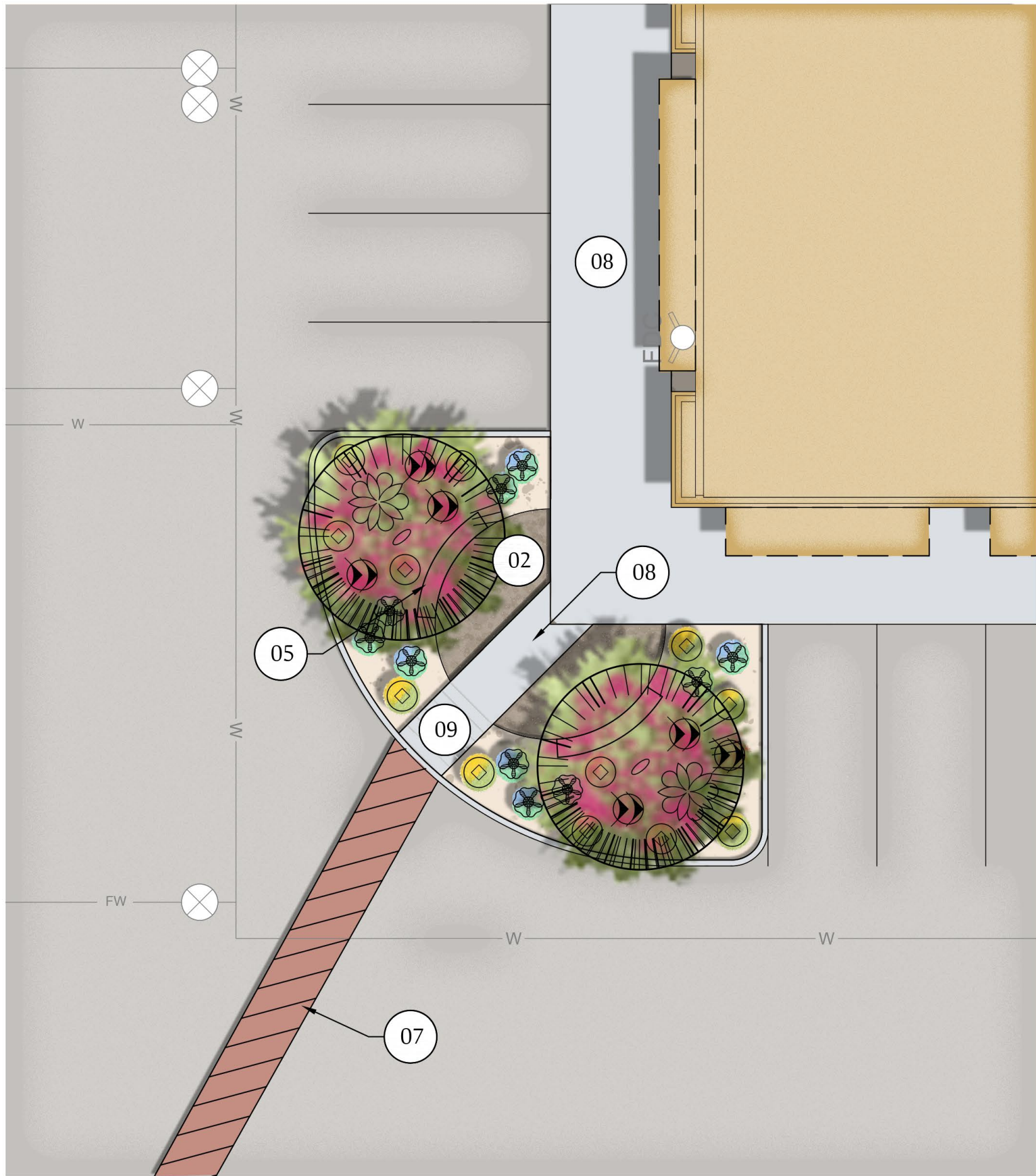
MAY 19, 2025

SHEET L1



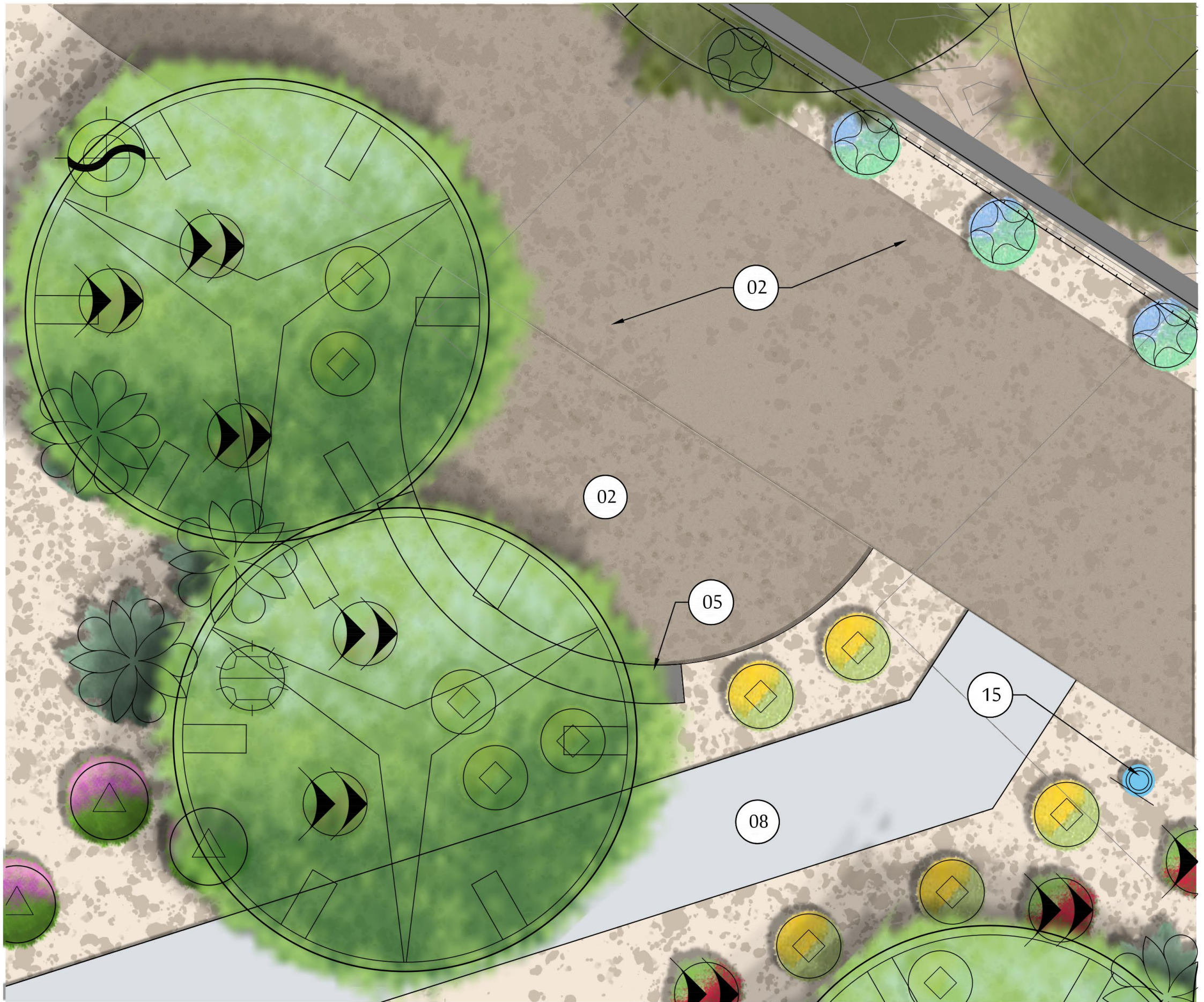
CORNER ART PIECE & RETENTION BASIN

SCALE: 1'-0" = 10'-0"



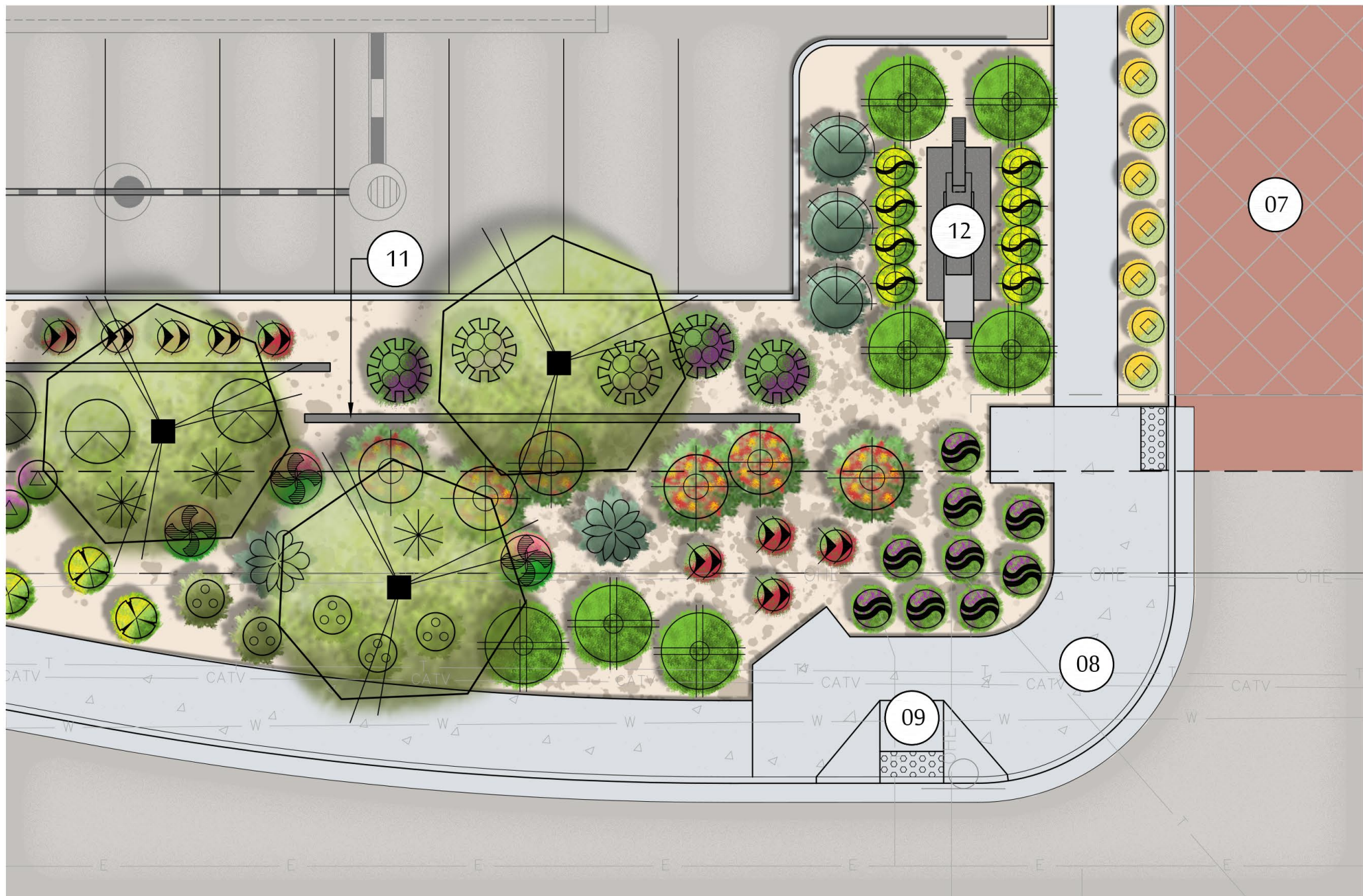
ENHANCED ENTRY SEATING AREA

SCALE: 1'-0" = 10'-0"



TYPICAL SEATING AREA ALONG M.U.T.

SCALE: 1/4" = 1'-0"



DEVELOPMENT MONUMENT SIGN (GROUND SIGN) ENTRANCE - TYP.

SCALE: 1'-0" = 10'-0"



TENET MONUMENT SIGN (MONUMENT SIGN) ENTRANCE - TYP.

SCALE: 1'-0" = 10'-0"

KEY NOTE LEGEND

- 01 ART PIECE - BY OTHERS
- 02 1/4" MINUS DECOMPOSED GRANITE (STABILIZED)
- 03 3-8" RIP-RAP
- 04 6" BENCH (TYP.)
- 05 CMU SEAT WALL (TYP.)
- 06 6" CONCRETE HEADER
- 07 ENHANCED PAVEMENT (TYP.)
- 08 CONCRETE SIDEWALK
- 09 A.D.A. RAMP (TYP.)
- 10 UNDERGROUND RETENTION TANK (TYP.)
- 11 PARKING SCREEN WALL (TYP.)
- 12 GROUND SIGN
- 13 MONUMENT SIGN
- 14 PROPOSED SALVAGE TREE (TYP.)
- 15 PET WASTE STATION

← EXISTING RESIDENTIAL PROPERTIES →



TYPICAL DRAINAGE CHANNEL / WASH

KEY NOTE LEGEND

- 01 1/4" MINUS DECOMPOSED GRANITE (STABILIZED)
- 02 RIP-RAP DRAINAGE CHANNEL - SEE CIVIL PLANS
- 03 ASPHALT ROAD
- 04 8' HT. SCREEN WALL
- 05 RETAINING WALL (TYP.)
- 06 PROPOSED SALVAGE TREE (TYP.)
- 07 EXISTING TREE (TYP.)
- 08 PROPERTY LINE (TYP.)

- NOTES:
- SHRUBS SHOULD NOT BE INSTALLED IN RIP-RAP DUE TO UNSTABLE TOP DRESSING CONDITIONS. RISK OF PLANT DAMAGE AND LOSS IS HIGH. HOWEVER, THE SURROUNDING SHRUBS ARE DESIGNED TO RESEED THE WASH NATURALLY AND WILL FILL IN THE RIP-RAP AREAS OVER TIME.
 - USE OF SALVAGE TREES SHOULD BE FOCUSED WITHIN THE DRAINAGE CHANNEL/WASH IN ORDER TO HELP CREATE A BUFFER BETWEEN THE NEIGHBORING PROPERTIES.



CAREFREE QUARTER

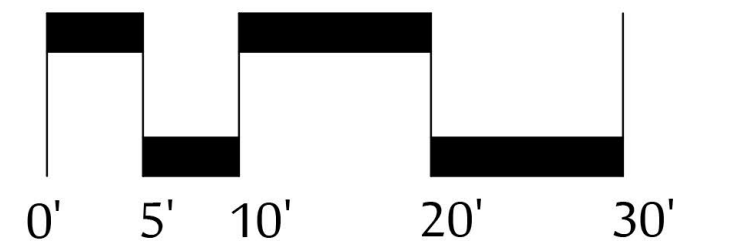
PRELIMINARY LANDSCAPE ENLARGEMENTS

NEC OF CAREFREE HWY. & CAVE CREEK RD.

APRIL 9, 2025

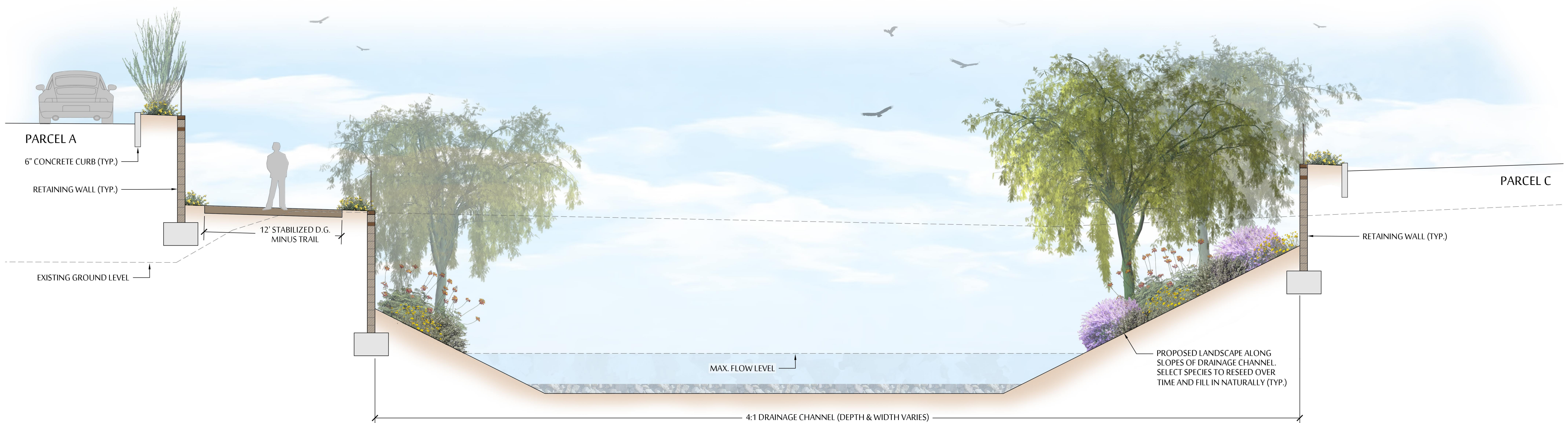
SHEET L3

SCALE: 1"=10'-0"





TYPICAL STREET FRONTAGE ELEVATION



TYPICAL DRAINAGE CHANNEL SECTION



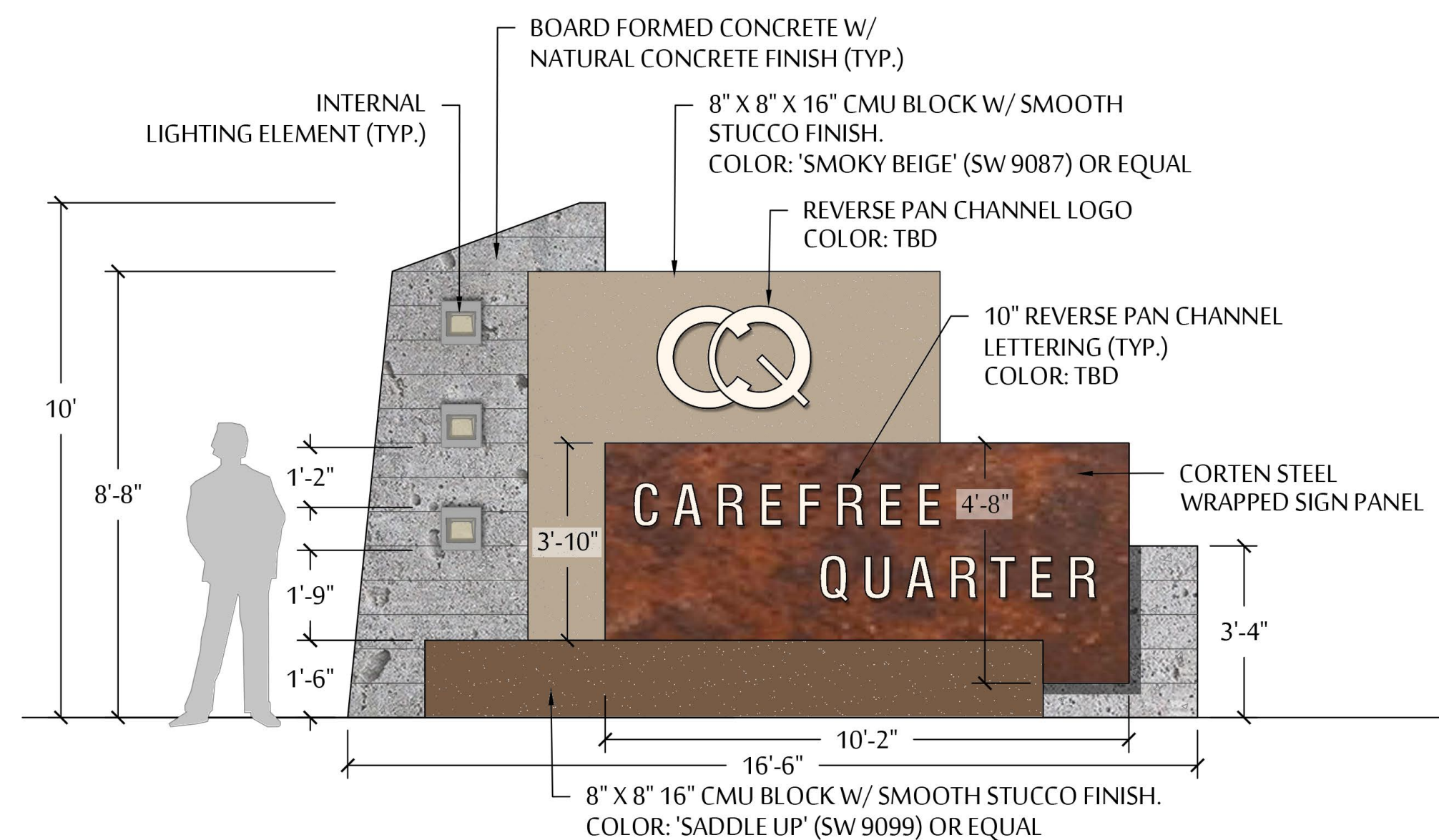
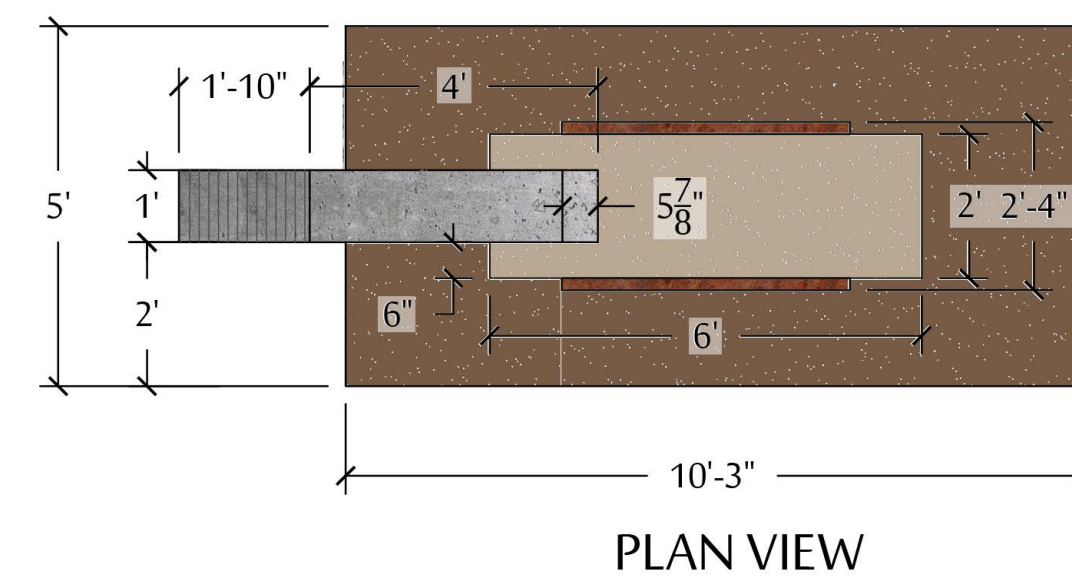
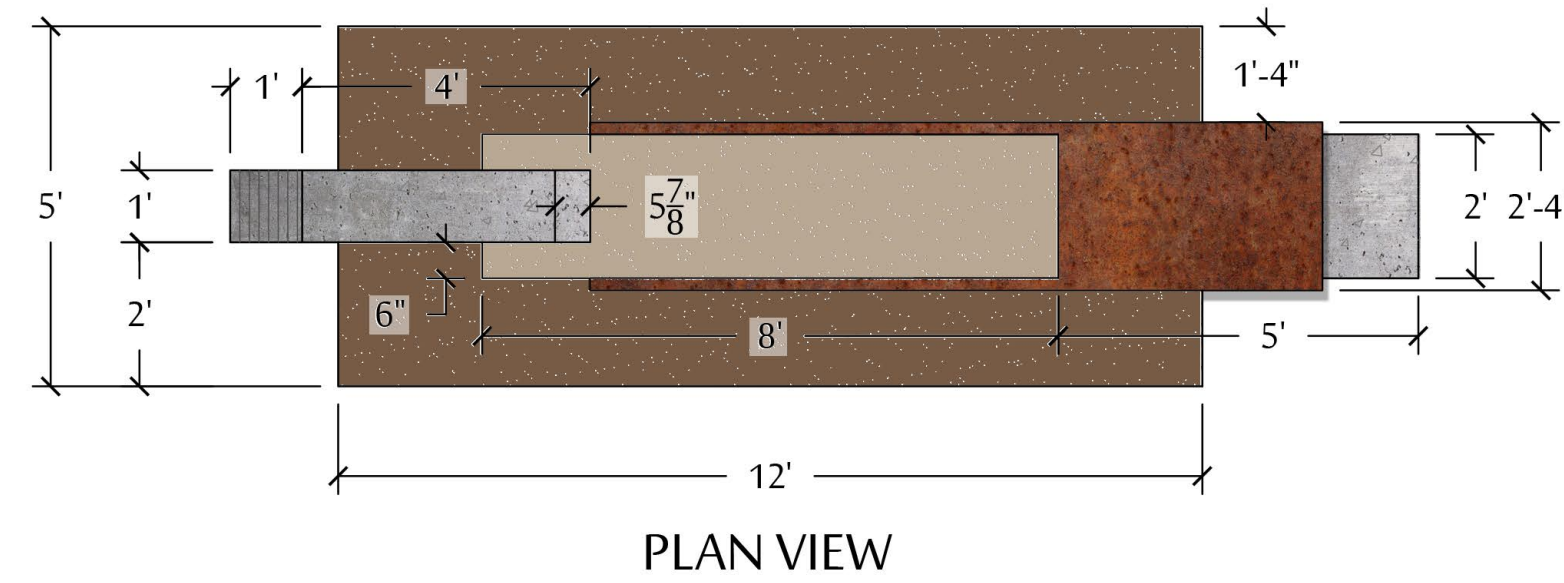
CAREFREE QUARTER

TYPICAL STREET FRONTAGE & DRAINAGE CHANNEL

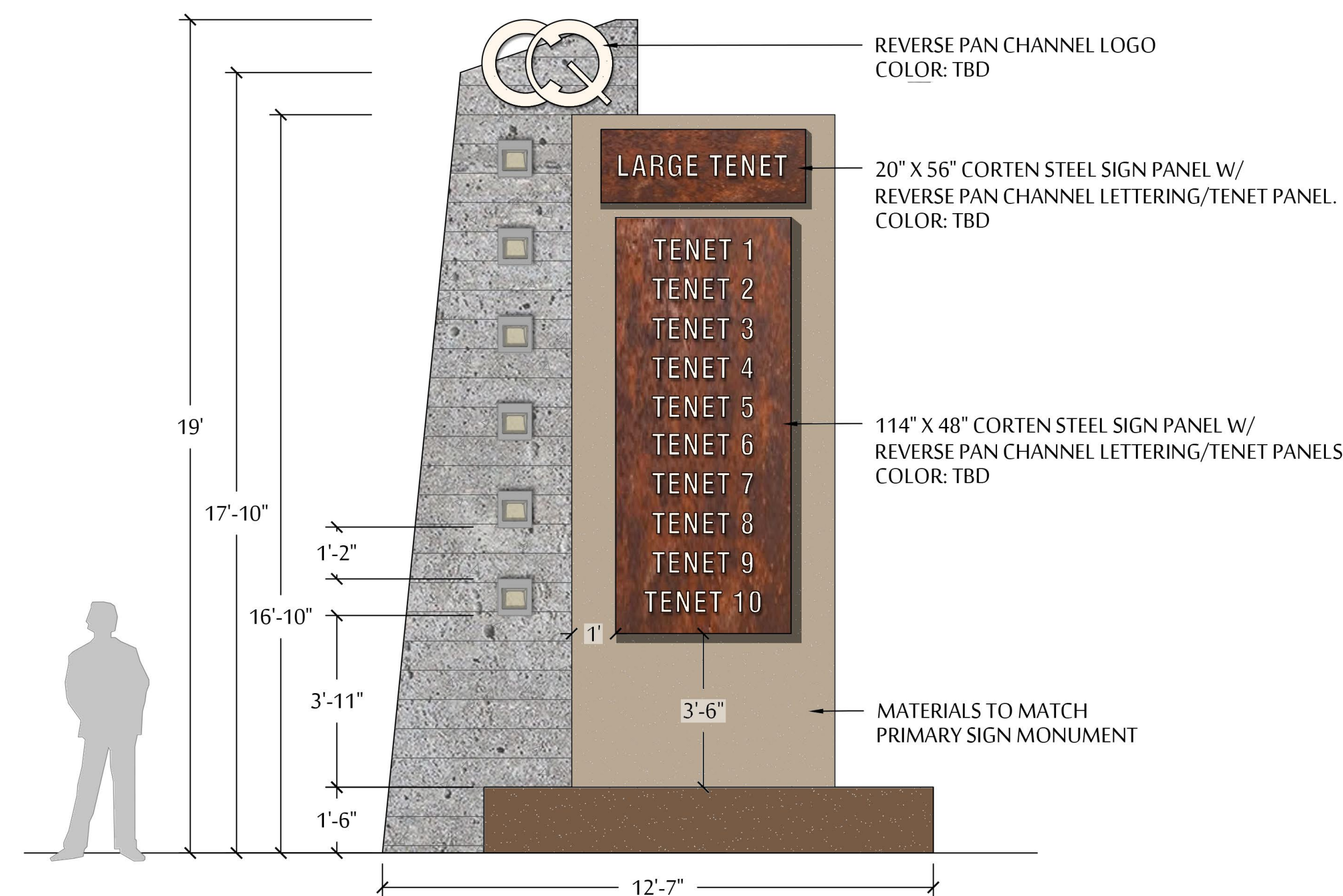
NEC OF CAREFREE HWY. & CAVE CREEK RD.

MAY 19, 2025

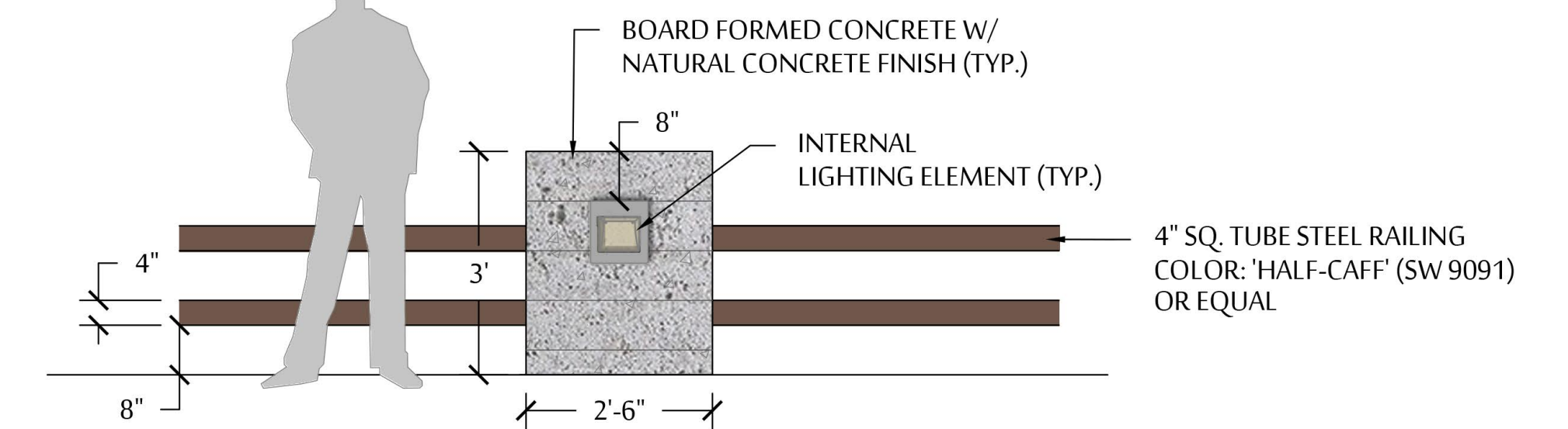
SHEET L4



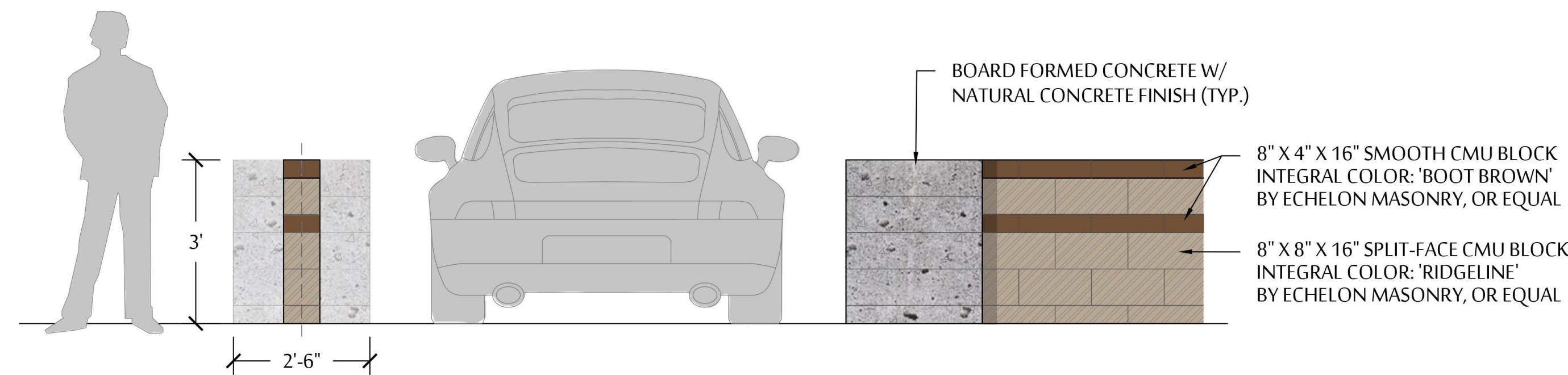
DEVELOPMENT MONUMENT SIGN (GROUND SIGN) SCALE: 3/8" = 1'-0"



TENET MONUMENT SIGN (MONUMENT SIGN) SCALE: 3/8" = 1'-0"

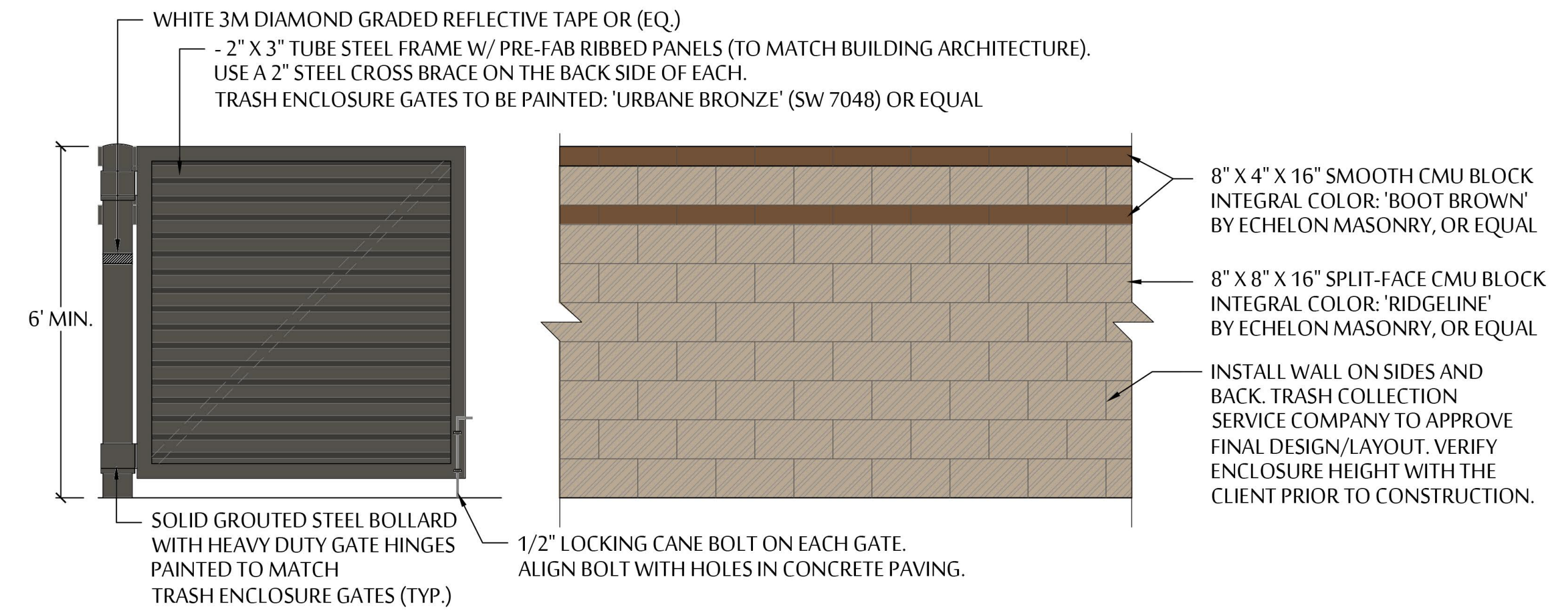


SIGN ACCENT FENCE SCALE: 1/2" = 1'-0"



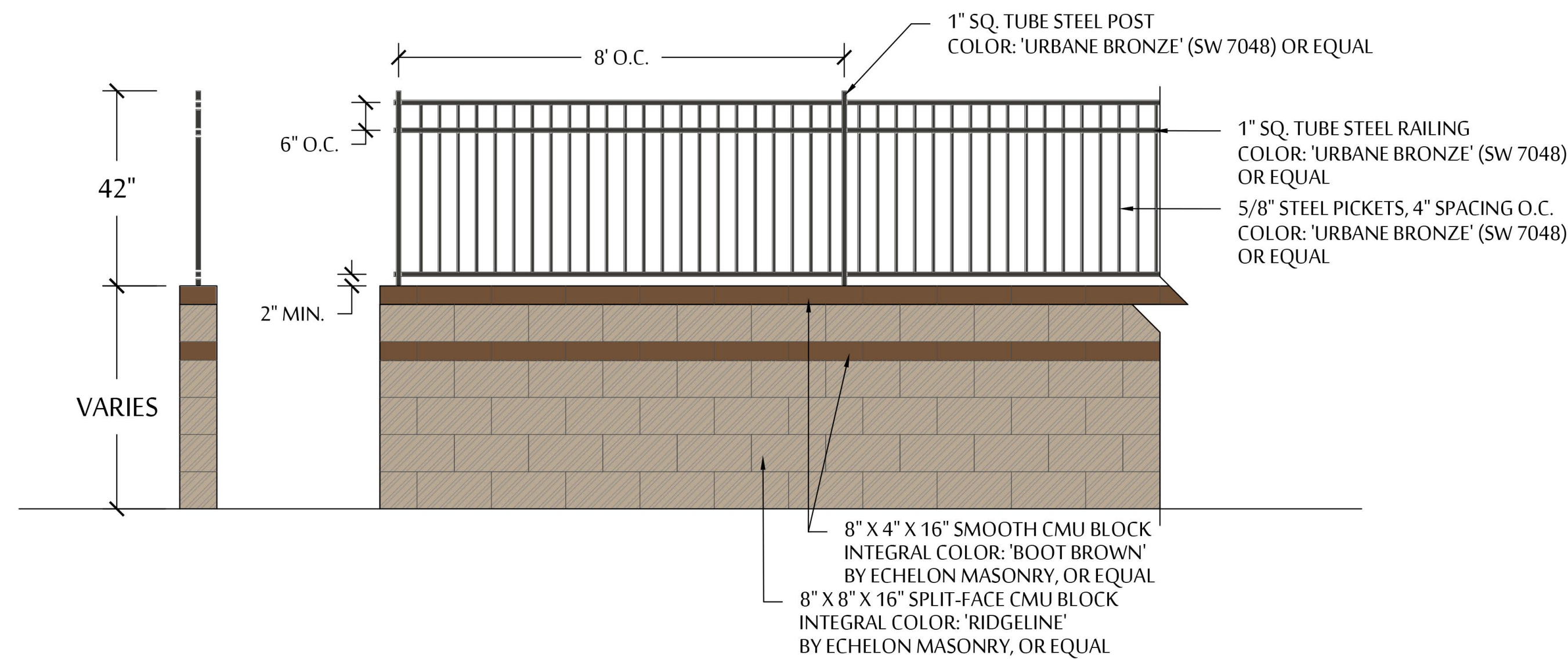
3' HT. PARKING SCREEN WALL

SCALE: 1/2" = 1'-0"



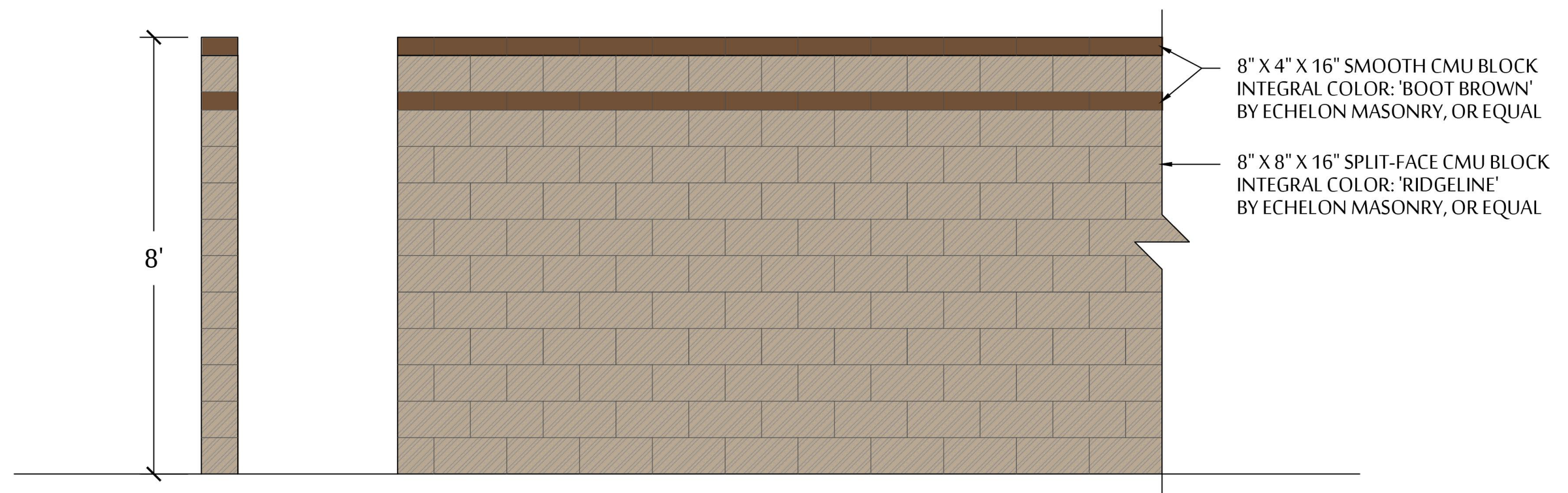
TRASH ENCLOSURE

SCALE: 1/2" = 1'-0"



RETAINING WALL W/ SAFETY GUARD RAIL

SCALE: 1/2" = 1'-0"



8' HT. DRAINAGE CHANNEL / LOADING DOCK SCREEN WALL

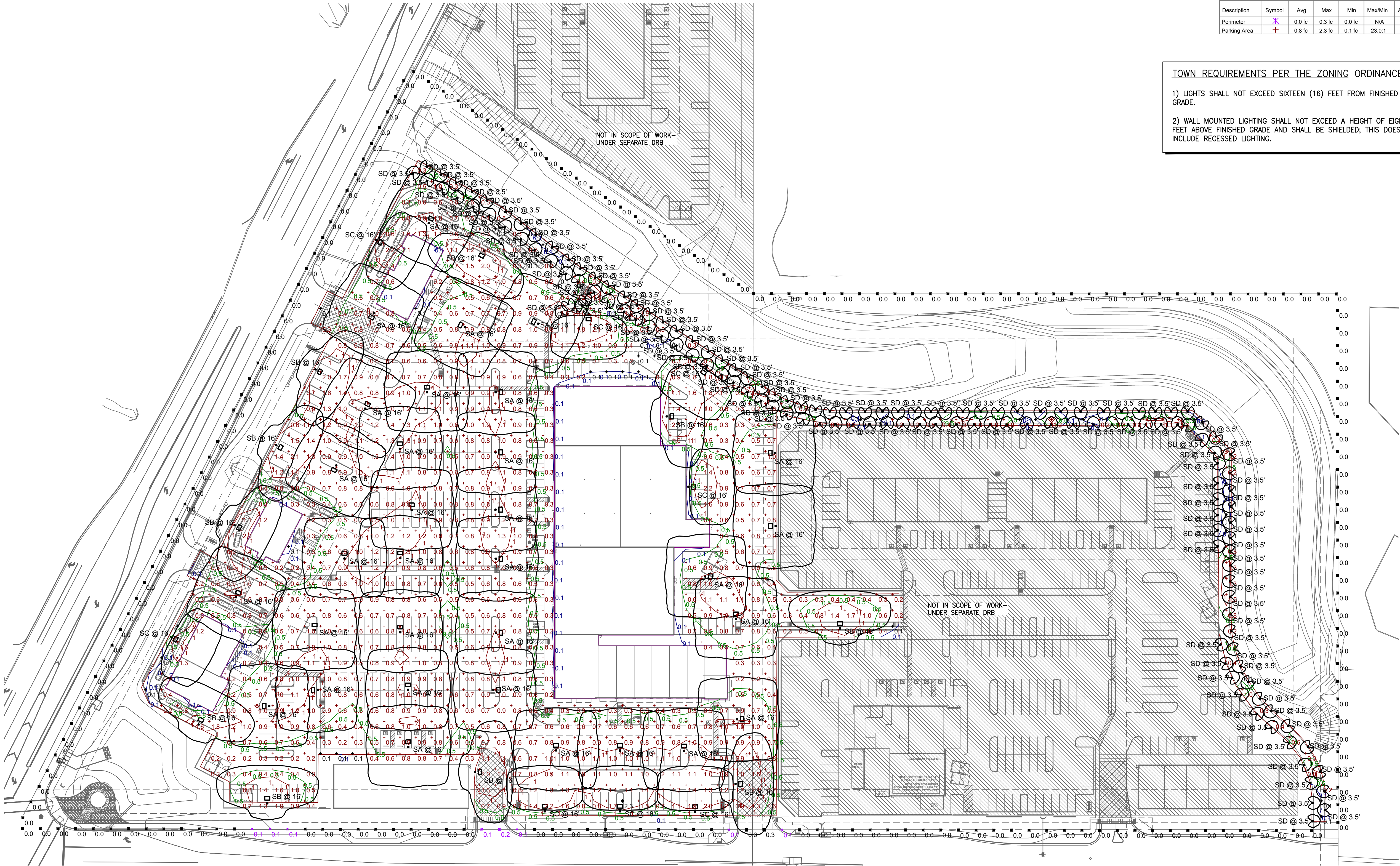
SCALE: 1/2" = 1'-0"

Schedule								
Symbol	Label	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	LLF
	SA	32	Lithonia Lighting	DSX0 LED P2 27K 80CRI TSW	D-Series Size 0 Area Luminaire P2 Performance Package 2700K CCT 80 CRI Type 5 Wide	1	5665	1
	SB	10	Lithonia Lighting	DSX0 LED P2 27K 80CRI T3M	D-Series Size 0 Area Luminaire P2 Performance Package 2700K CCT 80 CRI Type 3 Medium	1	5244	1
	SC	8	Lithonia Lighting	DSX0 LED P2 27K 80CRI BLC4	D-Series Size 0 Area Luminaire P2 Performance Package 2700K CCT 80 CRI Type 4 Extreme Backlight Control	1	3940	1
	SD	146	Lithonia Lighting	RADB LED P1 27K ASY DDBXD	RADB LED P1 27K ASY DDBXD	1	272	1

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Perimeter		0.0 fc	0.3 fc	0.0 fc	N/A	N/A
Parking Area		0.8 fc	2.3 fc	0.1 fc	23.0:1	8.0:1

TOWN REQUIREMENTS PER THE ZONING ORDINANCE:

- 1) LIGHTS SHALL NOT EXCEED SIXTEEN (16) FEET FROM FINISHED GRADE.
- 2) WALL MOUNTED LIGHTING SHALL NOT EXCEED A HEIGHT OF EIGHT (8) FEET ABOVE FINISHED GRADE AND SHALL BE SHIELDED; THIS DOES NOT INCLUDE RECESSED LIGHTING.



PHOTOMETRIC SITE PLAN
1"=80'-0"


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 DSXD-LED
 Rev. 03/26/24
 Page 1 of 9

[illegible]

	5	7	9	10	12	15	20	25	30	35	40	45	50	55	60	65	70	75	80	85	90	95	100
1	93%	95%	96%	96%	97%	97%	97%	97%	97%	97%	97%	97%	97%	97%	97%	97%	97%	97%	97%	97%	97%	97%	97%
2	85%	88%	89%	89%	90%	90%	90%	90%	90%	90%	90%	90%	90%	90%	90%	90%	90%	90%	90%	90%	90%	90%	90%
3	45%	60%	69%	73%	77%	79%	80%	81%	82%	83%	83%	84%	84%	84%	84%	84%	84%	84%	84%	84%	84%	84%	84%
4	24%	34%	40%	44%	47%	49%	50%	51%	52%	53%	53%	54%	54%	54%	54%	54%	54%	54%	54%	54%	54%	54%	54%
5	13%	19%	23%	26%	28%	29%	30%	31%	31%	32%	32%	33%	33%	33%	33%	33%	33%	33%	33%	33%	33%	33%	33%
6	7%	10%	12%	14%	15%	16%	16%	17%	17%	18%	18%	18%	19%	19%	19%	19%	19%	19%	19%	19%	19%	19%	19%

*Note: Calculated values are based on original performance package data. When calculating new values for higher LED densities, use published values for each package based on input types and densities by spot type.

Motion Sensor Default Settings

Part	Part description	High Power Input	Max. Power Input	Max. Power Output	Max. Power Output	Max. Power Output	Max. Power Output	Max. Power Output	Max. Power Output
PIR	30%	100%	100%	100%	100%	100%	100%	100%	100%
ML302-PIR	30%	100%	100%	100%	100%	100%	100%	100%	100%

Controls Options

Option	Description	Comments	Primary control device	Notes
HO	Fixed adjustable remote device installed inside the luminaires; used to turn the driving lights on.	Allows the luminaires to be manually dimmed, effectively turning the light output.	HO device	Cannot be used with other controls options that need the 0-10Vdc.
DS (not available on DS)	Dimm switch independently for SDC luminaires operation.	The luminaires can be in separate circuits, allowing the SDC operation.	Independently wired switch	Requires two separate switch circuits. Consider either a 4-wire or one-off-line alternative.
PIR or PIR	Switch light without physical movement.	Compatible with standard heat-activated light switch for dusk operation, or advanced control nodes as an HOA.	Two-wire switch circuit as DLI or IR advanced control nodes as an HOA.	For 4-17 luminaire SDC in dimmer. PIR 4-17 luminaire SDC. Cannot be used with other controls options that need the 0-10Vdc.
PIR	Motion sensor with integral photobeam. Sensor visible for 180° monitoring light.	Luminaires dim when no occupancy is detected.	Acuity Control CDS	Cannot be used with other controls options that need the 0-10Vdc.
ML302-PIR	Light 180° monitoring for remote sensing and wireless communication.	Motion and ambient light sensing with motion sensor on side when ambient lighting is on the driving lights.	ML302-PIR CDS	ML302-PIR can be programmed and controlled from the ground using the CDS by IP or CAN. Cannot be used with other controls options that need the 0-10Vdc.
BL30 or BL3	Integrated level dimmer allows a second control circuit to switch all light inputs between 10% or 100% light output.	BL3 device provides input to 10V SDC luminaires in all dimmers providing either 10% or 100% or 50% control by a secondary circuit.	BL30/BL3	BL3 device is provided with the 0-10Vdc dimmer. Can be used with any other lighting control 10V or 0-10V.

Note: Dimmer types (options are available as per special request. Contact Technical Support for more information.

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Symmetric (4 lightpipes)	P1	5	345	0	1	0	66	362	0	1	0	69	370	0	1	0	71	380	0	1	0	73	382	0	1	0	73
	P2	8	644	0	1	0	81	677	0	1	0	85	692	0	1	0	87	710	0	1	0	89	713	0	1	0	89
	P3	13	1034	1	0	0	77	1088	1	0	0	81	1112	1	0	0	83	1142	1	0	0	85	1146	1	0	0	85
Asymmetric (4 lightpipes)	P1	9	640	0	1	0	79	654	0	1	0	81	668	0	1	0	84	680	0	1	0	86	683	0	1	0	86
	P2	12	1014	1	0	0	74	1048	1	0	0	75	1064	1	0	0	77	1091	1	0	0	79	1094	1	0	0	79
	P3	12	1034	1	0	0	74	1048	1	0	0	75	1064	1	0	0	77	1091	1	0	0	79	1094	1	0	0	79
Symmetric (4 lightpipes)	P1	5	312	0	0	0	66	328	0	0	0	63	335	0	0	0	64	346	0	0	0	66	346	0	0	0	66
	P2	8	584	0	1	0	73	613	0	1	0	77	627	0	1	0	78	646	0	1	0	81	646	0	1	0	81
	P3	13	938	0	1	0	70	985	0	1	0	73	1007	0	1	0	75	1035	0	1	0	77	1038	0	1	0	77
	P6	19	1123	0	1	0	70	1196	0	1	0	75	1420	0	1	0	78	1459	0	1	0	79	1464	0	1	0	79

***Note:** Lumen output varies based on finish. Silver color shows, for black/bead or white/bead (please specify), see specific photometric file downloadable from www.sony.com/brands

Projected LED Lumen Maintenance

Due to projected material performance, the projected life for the products noted is a **25K+ annum**, based on 15,000 hours of LED testing (based per JEDEC LM-80-08) and projected per IESNA TM-21-10

To calculate L.L.F., use the Lumen maintenance factor that corresponds to the desired number of operating hours below. For other Lumen maintenance values, contact factory

		L.L.F. Lumen Maintenance Factor			
		25,000	50,000	75,000	100,000
P1	P3	0.94	0.89	0.85	0.80
P2	P3	0.94	0.89	0.85	0.80
P4	P3	0.94	0.89	0.85	0.80
P5	P3	0.94	0.89	0.85	0.80

Lumen Ambient Temperature (LAT) Multipliers

Use the following LAT multiplier to determine adjusted lumen output for average temperatures from 0-40°C (32-104°F).

		Ambient		LAT Factor	
		0-25°C	25-40°C	0-25°C	25-40°C
		5	4	1.00	0.92
		5	4	0.94	0.86
		10	50	0.94	0.86
		15	50	0.94	0.86
		20	60	0.94	0.86
		25	70	0.94	0.86
		30	80	0.94	0.86
		35	90	0.94	0.86
		40	100	0.94	0.86

Electrical Load

		Current (Amps)						Current (Watts)					
		Warm (1,000h)	Warm (2,000h)	Warm (3,000h)	Warm (4,000h)	Warm (5,000h)	Warm (6,000h)	Warm (1,000h)	Warm (2,000h)	Warm (3,000h)	Warm (4,000h)	Warm (5,000h)	Warm (6,000h)
P1	P3	5	6	0.8445	0.8209	0.8076	0.8562	10	10	0.8443	0.8311	0.8179	0.8665
P2	P3	9	10	0.8753	0.8471	0.8429	0.8939	14	14	0.8750	0.8468	0.8426	0.8936
P3	P3	14	15										

FEATURES & SPECIFICATIONS

INTENDED USE

The rugged construction and maintenance-free performance of the Radian LED bulb makes it ideal for illuminating building exteriors, walking paths and pedestrian plazas, as well as any other location requiring a low-mounting height light source.

CONSTRUCTION

One-piece extruded aluminum shaft with thick side walls for extreme durability and die-cast reflector and top cap. Four 3/8" x 7/16" anchor bolts with double nuts and washers are S-207, max. bolt circle impure surface stability. Overall height is 42" standard.

FINISH

Exterior parts are protected by a zinc-nickel-sealed durable TiGCo thermoseal powder coat finish that provides superior resistance to corrosion and weathering for maximum lifetime of years and longer. A highly controlled multi-stage process ensures a minimum 3-mil thickness for a finish that can withstand the elements without cracking or peeling. Available in both textured and non-textured finishes.

OPTICS

Two optical distributions are available: symmetrical and asymmetrical. IP66 sealed LED light engine provides smoothly graduated illumination. Light engines are available in 2700K, 3000K, 3500K, 4000K or 5000K.

ELECTRICAL

Light engines consist of high-efficiency LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (180,000 hours at 25°C). Class 2 electronic drivers are designed for an expected life of 100,000 hours with < 1% failure rate. Electrical components are mounted on a removable power tray.

LISTINGS

CSA certified in U.S. and Canadian standards. Light engines are IP66 rated. Rated for 40°C minimum ambient. Emergency battery backup tested for 100% minimum ambient. International Dark-Sky Association (IDA) Future Seal of Approval (FSA) is available for all products on this page utilizing 3000K color or less. Patent No. D719,285.

DISSEMINATION PROCEDURE

BAAE - Buy American/Act: Product qualifies as a domestic and product under the Buy American Act as implemented in the FAR and DFARS. Product also qualifies as domestic in the United States under DOT Buy American regulations. BABA - Buy America Buy American: Product qualifies as produced in the United States under the definitions of the Buy America, Buy American Act.

Please refer to www.buyamericans.com/buy-america for additional information.

WARRANTY

Five-year limited warranty. This is the only warranty provided and no other statements in this specification sheet support any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.buyamericans.com/support/warranty/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application and use.

All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

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1 / 2018 application for

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CAREFREE HWY AND CAVE CREEK RD

CAREFREE ARIZONA

NEC OF CAREFREE HIGHWAY AND CAVE CREEK ROAD

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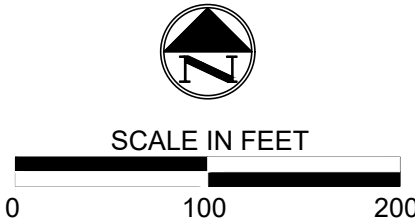
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PH-2

project: 24110

DATE: xx-xx-2034

NEC CAREFREE HIGHWAY & CAVE CREEK ROAD
CAREFREE, ARIZONA
A PORTION OF THE SW 1/4 OF SECTION 4 AND THE SE 1/4 OF SECTION 5, TOWNSHIP 5
NORTH, RANGE 4 EAST, GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



1	COVER SHEET
2	PRELIMINARY GRADING & DRAINAGE PLAN
3	PRELIMINARY GRADING & DRAINAGE PLAN
4	PRELIMINARY GRADING & DRAINAGE PLAN
5	PRELIMINARY GRADING SECTIONS
6	PRELIMINARY GRADING SECTIONS
7	PRELIMINARY GRADING SECTIONS
8	PRELIMINARY GRADING SECTIONS
9	PRELIMINARY GRADING SECTIONS
10	PRELIMINARY GRADING SECTIONS
11	PRELIMINARY CHANNEL PLAN & PROFILE
12	PRELIMINARY CHANNEL PLAN & PROFILE



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EMAIL: SKROUS@ATWELL.COM

EMPIRE RESIDENTIAL COMMUNITIES FUND III LLC
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SCOTTSDALE, ARIZONA 85250

CONTACT: SHERRI KOSHIOL
PHONE: (480) 951-2207
EMAIL: SHERRI@BUILTBYEMPIRE.COM

RKAA ARCHITECTS, INC.
2233 EAST THOMAS ROAD
PHOENIX, ARIZONA 85016

CONTACT: NEIL FEASER
PHONE: (602) 955-3900
EMAIL: NFEASER@RKAA.COM

MCGOUGH ADAMSON
535 MCKELLIPS ROAD, SUITE 131
MESA, ARIZONA

CONTACT: NICK ADAMSON, RLA
PHONE: (602) 997-9093
EMAIL: NICKA@MG-AZ.COM

JURISDICTION:	CAREFREE	
LOT:	APN:	AREA:
A	211-47-204	10.54 AC
B	211-47-205	10.07 AC
C	211-47-206	4.18 AC
TOTAL AREA:		24.79 AC
ZONING:		R1-35

SOUTH QUARTER CORNER OF SECTION 4, TOWNSHIP 5
NORTH, RANGE 4 EAST, GILA AND SALT RIVER MERIDIAN.
GDACS POINT NO. 42586-1
ELEVATION = 2115.33 (NAVD 88 DATUM)

SOUTH 89° 59' 35" EAST - BEING THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 5 NORTH, RANGE 4 EAST, GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA. AS RECORDED IN BK. 582 OF MAPS, PG. 14, MARICOPA COUNTY RECORDS.

FLOOD ZONE DESIGNATION "X" PER F.E.M.A. FLOOD INSURANCE RATE MAP, MAP NUMBER 04013C0890M, PANEL 890 OF 4425, DATED 07/20/2021.

ZONE "X" - AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

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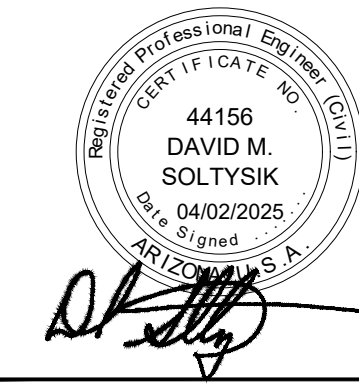
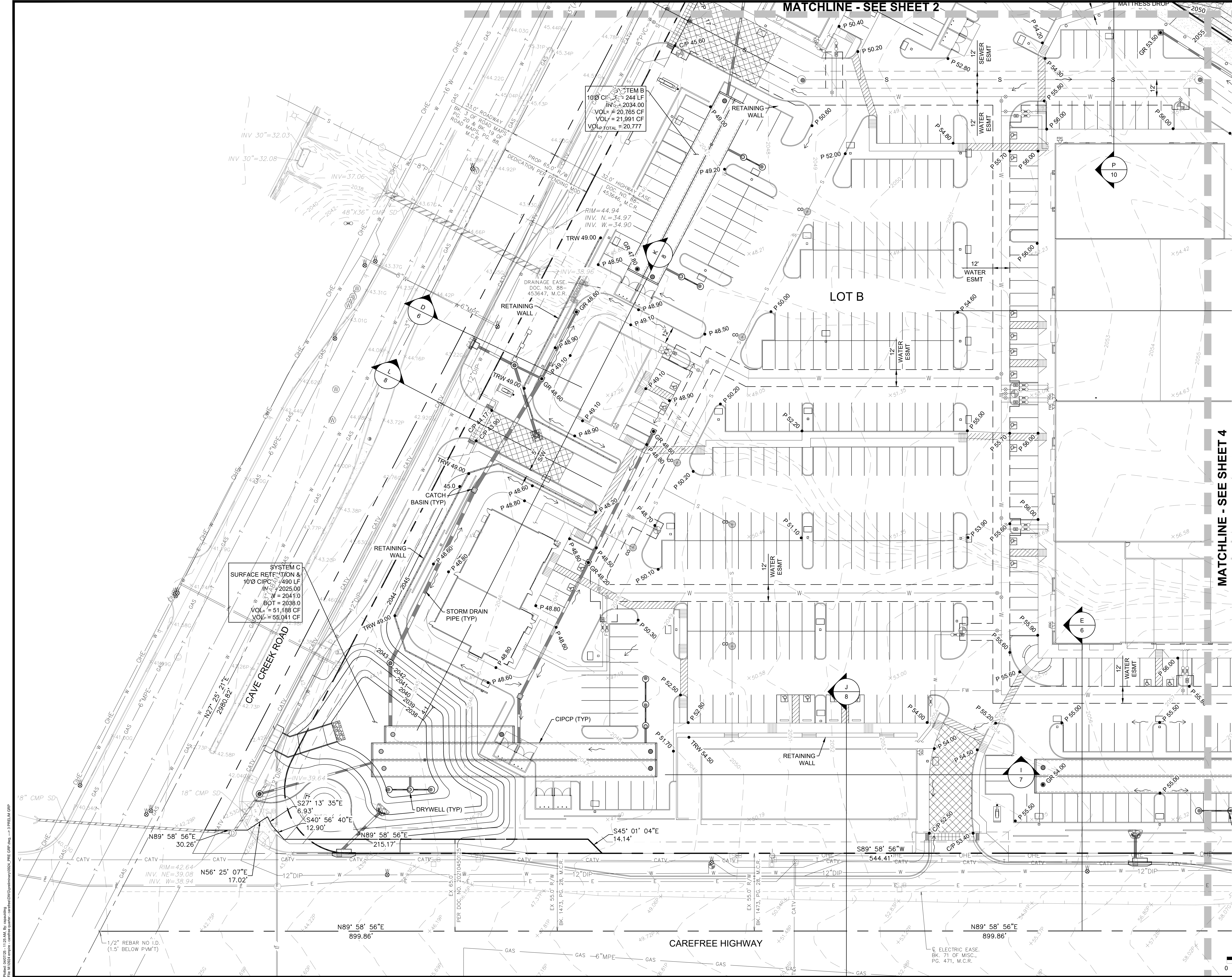


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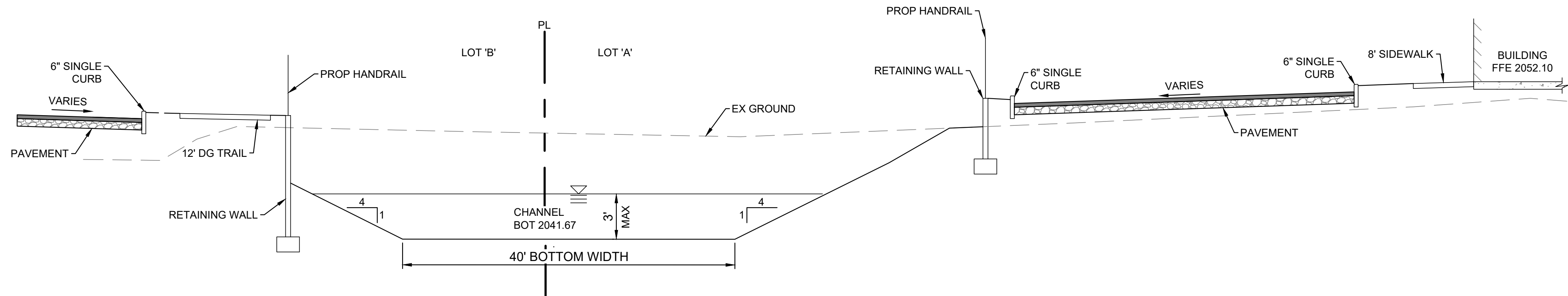
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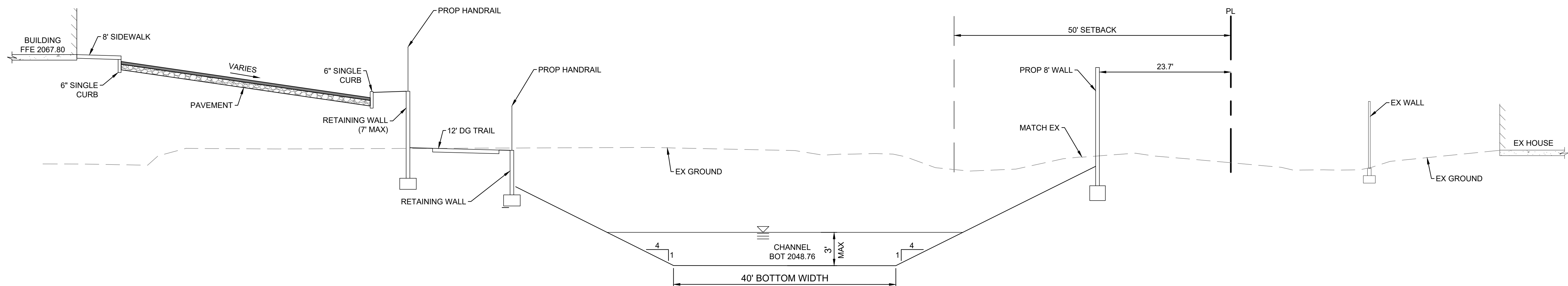
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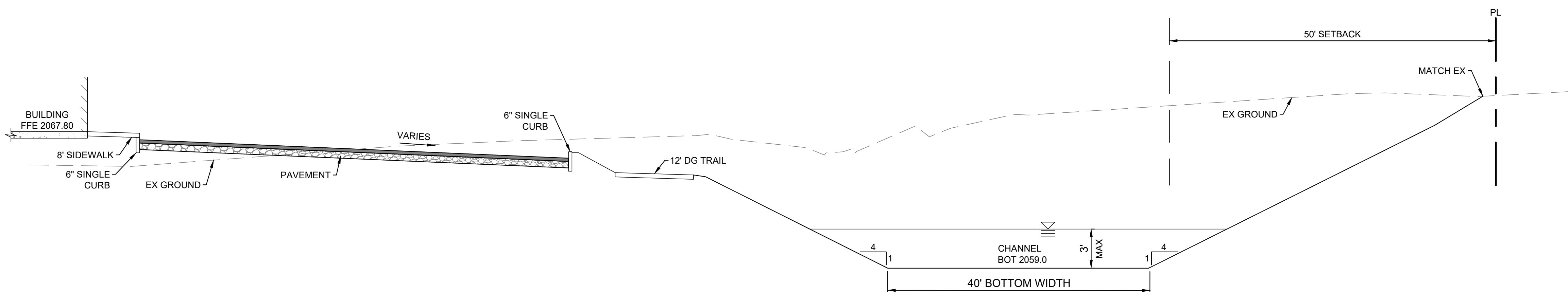
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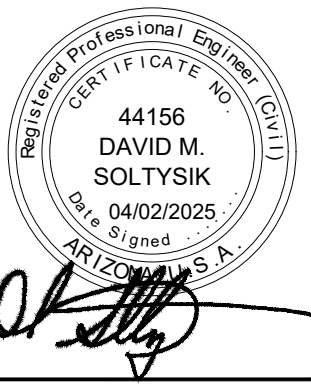
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SECTION B
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SECTION C
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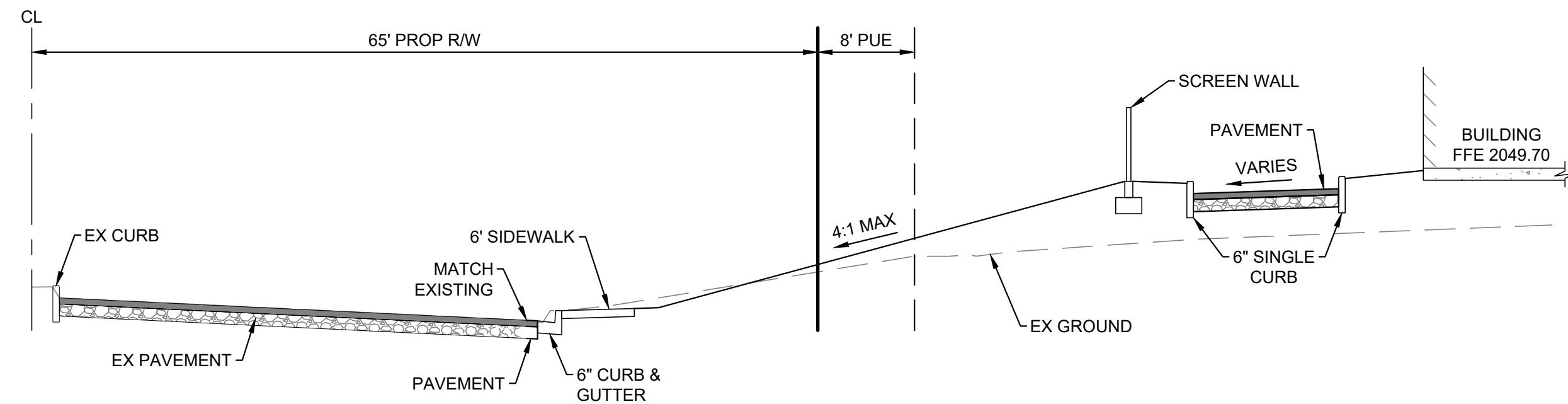
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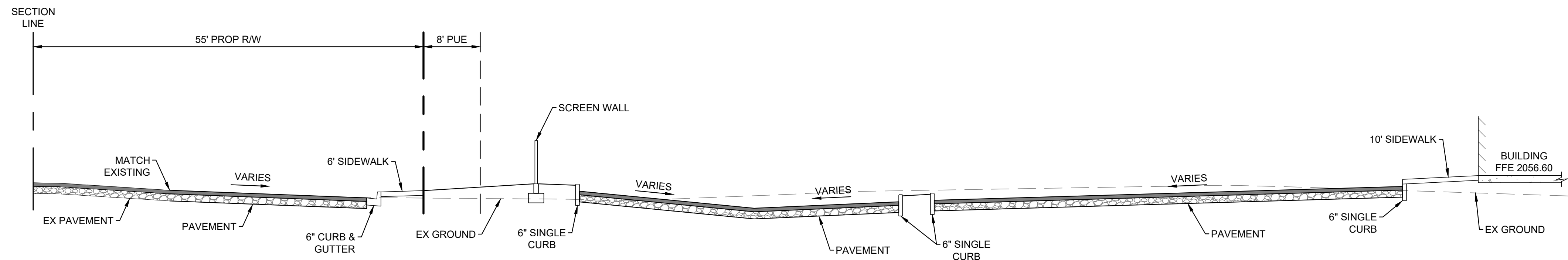
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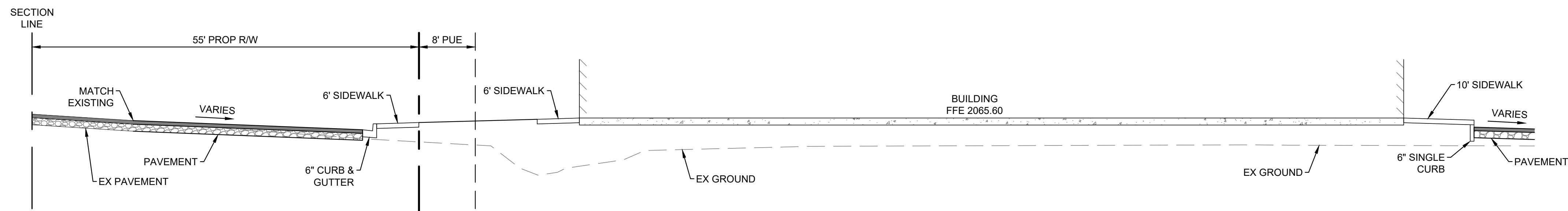
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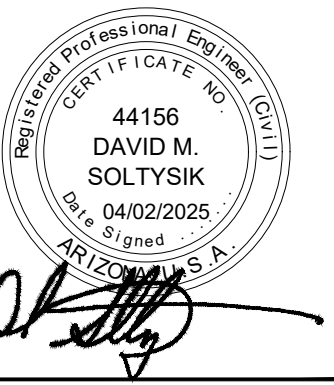
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SECTION F
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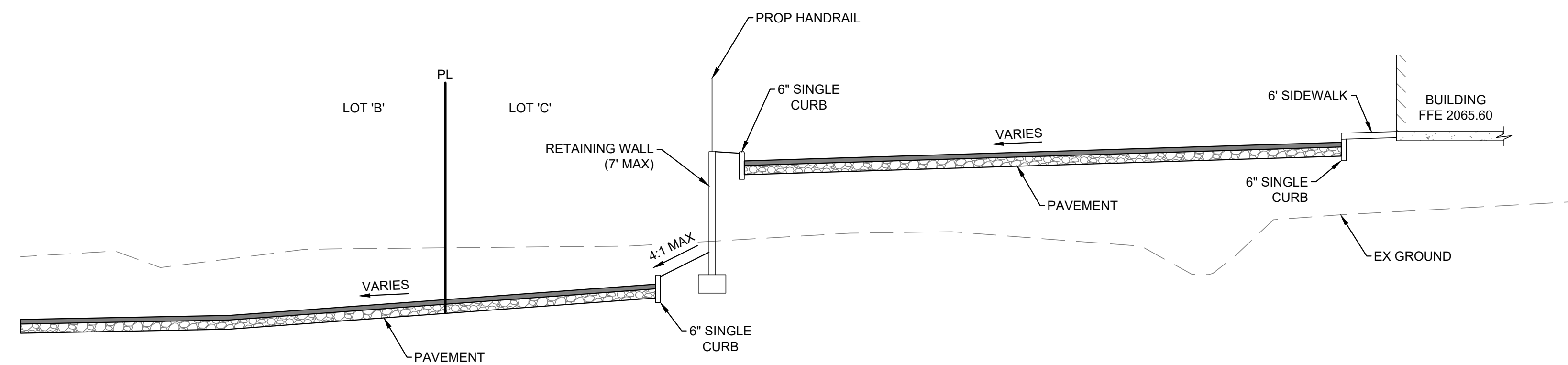
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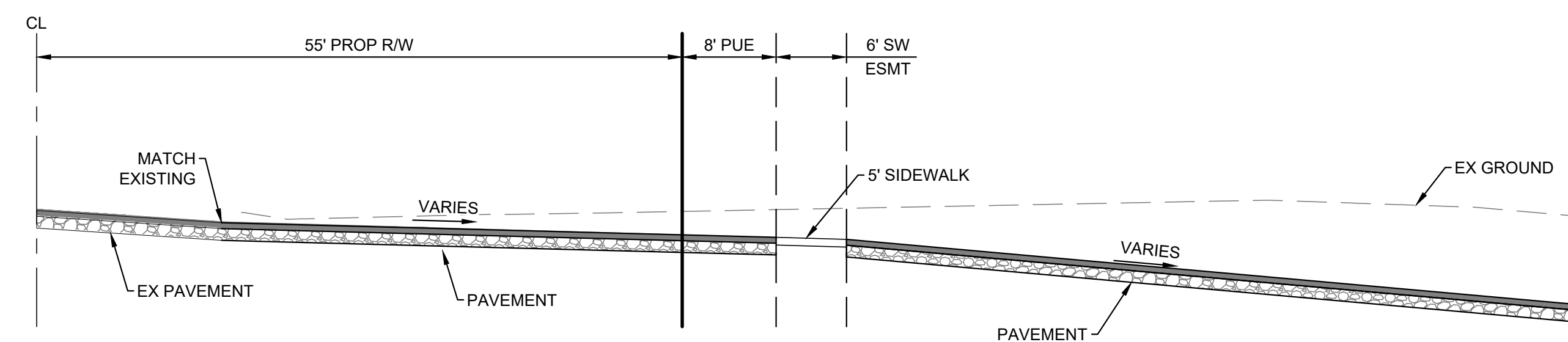
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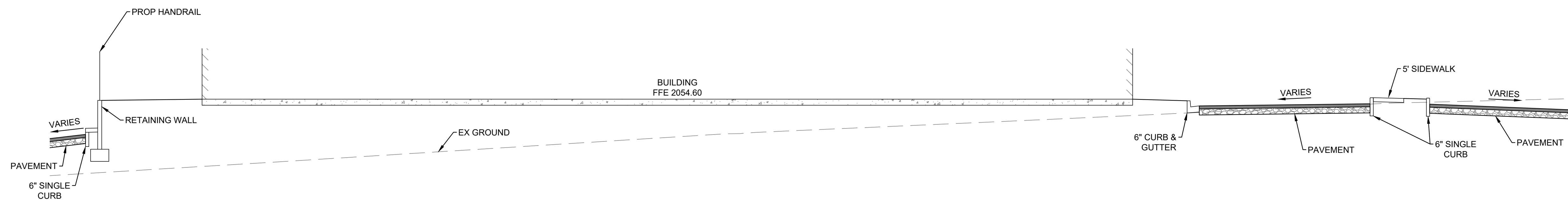
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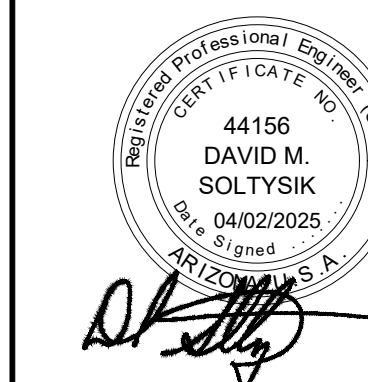
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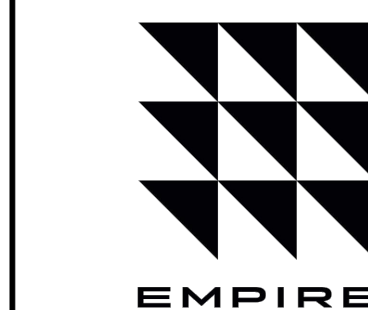


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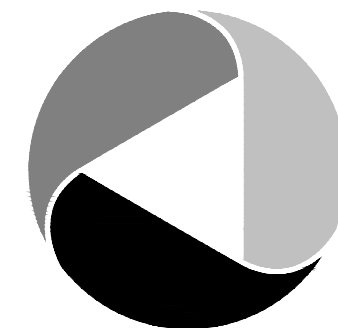
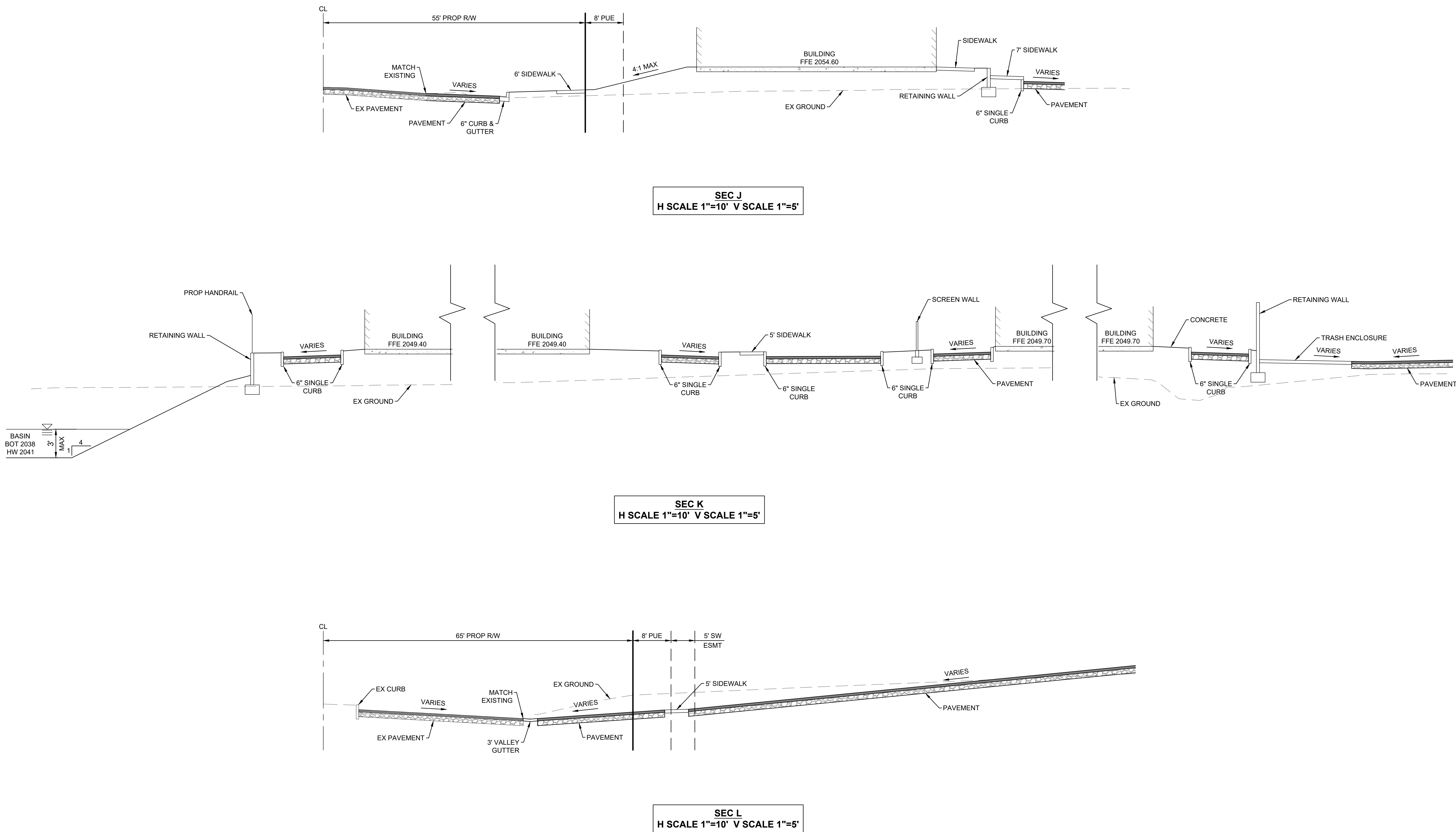
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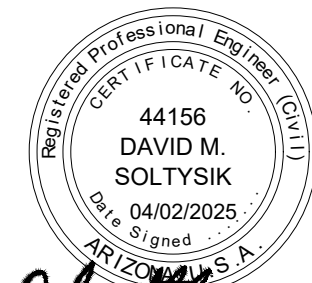
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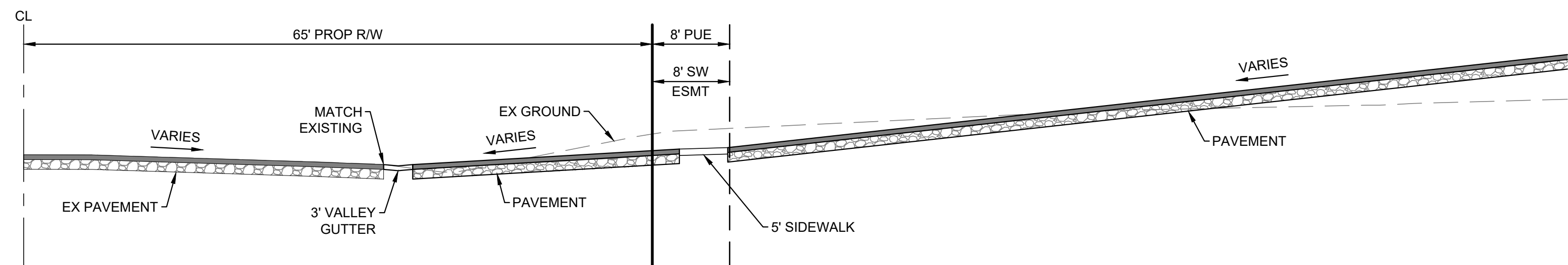
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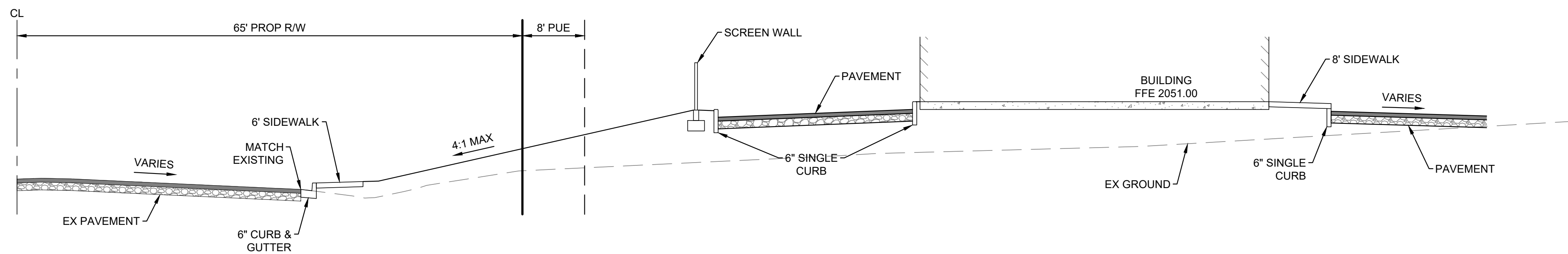
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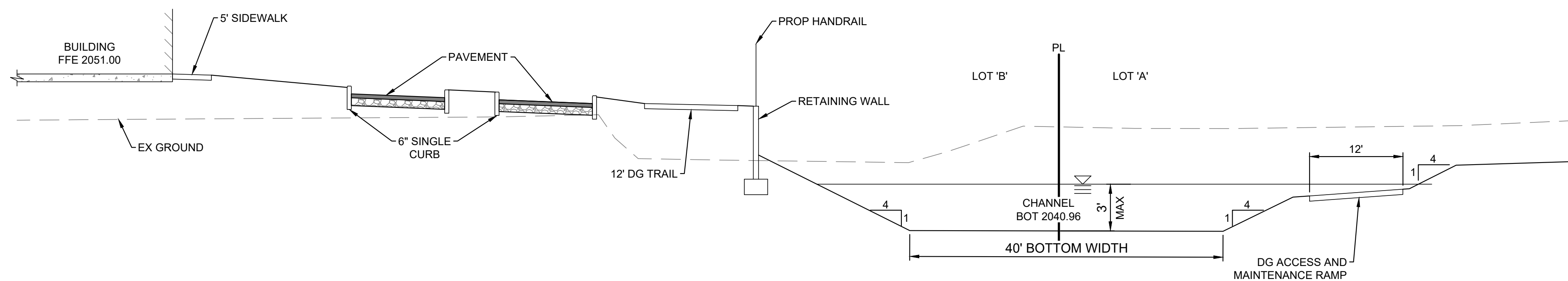
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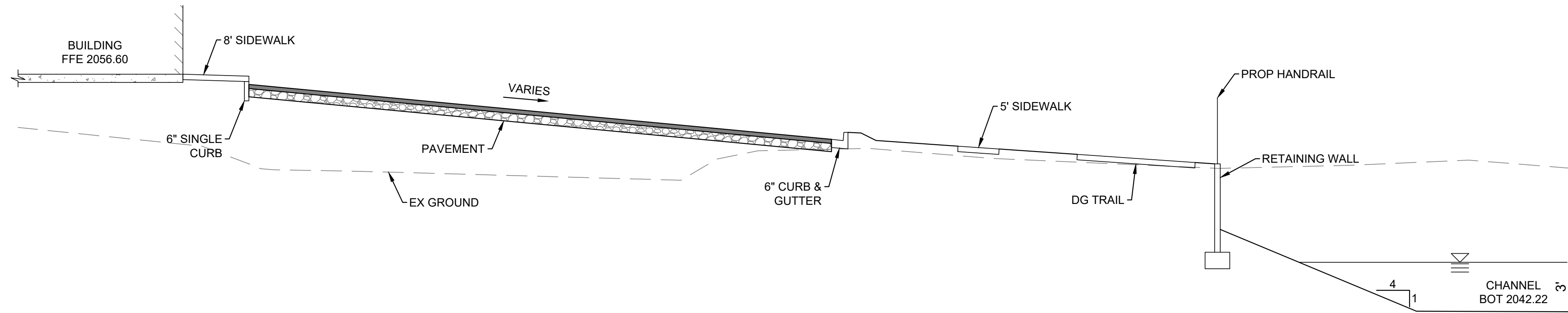
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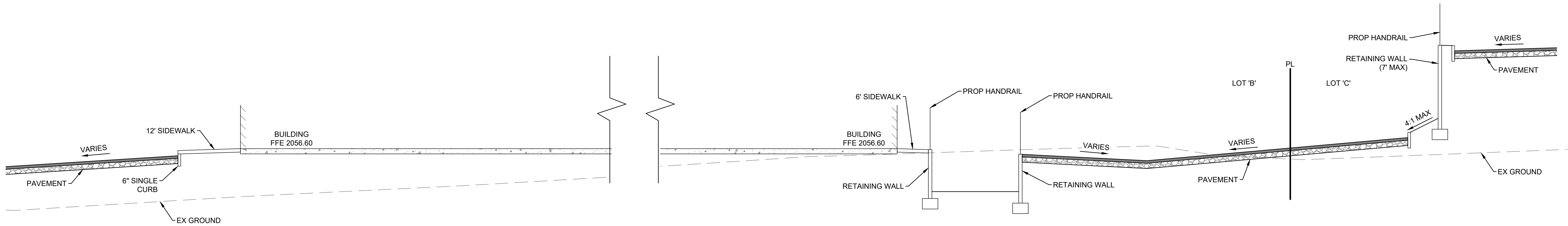
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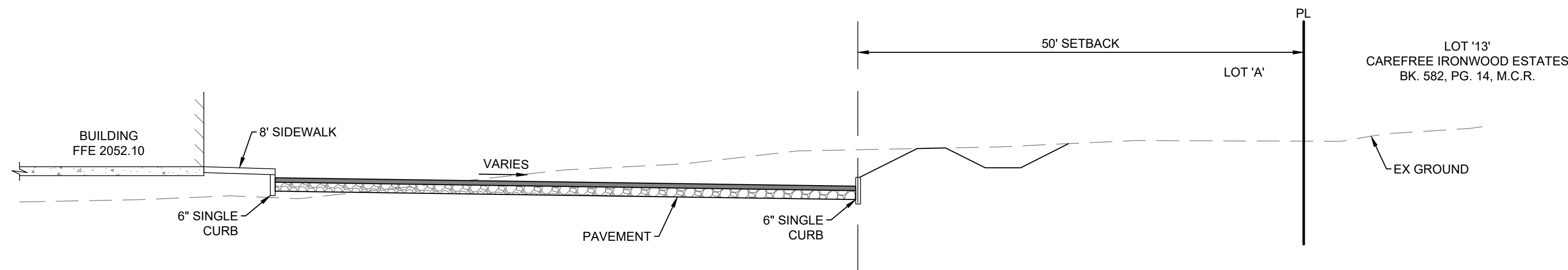
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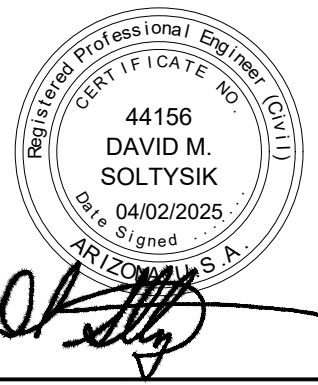
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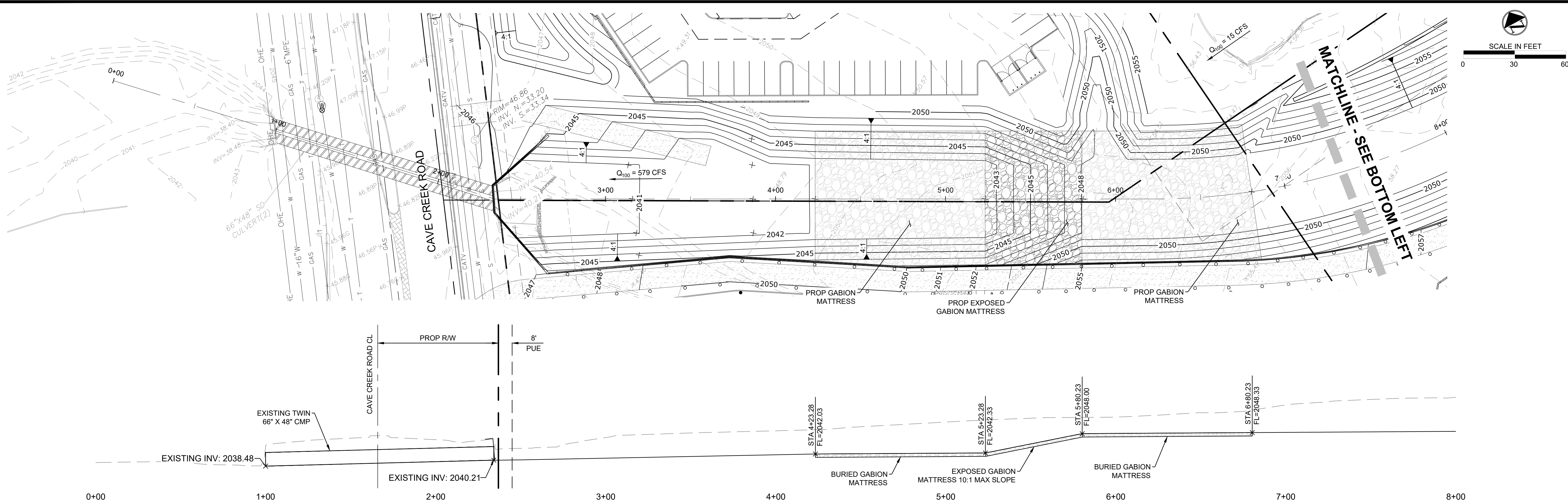


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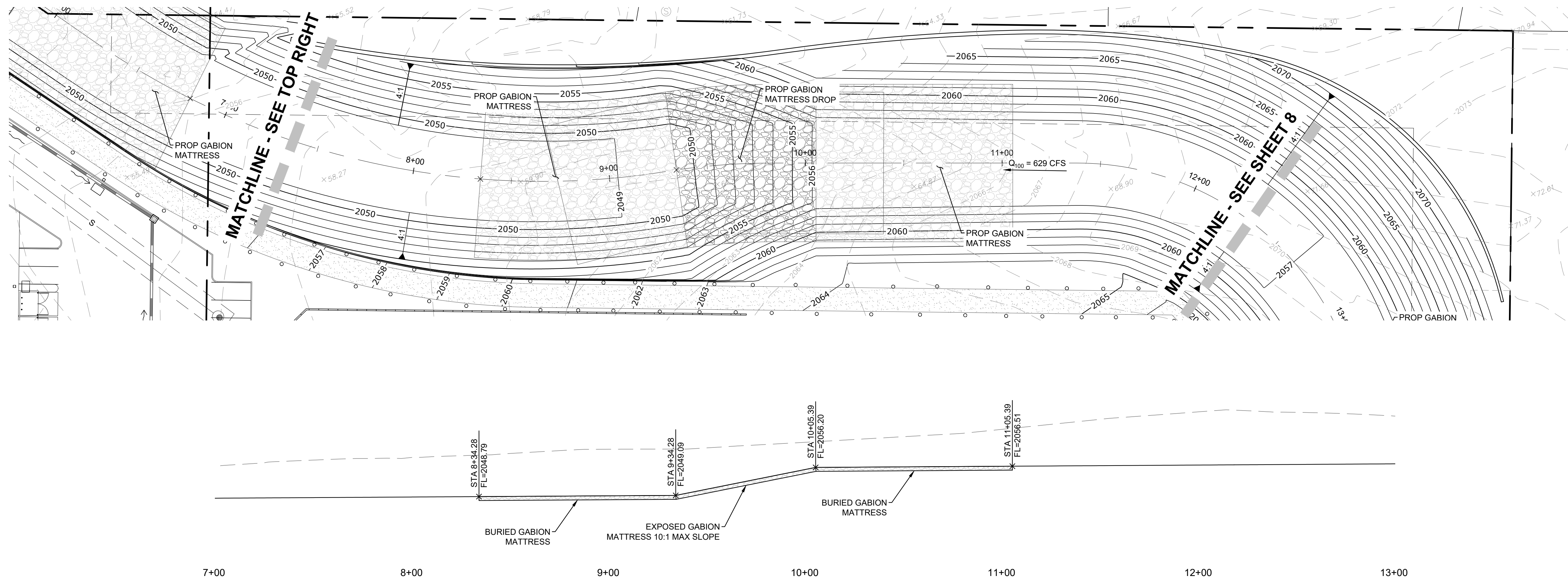
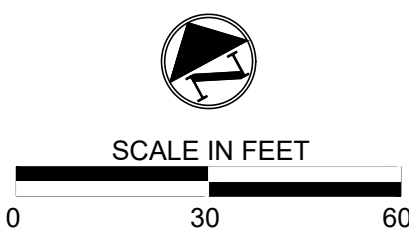
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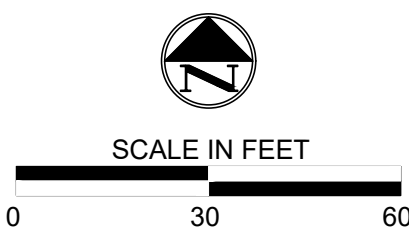
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PROJECT No.	0924



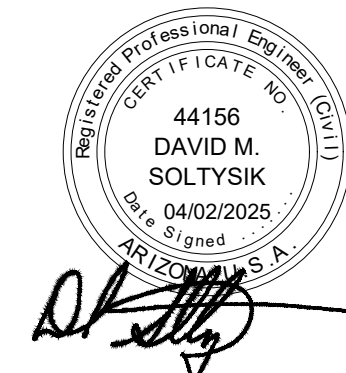
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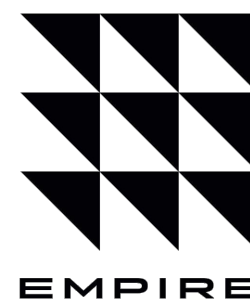


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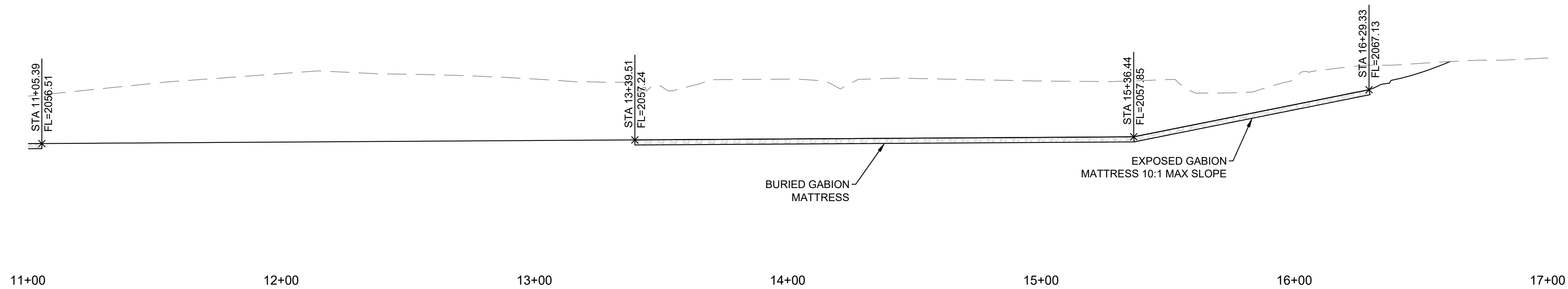
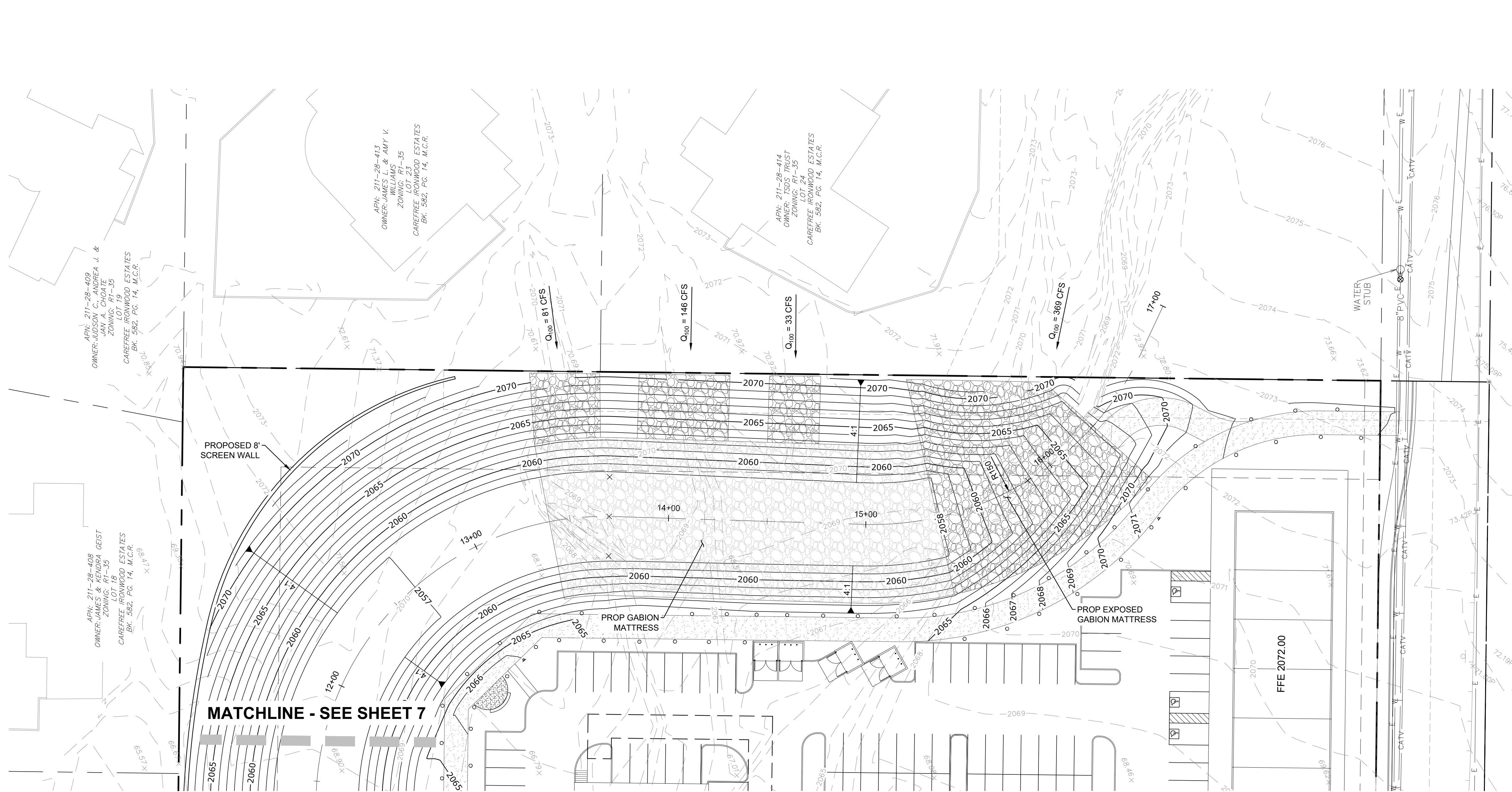
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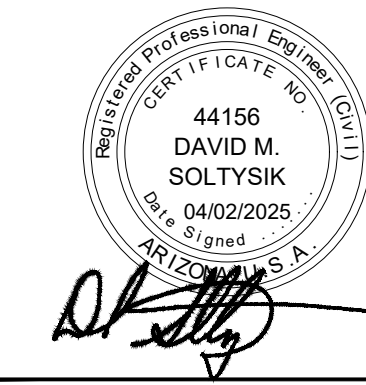
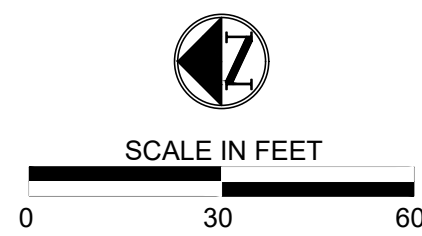
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PLAN & PROFILE**

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12 of 12

PROJECT No.
0924

Preliminary Onsite Drainage Report

Carefree Quarter

NEC of Carefree Hwy & Cave Creek Rd

Town of Carefree
Maricopa County, Arizona

Atwell Project No. 0924

04/07/2024

Prepared for:

Empire Residential Communities Fund III LLC
6617 N. Scottsdale Rd, Suite 101
Scottsdale, Arizona 85250

Prepared by:

Dave Soltysik
645 E. Missouri Avenue, Suite 420
Phoenix, AZ 85012
(480) 454-8010
dsoltysik@atwell.com

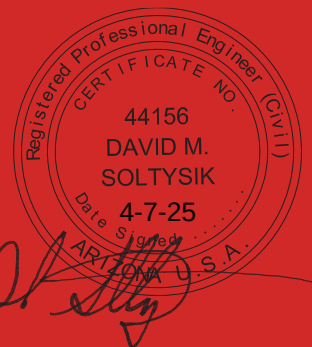


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Appendices

Appendix A: Proposed Drainage Area Map

Appendix B: FEMA Firm Map

Appendix C: Retention Calculations

Appendix D: NOAA Atlas 14 Rainfall Depth & Intensity Tables

Appendix E: JE Fuller Preliminary Carefree Quarter Offsite Channel Hydraulic and Erosion Protection Design Memorandum and Carefree Quarter Hydrology Technical Support Data Notebook.

1.0 Introduction

1.1 Report Purpose

The purpose of this Preliminary Drainage Report is to provide hydrologic and hydraulic documentation for the proposed Carefree Quarter 24.8-acre (net) commercial site. This report will outline the design of surface grading, stormwater infrastructure capacities (to be provided in the final report), retention, and offsite flow that impacts the site. The Town of Carefree requested that the design be generally in conformance with the 2018 City of Scottsdale Design Standards & Policies Manual (DS&PM).

1.2 Site Description

The proposed Carefree Quarter (hereinafter referred to as the Project) is a commercial development with project zoning "C – Commercial" covering approximately 26.99-acres (gross). The Project is located generally within portions of the Southwest 1/4 of Section 4 and Southeast 1/4 of Section 5, Township 5 North, Range 4 East of the Gila and Salt River Meridian, Maricopa County, Arizona. More specifically, the project is located at the northeast corner of Carefree Hwy & Cave Creek Rd in the Town of Carefree (see Vicinity Map below). The site is currently undeveloped and is bound by residential developments to the north & east, undeveloped land to the south, and commercial development to the west. Site access will be provided along Carefree Highway and Cave Creek Road.

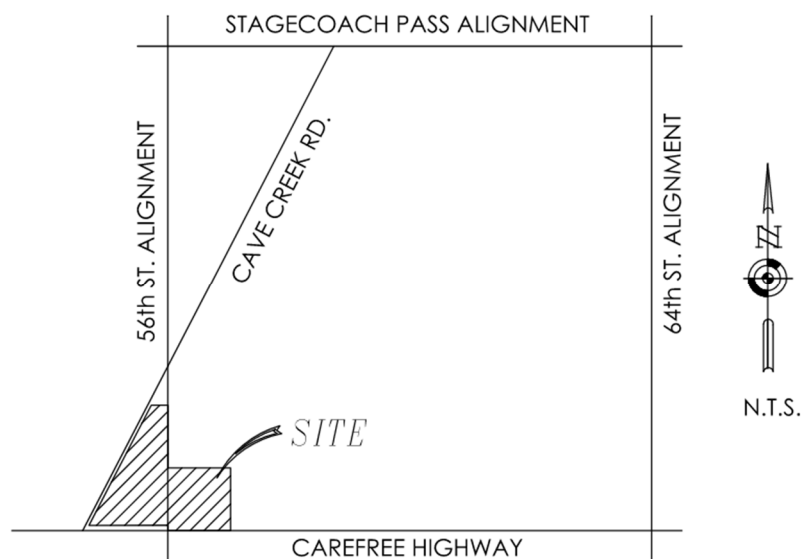


Figure 1: Vicinity Map

1.3 Topographic Conditions

The existing ground generally slopes from east to west at approximately a 2% slope. The existing topography is shown in the proposed drainage map in **Appendix A**.

1.4 FEMA Flood Insurance Map

The project is entirely located within Zone "X" according to Flood Insurance Rate Map (FIRM) Panel 04013C0890M which is effective July 20, 2021. Zone X is defined as: "Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood." (Refer to the Flood Insurance Rate Map in **Appendix B**).

2.0 Offsite Drainage Analysis

The Project will manage the generated storm water within the half street right-of-way on both Carefree Hwy and Cave Creek Rd and direct the runoff to the proposed catch basin inlets and concrete scupper. The adjacent streets are being improved as part of a separate offsite paving plan set, thus no analysis of street capacity or inlet capacity is presented with this report. Captured runoff from the contributing right-of-way will be conveyed to and stored in onsite permanent surface retention basins and underground retention storage.

JE Fuller prepared the Preliminary Carefree Quarter Offsite Channel Hydraulic and Erosion Protection Design Memorandum, dated 09/18/2024 and the Carefree Quarter Hydrology Technical Support Data Notebook (TSDN), dated 01/05/2024 (**Appendix E**). JE Fuller identifies offsite flows impacting the Project from the east and south property boundaries. The offsite flows being received from the development to the northeast will be conveyed via swale, directed towards the proposed channel, and discharged into the existing northern most culvert along Cave Creek Road. The offsite flows received along Carefree Hwy via a CMP culvert from the development to the east will be routed through the site via the proposed channel and discharged to the existing northern most culvert along Cave Creek Road. Flows from the south coming from an existing headwall located along Carefree Hwy will be conveyed through the site via storm drain pipe, directed to the proposed channel, and discharged in to existing northern most culvert along Cave Creek Road. The ultimate outfall of the Project is located at the southwest corner of the Project. Onsite retention for the Project will alleviate stormwater runoff impacting downstream at Carefree Hwy & Cave Creek Rd.

3.0 Onsite Drainage Analysis

Onsite stormwater runoff will be conveyed via surface flow to proposed catch basins, then to storm drain pipes, and finally to above ground retention basins and/or underground retention storage. The proposed channel will convey the existing offsite flows from the northeast, east, and south to the existing northern most culvert along Cave Creek Road. The channel area is not required to be retained onsite and not included for onsite retention calculations making the total required retention area 21.65-acres. The channel design is to be included in the JE Fuller Preliminary Carefree Quarter Offsite Channel Hydraulic and Erosion Protection Design Memorandum in **Appendix E**. The locations of the onsite retention basins, drainage areas, and storm structures are shown in **Appendix A**. The retention basins and underground retention storage have been sized to store the required 100-year 2-hour storm event.

3.1 Jurisdictional Design Standards

Onsite drainage will be designed and constructed to conform to the 2018 City of Scottsdale DS&PM , the Town of Carefree *Drainage Guidelines*, and the latest editions of the following publications of the Flood Control District of Maricopa County (FCDMC):

- Drainage Design Manual for Maricopa County, Volume I Hydrology
- Drainage Design Manual for Maricopa County, Volume II Hydraulics
- Drainage Design Manual for Maricopa County, Volume III Erosion Control
- Drainage Policies and Standards Manual for Maricopa County

In accordance with the 2018 City of Scottsdale DS&PM, this development is to provide onsite retention for runoff generated by the 100-year, 2-hour storm event. Retention basins and underground retention pipes have been sized and located to convey and retain the stormwater runoff for the site as well as the half street right of way fronting the Project along both Carefree Hwy & Cave Creek Rd.

Catch basin inlets and the storm system to be designed to intercept the 10-year 2-hour storm event and convey runoff to the proposed surface retention basins or proposed underground retention storage. A full analysis of the storm system is to be provided as part of the final design and report.

3.2 Rational Method Design

The Rational Method was used to generate flow rates for peak storms which can be used when a site is less than 160 acres according to the City of Scottsdale DS&PM. The results of the calculation are used to determine flow for

the 10-year and 100-year storm events. These results were used to size catch basins, storm pipes, and underground retention. Drainage areas are delineated based on the site layout and the grading and drainage plans. Preliminary weighted runoff coefficients were calculated and provided in **Appendix C** per Maricopa County Engineering standards. Final weighted runoff coefficients will be provided as part of the final report. The 10-year and 100-year return frequency rainfall intensities are based on the NOAA Atlas 14 rainfall intensity table for the localized area which is provided in **Appendix D**. Hydrologic data and calculated flows will be provided as part of the final report.

3.3 Storm Drain Inlet Capacity

Storm drain inlets capacity design reserved for final drainage report.

3.4 Storm Drain Capacity and Outlet Design

Storm drain pipe capacity and outlet design reserved for final drainage report.

3.5 Retention Basin Design

This section considers retention, retention bleed-off, and stormwater runoff for the 100-year storm. The retention basins have been designed using a maximum water depth of 3-feet. Retention basin side slopes are typically 4:1. The grading design of the retention basins is provided on the Grading & Drainage Plans.

Retention is provided onsite for the 100-year, 2-hour storm event precipitation depth of 2.63-inches per the City of Scottsdale design guidelines. The following equation was used to determine the volume of retention required for each drainage area:

$$V = DAC$$

where:

V = required retention volume (cubic feet)

D = 100-yr, 2-hr rainfall depth (2.63-inches = 0.22 feet)

A = drainage area (square feet)

C = weighted runoff coefficient (determined in Section 3.2)

Scottsdale requires stormwater retained in the surface basins or underground retention to be drained within 36 hours via surface percolation or positive bleed-off methods (drywells). For design purposes, and in accordance with Scottsdale requirements, at least one drywell has been assigned for each

43,500 cubic feet of retained volume. Unless the basin self percolates for depths 1-foot or less, each basin will have at least one drywell installed for storm water disposal. Each drywell shall be registered with the Arizona Department of Environmental Quality as required in the State of Arizona. The bleed-off analysis data will be provided as part of the final report.

Table 1 summarizes the required retained stormwater, underground retention structure amount, and the number of drywells.

Table 1: Required Retention Volume & Drain Time Calculations Summary

REQUIRED RETENTION VOLUME & DRAIN TIME CALCULATIONS										
$V_R = \text{VOLUME REQUIRED}$ $V_R = C \times (P / 12) \times A$ $C = \text{WEIGHTED RUNOFF COEFFICIENT}$ $P = \text{RAINFALL DEPTH (NOAA ATLAS 14)}$ $P = 2.63 \text{ IN.}$ $A = \text{RETAINED AREA}$										
						SITE AREA GROSS =		26.99 AC		
						SITE AREA NET =		24.71 AC		
						TOTAL RETAINED AREA =		21.65 AC		
RETENTION SYSTEM ID	DRAINAGE AREA (AC)	WEIGHTED RUNOFF COEFFICIENT 'C'	BASIN VOLUME REQUIRED (CF)	BASIN VOLUME PROVIDED (CF)	BASIN BOTTOM AREA (SF)	ESTIMATED BASIN SURFACE PERC RATE* (IN/HR)	BASIN SURFACE PERC RATE (CF/HR)	NUMBER OF DRYWELLS	DRYWELL PERC RATE (0.1 CFS)	ESTIMATED RETENTION BASIN DRAIN TIME (HR)
SYSTEM A ***	3.51	0.91	30,333	30,495	318	0.2	5.3	3	1,080	27.9
SYSTEM B	2.40	0.90	20,765	20,777	1121	0.2	18.7	2	720	28.1
SYSTEM C	6.25	0.86	51,143	55,041				4	1,440	35.5
SYSTEM D	4.38	0.92	38,515	39,034				3	1,080	35.7
SYSTEM E ***	2.40	0.95	21,756	21,834				2	720	30.2
SYSTEM F ***	1.14	0.84	9,146	21,834	0	0.2	0.0	1	360	25.4
SYSTEM G ***	1.00	0.90	8,621	10,350	1886	0.2	31.4	1	360	22.0
SYSTEM H ***	0.56	0.77	4,127	5,446						**
TOTAL	21.65		184,406	204,811				16		

The Project stormwater runoff is conveyed to surface retention areas and underground retention storage. Any stormwater runoff in excess of a 100-year event like a back-to-back storm will overtop basins, surcharge underground retention, and adjacent curbs and overflow at the ultimate outfall location at the southwest corner. The retention calculations for the Project can be found in **Appendix C**.

3.6 Finished Floor Elevation Check

All finished floors elevations have been set at least 14-inches above the outfall elevation. The ultimate outfall is located at the southwest corner of the Project at an elevation of 2042.43. The lowest finish floor elevation for the site is set at

2049.40, which is a minimum of 6.97' above the ultimate outfall.

3.7 Storm Drain Maintenance

Ongoing maintenance of the designed drainage system is required to preserve design integrity. Poor maintenance can prevent the system from performing to its intended design purpose and can result in reduced performance. Maintenance is the responsibility of the property owner for facilities on private property. A regular maintenance program is required to have drainage systems perform to the level of protection or service as presented in this report and the project's plans and specifications.

4.0 **Report Conclusions**

The following conclusions have been reached as a result of this drainage investigation, in support of the proposed Carefree Quarter Project:

- This drainage report was prepared in accordance with the recommendations and design parameters from the *2018 City of Scottsdale DS&PM, Town of Carefree Code of Ordinances* (REF 2), the *MCFCD Drainage Design Manuals, Volume I and II* (REF 3 & 4), and the *MCFCD Drainage Policies and Standards for Maricopa County* (REF 5).
- The required retention volumes are held within retention basins based on 2.63-inches of run-off per Scottsdale requirements and designed to drain within 36 hours via drywells and surface percolation.
- Building finished floor elevations for the Project are based on 14-inches above the ultimate outfall and 1-foot above the 100-year Water Surface Elevations.
- The design of hydraulic structures and systems has been based on generally accepted engineering practices and in accordance with the City of Scottsdale, Town of Carefree, and Maricopa County drainage requirements.
- The project is entirely located within Zone "X" according to FIRM Panel 04013C0890M. Zone X is defined as: "Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood."

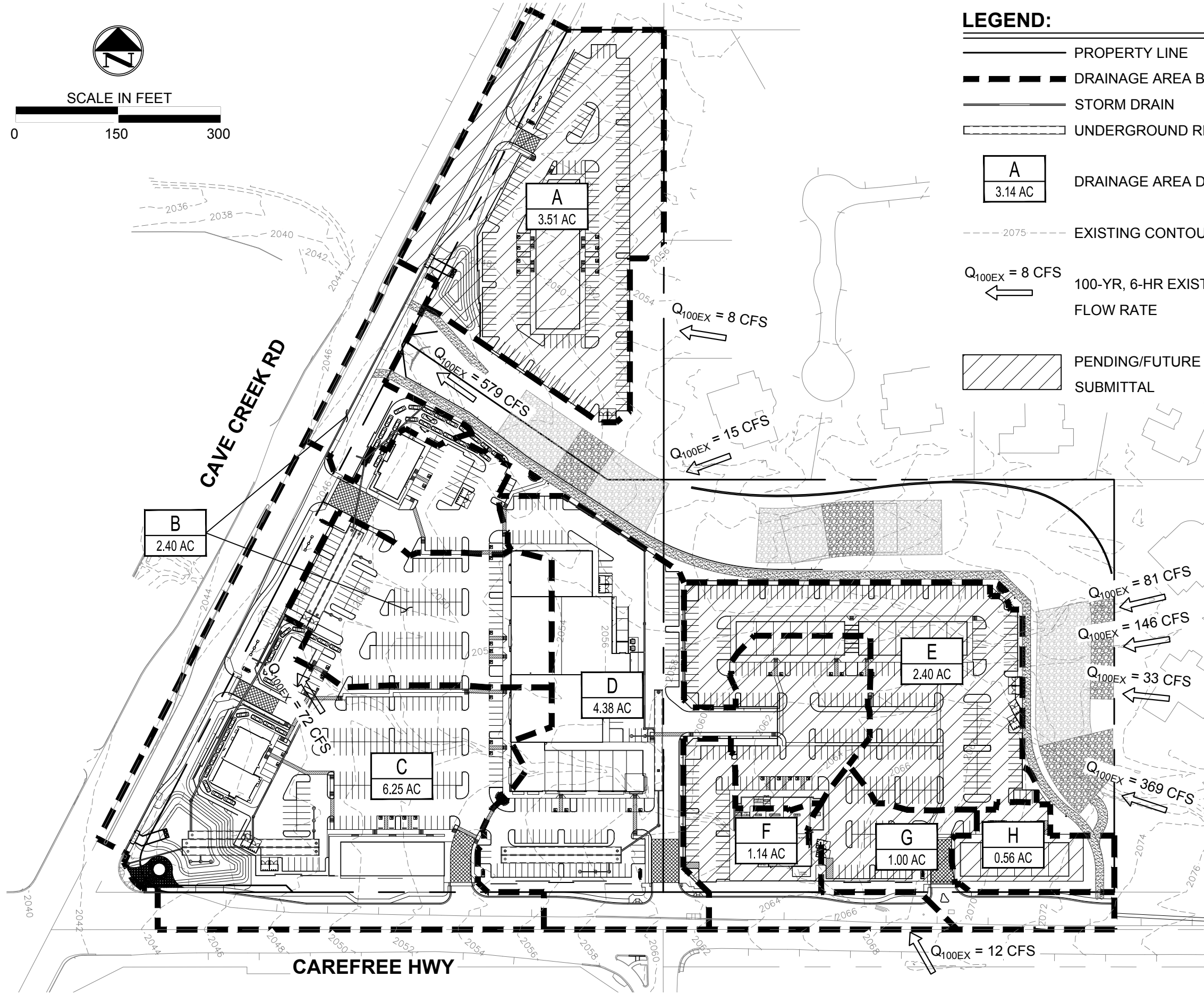
5.0 **References**

1. Flood Insurance Rate Map, Maricopa County, Arizona, Map Number 04013C0890M, Federal Emergency Management Agency, Washington DC, July 20, 2021.
2. City of Scottsdale Design Standards & Policies Manual, City of Scottsdale, Scottsdale, AZ, 2018.
3. Carefree, Arizona Code of Ordinances, Town of Carefree, Carefree, AZ, April 04, 2023.

4. Drainage Design Manual for Maricopa County, Arizona – Hydrology, 4th Edition,
Flood Control District of Maricopa County, Phoenix, AZ, July 06, 2023.
5. Drainage Design Manual for Maricopa County, Arizona – Hydraulics, 4th Edition,
Flood Control District of Maricopa County, Phoenix, AZ, December 14, 2018.
6. Drainage Policies and Standards for Maricopa County, Arizona, Flood Control
District of Maricopa County, Phoenix, AZ, August 22, 2018.

Appendix A

Proposed Drainage Area Map



 PROPERTY LINE
 DRAINAGE AREA BOUNDARY
 STORM DRAIN
 UNDERGROUND RETENTION

DRAINAGE AREA DESIGNATION

$Q_{100EX} = 8 \text{ CFS}$
 100-YR, 6-HR EXISTING OFFSITE
 FLOW RATE



PENDING/FUTURE SITE PLAN
SUBMITTAL

CAREFREE QUARTER

Project No: 0924 Date: April 7, 2025



866.850.4200 www.atwell.com
645 EAST MISSOURI ROAD, SUITE 420
PHOENIX, ARIZONA 85012
(602) 297-8732

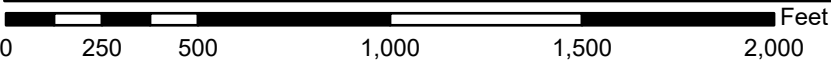
Appendix B

FEMA Firm Map

National Flood Hazard Layer FIRMMette



111°58'2"W 33°48'16"N



1:6,000

111°57'25"W 33°47'46"N

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone D
		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
		Profile Baseline
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 9/10/2024 at 7:10 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

Appendix C

Retention Calculations

REQUIRED RETENTION VOLUME & DRAIN TIME CALCULATIONS

V_R = VOLUME REQUIRED
 $V_R = C \times (P / 12) \times A$
 C = WEIGHTED RUNOFF COEFFICIENT
 P = RAINFALL DEPTH (NOAA ATLAS 14)
 P = 2.63 IN.
 A = RETAINED AREA

SITE AREA GROSS = 26.99 AC
 SITE AREA NET = 24.71 AC
 TOTAL RETAINED AREA = 21.65 AC

RETENTION SYSTEM ID	DRAINAGE AREA (AC)	WEIGHTED RUNOFF COEFFICIENT 'C'	BASIN VOLUME REQUIRED (CF)	BASIN VOLUME PROVIDED (CF)	BASIN BOTTOM AREA (SF)	ESTIMATED BASIN SURFACE PERC RATE* (IN/HR)	BASIN SURFACE PERC RATE (CF/HR)	NUMBER OF DRYWELLS	DRYWELL PERC RATE (0.1 CFS)	ESTIMATED RETENTION BASIN DRAIN TIME (HR)
SYSTEM A ***	3.51	0.91	30,333	30,495	318	0.2	5.3	3	1,080	27.9
SYSTEM B	2.40	0.90	20,765	20,777	1121	0.2	18.7	2	720	28.1
SYSTEM C	6.25	0.86	51,143	55,041				4	1,440	35.5
SYSTEM D	4.38	0.92	38,515	39,034				3	1,080	35.7
SYSTEM E ***	2.40	0.95	21,756	21,834				2	720	30.2
SYSTEM F ***	1.14	0.84	9,146	21,834	0	0.2	0.0	1	360	25.4
SYSTEM G ***	1.00	0.90	8,621	10,350	1886	0.2	31.4	1	360	22.0
SYSTEM H ***	0.56	0.77	4,127	5,446						**
TOTAL	21.65		184,406	204,811				16		

* ASSUMED PERC RATE - DURING FINAL DESIGN DOUBLE RING INFILTRMETER TESTS WILL BE PERFORMED TO VERIFY PERC RATES FOR DIRECT SURFACE PERCOLATION / STORMWATER DISPOSAL.

** DRYWELLS ARE NOT PROVIDED FOR SURFACE RETENTION BASINS 1 FT DEEP OR LESS.

*** PENDING/FUTURE SITE PLAN SUBMITTAL

Retention Basin Storage Summary

SYSTEM A		30,495		CF			
Surface	Contour Elevation	Contour Area	Incremental Volume (cf)	Underground	Dia. (ft)	Length (ft)	Volume (cf)
	2045.0	4,017	2,923				
	2044.0	1,828	1,205		10	330	25,918
	2043.0	581	450				
	2042.0	318					
		Total	4,577	Total		330	25,918

SYSTEM B		20,777		CF			
Surface	Contour Elevation	Contour Area	Incremental Volume (cf)	Underground	Dia. (ft)	Length (ft)	Volume (cf)
	2044.0	2,105	1,613				
	2043.0	1,121			10	244	19,164
		Total	1,613	Total		244	19,164

SYSTEM C		55,041		CF			
Surface Basin 1	Contour Elevation	Contour Area	Incremental Volume (cf)	Underground	Dia. (ft)	Length (ft)	Volume (cf)
	2041.0	7,726	6,934				
	2040.0	6,141	5,447		10	400	31,416
	2039.0	4,752	4,177		10	90	7,069
	2038.0	3,602					
		Total	16,557	Total		490	38,484

SYSTEM D		39,034	CF				
Surface	Contour Elevation	Contour Area	Incremental Volume (cf)	Underground	Dia. (ft)	Length (ft)	Volume (cf)
					10	147	11,545
					10	350	27,489
Total			0	Total		497	39,034

SYSTEM E		21,834	CF				
Surface	Contour Elevation	Contour Area	Incremental Volume (cf)	Underground	Dia. (ft)	Length (ft)	Volume (cf)
					10	278	21,834
		Total	0	Total		278	21,834

SYSTEM F		21,834		CF			
Surface	Contour Elevation	Contour Area	Incremental Volume (cf)	Underground	Dia. (ft)	Length (ft)	Volume (cf)
	2060.0		0				
	2059.0		0		10	278	21,834
	2058.0		0				
	2057.0						
		Total	0	Total		278	21,834

SYSTEM G		10,350		CF			
Surface	Contour Elevation	Contour Area	Incremental Volume (cf)	Underground	Dia. (ft)	Length (ft)	Volume (cf)
	2063.1	5,142	4,551				
	2062.1	3,959	3,418		10	0	0
	2061.1	2,877	2,382				
	2060.1	1,886					
		Total	10,350	Total		0	0

SYSTEM H		5,446		CF			
Surface	Contour Elevation	Contour Area	Incremental Volume (cf)	Underground	Dia. (ft)	Length (ft)	Volume (cf)
	2066.9	6,194	5,446				
	2065.9	4,698			10	0	0
		Total	5,446	Total		0	0

Weighted 'C' Calculations

Drainage Area #	Green Landscape 0.31	Desert Landscape 0.50	Conc./ Roof /Pavement 0.95	Total Area (ac)	Weighted 'C' Value
SYSTEM A					
A		0.35	3.16	3.51	0.91
				3.51	0.91
SYSTEM B					
B		0.24	2.16	2.40	0.90
				2.40	0.90
SYSTEM C					
C		1.29	4.96	6.25	0.86
				6.25	0.86
SYSTEM D					
D		0.29	4.10	4.38	0.92
				4.38	0.92
SYSTEM E					
G			2.40	2.40	0.95
				2.40	0.95
SYSTEM F					
H		0.29	0.86	1.14	0.84
				1.14	0.84
SYSTEM G					
I		0.10	0.90	1.00	0.90
				1.00	0.90
SYSTEM H					
J		0.22	0.34	0.56	0.77
				0.56	0.77
			Total	21.65	0.89

Appendix D

NOAA Atlas 14 Rainfall Depth & Intensity Tables



NOAA Atlas 14, Volume 1, Version 5
Location name: Cave Creek, Arizona, USA*
Latitude: 33.7995°, Longitude: -111.9631°
Elevation: 2044 ft**

* source: ESRI Maps
 ** source: USGS



POINT PRECIPITATION FREQUENCY ESTIMATES

Sanja Perica, Sarah Dietz, Sarah Heim, Lillian Hiner, Kazungu Maitaria, Deborah Martin, Sandra Pavlovic, Ishani Roy, Carl Trypaluk, Dale Unruh, Fenglin Yan, Michael Yekta, Tan Zhao, Geoffrey Bonnin, Daniel Brewer, Li-Chuan Chen, Tye Parzybok, John Yarchoan

NOAA, National Weather Service, Silver Spring, Maryland

[PF tabular](#) | [PF graphical](#) | [Maps & aerals](#)

PF tabular

PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches)¹										
Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	0.225 (0.187-0.276)	0.292 (0.244-0.360)	0.395 (0.326-0.484)	0.473 (0.388-0.578)	0.578 (0.468-0.704)	0.659 (0.527-0.797)	0.742 (0.584-0.894)	0.826 (0.641-0.995)	0.940 (0.712-1.13)	1.03 (0.763-1.24)
10-min	0.343 (0.284-0.420)	0.445 (0.371-0.547)	0.601 (0.496-0.737)	0.720 (0.591-0.880)	0.880 (0.712-1.07)	1.00 (0.802-1.21)	1.13 (0.888-1.36)	1.26 (0.975-1.52)	1.43 (1.08-1.72)	1.56 (1.16-1.90)
15-min	0.424 (0.352-0.521)	0.552 (0.460-0.678)	0.745 (0.614-0.913)	0.893 (0.732-1.09)	1.09 (0.883-1.33)	1.24 (0.994-1.50)	1.40 (1.10-1.69)	1.56 (1.21-1.88)	1.77 (1.34-2.14)	1.94 (1.44-2.35)
30-min	0.571 (0.473-0.701)	0.743 (0.619-0.914)	1.00 (0.827-1.23)	1.20 (0.986-1.47)	1.47 (1.19-1.79)	1.68 (1.34-2.02)	1.88 (1.48-2.27)	2.10 (1.63-2.53)	2.39 (1.81-2.88)	2.61 (1.94-3.16)
60-min	0.707 (0.586-0.868)	0.919 (0.766-1.13)	1.24 (1.02-1.52)	1.49 (1.22-1.82)	1.82 (1.47-2.21)	2.07 (1.66-2.51)	2.33 (1.84-2.81)	2.60 (2.02-3.13)	2.95 (2.24-3.56)	3.23 (2.40-3.91)
2-hr	0.827 (0.697-0.993)	1.06 (0.898-1.28)	1.42 (1.19-1.70)	1.69 (1.40-2.02)	2.06 (1.69-2.46)	2.34 (1.90-2.78)	2.63 (2.10-3.13)	2.93 (2.31-3.48)	3.33 (2.57-3.96)	3.65 (2.76-4.36)
3-hr	0.886 (0.749-1.07)	1.13 (0.961-1.37)	1.48 (1.25-1.79)	1.75 (1.47-2.11)	2.14 (1.76-2.56)	2.44 (1.99-2.91)	2.76 (2.21-3.29)	3.10 (2.44-3.68)	3.56 (2.73-4.24)	3.94 (2.95-4.69)
6-hr	1.05 (0.909-1.23)	1.32 (1.15-1.55)	1.68 (1.45-1.97)	1.97 (1.68-2.29)	2.36 (2.00-2.75)	2.67 (2.23-3.10)	3.00 (2.46-3.47)	3.33 (2.69-3.86)	3.78 (2.98-4.39)	4.14 (3.19-4.81)
12-hr	1.23 (1.07-1.43)	1.54 (1.35-1.80)	1.94 (1.69-2.25)	2.25 (1.95-2.60)	2.68 (2.29-3.09)	3.01 (2.54-3.46)	3.34 (2.79-3.85)	3.68 (3.04-4.24)	4.14 (3.33-4.78)	4.49 (3.55-5.23)
24-hr	1.40 (1.23-1.60)	1.77 (1.56-2.04)	2.31 (2.02-2.65)	2.74 (2.39-3.14)	3.35 (2.89-3.85)	3.85 (3.28-4.42)	4.38 (3.67-5.07)	4.94 (4.07-5.76)	5.73 (4.60-6.78)	6.37 (5.02-7.62)
2-day	1.56 (1.36-1.80)	1.99 (1.73-2.29)	2.61 (2.26-3.00)	3.11 (2.68-3.57)	3.81 (3.26-4.38)	4.38 (3.69-5.06)	4.97 (4.14-5.79)	5.60 (4.60-6.59)	6.49 (5.20-7.72)	7.20 (5.67-8.69)
3-day	1.65 (1.44-1.90)	2.11 (1.84-2.42)	2.78 (2.43-3.18)	3.34 (2.90-3.81)	4.12 (3.54-4.72)	4.76 (4.05-5.48)	5.46 (4.57-6.33)	6.19 (5.10-7.26)	7.24 (5.83-8.61)	8.11 (6.40-9.77)
4-day	1.74 (1.53-2.00)	2.23 (1.96-2.55)	2.96 (2.60-3.37)	3.56 (3.11-4.04)	4.44 (3.83-5.05)	5.15 (4.40-5.91)	5.94 (4.99-6.87)	6.78 (5.61-7.93)	8.00 (6.46-9.49)	9.01 (7.13-10.8)
7-day	1.99 (1.74-2.29)	2.54 (2.22-2.92)	3.38 (2.95-3.88)	4.08 (3.54-4.66)	5.09 (4.37-5.83)	5.93 (5.03-6.83)	6.84 (5.72-7.95)	7.84 (6.45-9.24)	9.28 (7.45-11.1)	10.5 (8.23-12.7)
10-day	2.18 (1.91-2.50)	2.79 (2.44-3.20)	3.70 (3.24-4.22)	4.45 (3.87-5.07)	5.54 (4.76-6.32)	6.44 (5.48-7.39)	7.41 (6.21-8.58)	8.46 (6.99-9.91)	9.98 (8.05-11.9)	11.2 (8.87-13.6)
20-day	2.75 (2.42-3.14)	3.53 (3.11-4.03)	4.66 (4.09-5.31)	5.55 (4.84-6.32)	6.79 (5.88-7.76)	7.77 (6.66-8.91)	8.81 (7.47-10.2)	9.89 (8.28-11.5)	11.4 (9.36-13.5)	12.6 (10.2-15.1)
30-day	3.26 (2.85-3.73)	4.19 (3.68-4.78)	5.53 (4.84-6.29)	6.57 (5.73-7.46)	8.00 (6.92-9.10)	9.11 (7.82-10.4)	10.3 (8.73-11.8)	11.5 (9.64-13.3)	13.1 (10.8-15.4)	14.4 (11.7-17.2)
45-day	3.86 (3.40-4.39)	4.96 (4.38-5.64)	6.55 (5.76-7.42)	7.76 (6.80-8.79)	9.41 (8.19-10.7)	10.7 (9.23-12.2)	12.0 (10.3-13.8)	13.4 (11.3-15.5)	15.2 (12.7-17.9)	16.7 (13.7-19.9)
60-day	4.29 (3.79-4.86)	5.52 (4.89-6.24)	7.26 (6.40-8.19)	8.56 (7.52-9.64)	10.3 (9.00-11.7)	11.6 (10.1-13.2)	13.0 (11.2-14.9)	14.4 (12.2-16.6)	16.2 (13.6-19.1)	17.7 (14.6-21.0)

¹ Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS).

Numbers in parenthesis are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and average recurrence interval) will be greater than the upper bound (or less than the lower bound) is 5%. Estimates at upper bounds are not checked against probable maximum precipitation (PMP) estimates and may be higher than currently valid PMP values.

Please refer to NOAA Atlas 14 document for more information.

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PF graphical



NOAA Atlas 14, Volume 1, Version 5
Location name: Cave Creek, Arizona, USA*
Latitude: 33.7995°, Longitude: -111.9631°
Elevation: 2044 ft**

* source: ESRI Maps
 ** source: USGS



POINT PRECIPITATION FREQUENCY ESTIMATES

Sanja Perica, Sarah Dietz, Sarah Heim, Lillian Hiner, Kazungu Maitaria, Deborah Martin, Sandra Pavlovic, Ishani Roy, Carl Trypaluk, Dale Unruh, Fenglin Yan, Michael Yekta, Tan Zhao, Geoffrey Bonnin, Daniel Brewer, Li-Chuan Chen, Tye Parzybok, John Yarchoan

NOAA, National Weather Service, Silver Spring, Maryland

[PF tabular](#) | [PF graphical](#) | [Maps & aerals](#)

PF tabular

PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches/hour)¹										
Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	2.70 (2.24-3.31)	3.50 (2.93-4.32)	4.74 (3.91-5.81)	5.68 (4.66-6.94)	6.94 (5.62-8.45)	7.91 (6.32-9.56)	8.90 (7.01-10.7)	9.91 (7.69-11.9)	11.3 (8.54-13.6)	12.3 (9.16-14.9)
10-min	2.06 (1.70-2.52)	2.67 (2.23-3.28)	3.61 (2.98-4.42)	4.32 (3.55-5.28)	5.28 (4.27-6.43)	6.02 (4.81-7.28)	6.77 (5.33-8.17)	7.55 (5.85-9.09)	8.57 (6.50-10.4)	9.38 (6.97-11.4)
15-min	1.70 (1.41-2.08)	2.21 (1.84-2.71)	2.98 (2.46-3.65)	3.57 (2.93-4.36)	4.36 (3.53-5.31)	4.98 (3.98-6.02)	5.60 (4.40-6.75)	6.24 (4.84-7.51)	7.09 (5.37-8.55)	7.76 (5.76-9.40)
30-min	1.14 (0.946-1.40)	1.49 (1.24-1.83)	2.01 (1.65-2.46)	2.40 (1.97-2.94)	2.94 (2.38-3.58)	3.35 (2.68-4.05)	3.77 (2.97-4.55)	4.20 (3.26-5.06)	4.77 (3.62-5.76)	5.22 (3.88-6.32)
60-min	0.707 (0.586-0.868)	0.919 (0.766-1.13)	1.24 (1.02-1.52)	1.49 (1.22-1.82)	1.82 (1.47-2.21)	2.07 (1.66-2.51)	2.33 (1.84-2.81)	2.60 (2.02-3.13)	2.95 (2.24-3.56)	3.23 (2.40-3.91)
2-hr	0.413 (0.348-0.496)	0.532 (0.449-0.642)	0.708 (0.594-0.850)	0.843 (0.701-1.01)	1.03 (0.844-1.23)	1.17 (0.948-1.39)	1.32 (1.05-1.56)	1.46 (1.15-1.74)	1.67 (1.28-1.98)	1.82 (1.38-2.18)
3-hr	0.295 (0.249-0.357)	0.376 (0.320-0.456)	0.491 (0.415-0.595)	0.583 (0.488-0.702)	0.711 (0.587-0.851)	0.812 (0.662-0.969)	0.919 (0.736-1.09)	1.03 (0.812-1.22)	1.18 (0.909-1.41)	1.31 (0.983-1.56)
6-hr	0.174 (0.151-0.205)	0.220 (0.191-0.259)	0.280 (0.242-0.328)	0.328 (0.280-0.383)	0.394 (0.333-0.458)	0.446 (0.372-0.516)	0.500 (0.411-0.579)	0.556 (0.449-0.645)	0.631 (0.497-0.732)	0.691 (0.533-0.803)
12-hr	0.101 (0.088-0.118)	0.128 (0.111-0.148)	0.161 (0.140-0.186)	0.187 (0.161-0.216)	0.222 (0.189-0.256)	0.249 (0.210-0.286)	0.277 (0.231-0.319)	0.305 (0.251-0.351)	0.343 (0.276-0.396)	0.372 (0.294-0.433)
24-hr	0.058 (0.051-0.066)	0.073 (0.065-0.084)	0.096 (0.084-0.110)	0.114 (0.099-0.130)	0.139 (0.120-0.160)	0.160 (0.136-0.184)	0.182 (0.153-0.211)	0.205 (0.169-0.240)	0.238 (0.191-0.282)	0.265 (0.209-0.317)
2-day	0.032 (0.028-0.037)	0.041 (0.036-0.047)	0.054 (0.047-0.062)	0.064 (0.055-0.074)	0.079 (0.067-0.091)	0.091 (0.076-0.105)	0.103 (0.086-0.120)	0.116 (0.095-0.137)	0.135 (0.108-0.160)	0.150 (0.118-0.180)
3-day	0.022 (0.020-0.026)	0.029 (0.025-0.033)	0.038 (0.033-0.044)	0.046 (0.040-0.052)	0.057 (0.049-0.065)	0.066 (0.056-0.076)	0.075 (0.063-0.087)	0.085 (0.070-0.100)	0.100 (0.080-0.119)	0.112 (0.088-0.135)
4-day	0.018 (0.015-0.020)	0.023 (0.020-0.026)	0.030 (0.027-0.035)	0.037 (0.032-0.042)	0.046 (0.039-0.052)	0.053 (0.045-0.061)	0.061 (0.052-0.071)	0.070 (0.058-0.082)	0.083 (0.067-0.098)	0.093 (0.074-0.113)
7-day	0.011 (0.010-0.013)	0.015 (0.013-0.017)	0.020 (0.017-0.023)	0.024 (0.021-0.027)	0.030 (0.025-0.034)	0.035 (0.029-0.040)	0.040 (0.034-0.047)	0.046 (0.038-0.054)	0.055 (0.044-0.066)	0.062 (0.049-0.075)
10-day	0.009 (0.007-0.010)	0.011 (0.010-0.013)	0.015 (0.013-0.017)	0.018 (0.016-0.021)	0.023 (0.019-0.026)	0.026 (0.022-0.030)	0.030 (0.025-0.035)	0.035 (0.029-0.041)	0.041 (0.033-0.049)	0.046 (0.036-0.056)
20-day	0.005 (0.005-0.006)	0.007 (0.006-0.008)	0.009 (0.008-0.011)	0.011 (0.010-0.013)	0.014 (0.012-0.016)	0.016 (0.013-0.018)	0.018 (0.015-0.021)	0.020 (0.017-0.024)	0.023 (0.019-0.028)	0.026 (0.021-0.031)
30-day	0.004 (0.003-0.005)	0.005 (0.005-0.006)	0.007 (0.006-0.008)	0.009 (0.007-0.010)	0.011 (0.009-0.012)	0.012 (0.010-0.014)	0.014 (0.012-0.016)	0.015 (0.013-0.018)	0.018 (0.015-0.021)	0.020 (0.016-0.023)
45-day	0.003 (0.003-0.004)	0.004 (0.004-0.005)	0.006 (0.005-0.006)	0.007 (0.006-0.008)	0.008 (0.007-0.009)	0.009 (0.008-0.011)	0.011 (0.009-0.012)	0.012 (0.010-0.014)	0.014 (0.011-0.016)	0.015 (0.012-0.018)
60-day	0.002 (0.002-0.003)	0.003 (0.003-0.004)	0.005 (0.004-0.005)	0.005 (0.005-0.006)	0.007 (0.006-0.008)	0.008 (0.007-0.009)	0.009 (0.007-0.010)	0.009 (0.008-0.011)	0.011 (0.009-0.013)	0.012 (0.010-0.014)

¹ Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS).
 Numbers in parenthesis are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and average recurrence interval) will be greater than the upper bound (or less than the lower bound) is 5%. Estimates at upper bounds are not checked against probable maximum precipitation (PMP) estimates and may be higher than currently valid PMP values.
 Please refer to NOAA Atlas 14 document for more information.

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Appendix E

JE Fuller Preliminary Carefree Quarter Offsite
Channel Hydraulic and Erosion Protection
Design Memorandum and Carefree Quarter
Hydrology Technical Support Data Notebook



Memorandum

DATE April 4, 2025

TO Dave Soltysik, P.E., Principal
Terrascope Consulting

FROM Richard Waskowsky, P.E. & Rob Lyons, P.E., CFM
JE Fuller

RE Preliminary Carefree Quarters Offsite Channel Hydraulic and Erosion Protection Design Memorandum

DRAFT

1. Introduction

JE Fuller has been contracted with Terrascope Consulting (Terrascope) to assist with the channel design for offsite flows through a project site in the Town of Carefree (Carefree) in northern Maricopa County. The project site is on the northeast corner of the intersection of Carefree Highway and Cave Creek Road. Terrascope is under contract with Empire Group who owns the site and intends to plan, design, and build a mixed-use commercial development.

JE Fuller developed new hydrology for the tributary offsite watershed using detailed topographic and watershed conditions input. The new hydrologic results are documented in a Technical Support Data Notebook January of 2024¹ (Hydrology Report) approved by the Flood Control District of Maricopa County (FCDMC) February of 2024. The primary watercourse affecting the site is the Unnamed Central Tributary to Cave Creek – South Branch. Offsite flows generally are from east to west.

The purpose of this technical memorandum is to document 1) the existing conditions of offsite flow affecting the Carefree Quarter Site to support the proposed development, 2) the effects of this off-site flow on the preliminary proposed site plan 3) evaluate the proposed conveyance channel hydraulically and for erosion protection, and 4) whether the proposed improvements adversely affects adjacent properties. Onsite drainage will not be considered in this memorandum.

The project site is shown on FIRM panel 04013C0890M, which has an effective date of July 20, 2021. The site is shown in a Zone X, 0.2 Percent Annual Chance (or the 500-year) flood hazard zone and is not affected by the 100-year regulatory floodplains, as shown in **Figure 1**.

¹ JE Fuller, Carefree Quarter Hydrology Technical Support Data Notebook, January 5, 2024

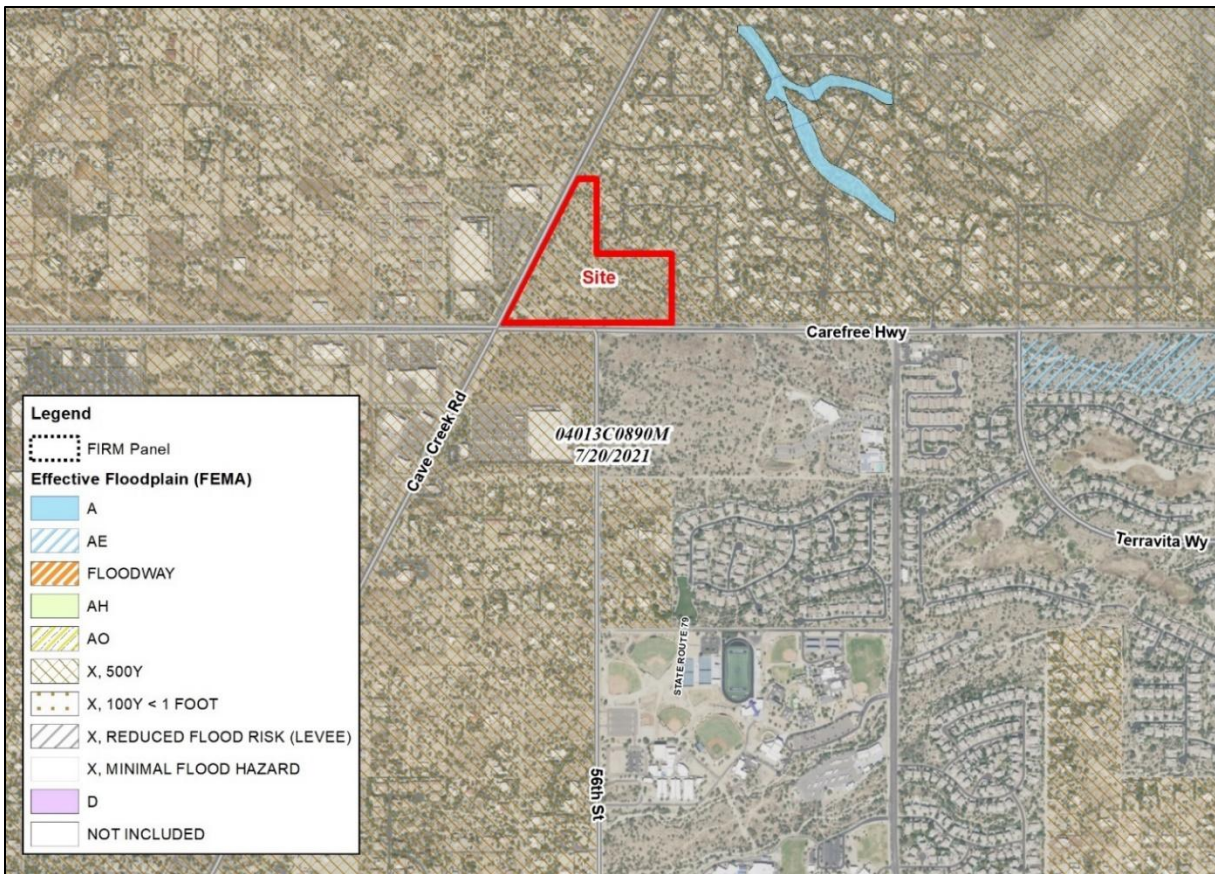
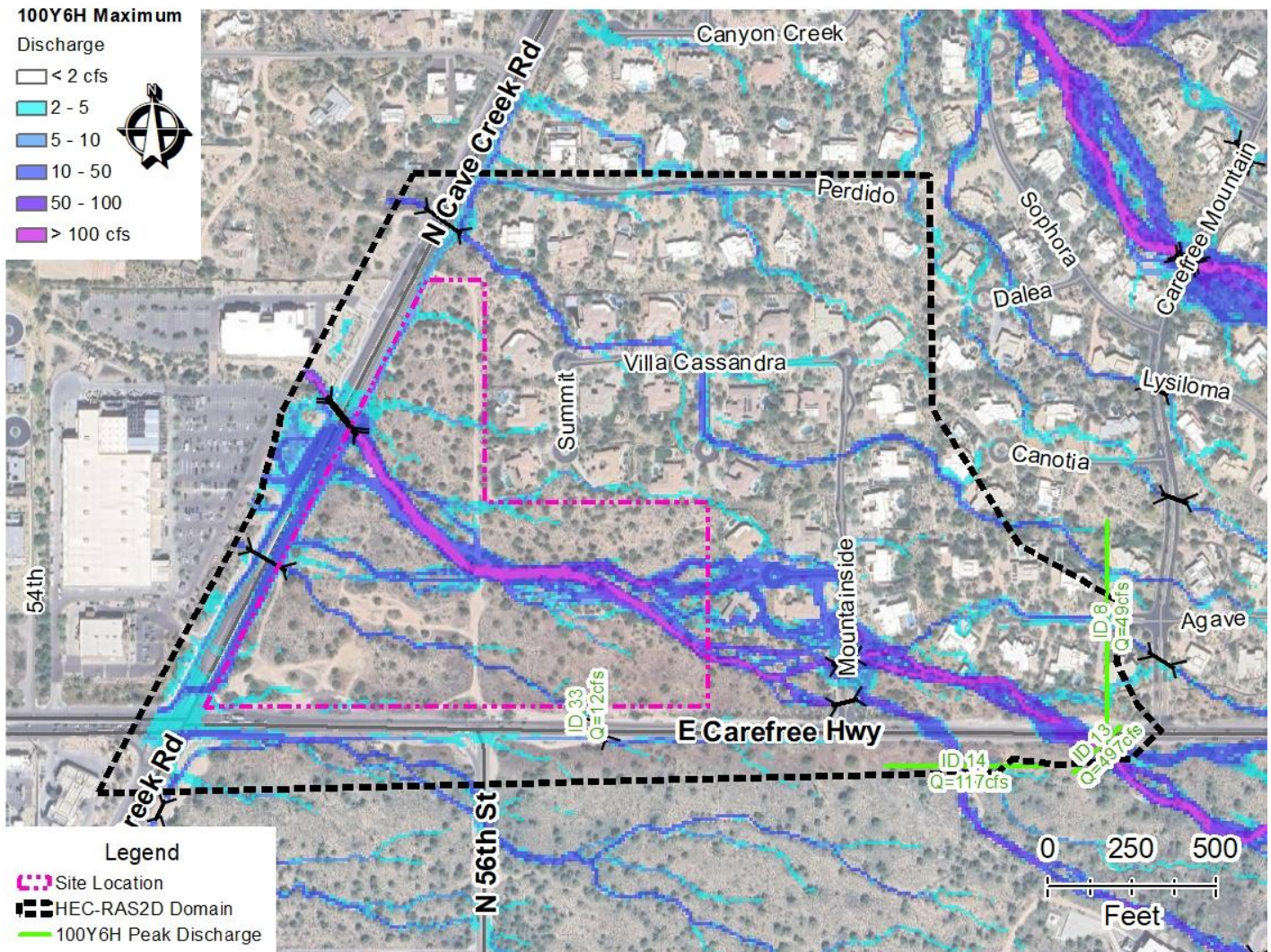


Figure 1 Effective Floodplain near Project Site

2. Hydrology and Hydraulics

2.1 Hydrology

The recently approved 100-year, 6-hour hydrology was queried using pre-defined floodplain cross sections or flow query location (FPXSEC.DAT) in FLO-2D for the purpose of extracting design hydrographs to be used in a detailed hydraulic model. The detailed hydraulic modeling was conducted in HEC-RAS2D. A 2D modeling domain was established strategically to limit offsite inflow to just 4 primary locations. These locations are shown on **Figure 2**.



2.2 Existing Conditions Hydraulics

A HEC-RAS 2D (RAS2D) model was developed to evaluate both the existing and proposed hydraulic conditions within the site and upstream/downstream of the site. The RAS2D model was developed using a combination of recent field survey data collected by Terrascope Consulting and the 2020 USGS 3DEP LiDAR. The USGS acquired the 3DEP LiDAR for much of Maricopa County and part of Pinal County. Basic metadata is as follows:

USGS 3DEP

Acquisition Date: Completion Nov 11, 2020

Point Spacing 0.35 m

Point Density 8 pulses/m²

Non-Vegetated Vertical Accuracy (NVA) RMSE = 0.17 ft

The model was built with a 10-foot grid and refined with breaklines around high points such as channel banks and other key topographic features. Existing culverts were modeled using geometry obtained from either field

survey provided by Terrascope or based on measurements taken during field reconnaissance. Finally, the spatially varied roughness (or Manning's n-values) that were used in the model are shown in **Table 1**.

Table 1. Manning's Roughness Values

Land Use Type	n-value
No Data	0.035
Buildings	0.400
Concrete	0.020
Lower Undeveloped Desert	0.040
Shade Structures	0.035
Wash Bottom	0.030
Asphalt	0.025
Unpaved Disturbed Ground	0.030
Urban High Vegetation	0.060

The HEC-RAS2D maximum existing conditions 100-year flow depth results are shown on **Figure 3**.

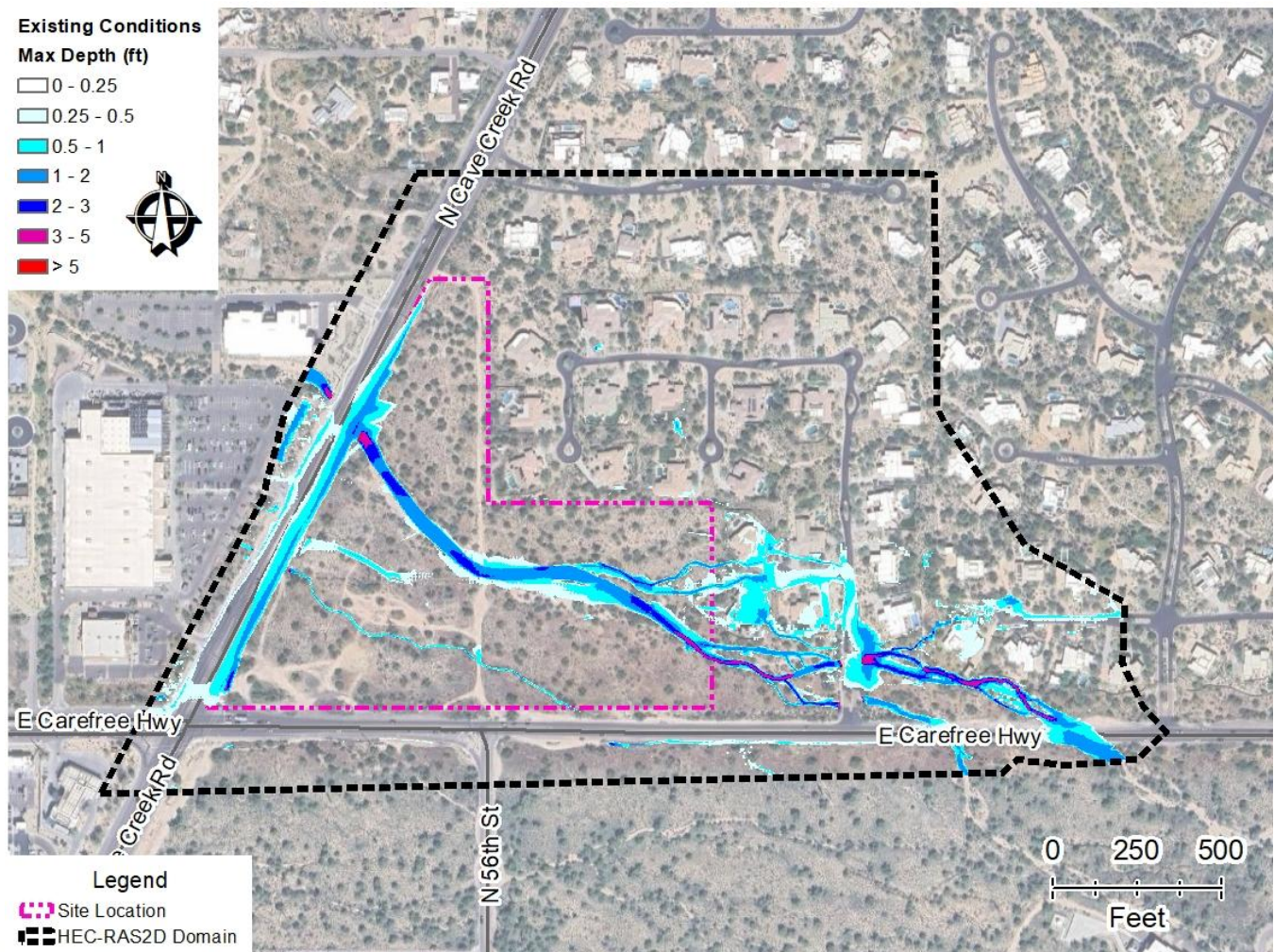


Figure 3. Existing Conditions RAS2D Maximum Depth Results

2.3 Proposed Conditions

A proposed conditions terrain was developed by adding the proposed channel and site grading into the existing conditions terrain. This proposed conditions terrain formed the basis of the new ground elevations in the RAS2D model. Manning's n values were adjusted based on the proposed conditions. The maximum depth results from the proposed conditions model are shown in **Figure 4**. Note that the model results were based on a prior preliminary proposed grade surface with a retention basin on either side. The final design submittal will show that all proposed parking lots, buildings, etc will be safe from flooding with adequate freeboard.

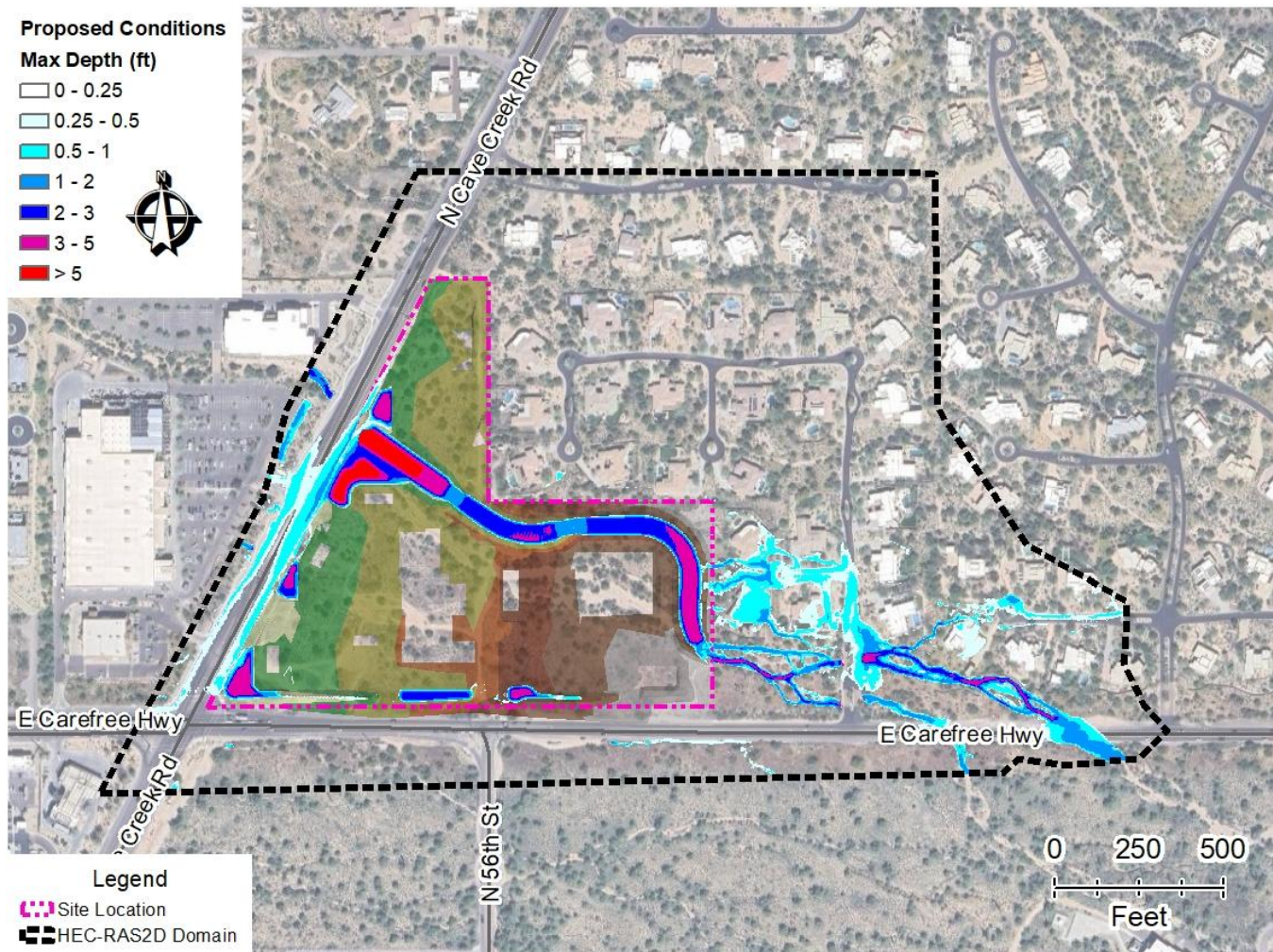


Figure 4. Proposed Conditions RAS2D Maximum Depth Results

The offsite channel has been aligned to receive the majority of the flows at the east end of the project limits. The majority of the flow will enter at the channel beginning. Breakout flow that occurs upstream of the site (Mountainside Drive) will enter the channel at the project site laterally north of the channel beginning. Erosion protection will be needed to prevent headcutting offsite to the east.

The remainder of the channel will be designed with a gradual slope (0.0025'/ft to 0.0035'/ft) with three armored drop structures. This will be conducted to reduce the extent of heavy channel armoring required for erosion protection. **Figure 5** depicts the primary locations where riprap erosion control is anticipated. Detailed erosion

control design has not been performed given the preliminary nature of the channel design. However, riprap erosion protection with a D50=12-inches or less is the preferred armoring technique for the site.

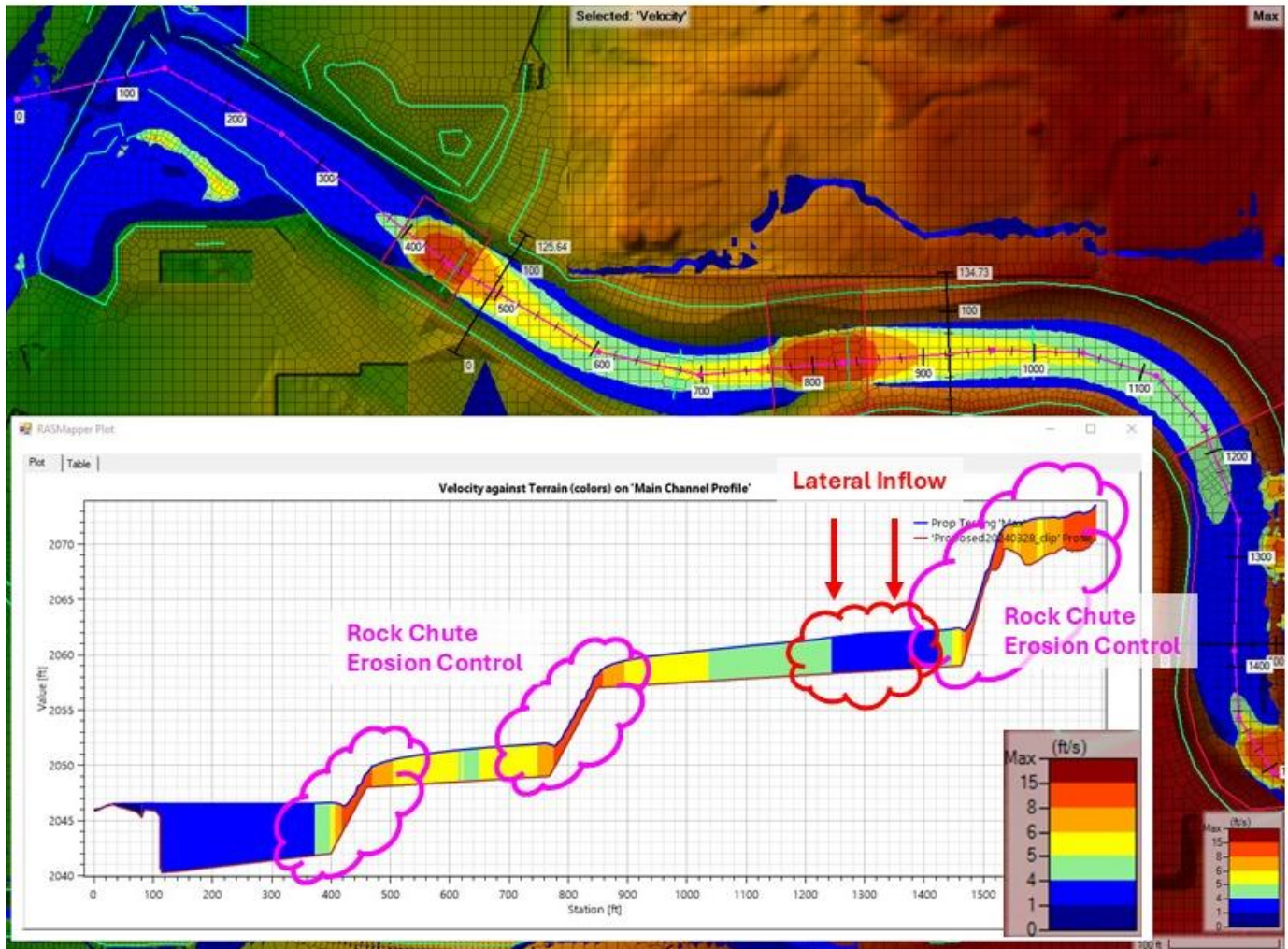


Figure 5 Plan and Profile Maximum Channel Velocity

The final design report will include calculations according to Section 6.5 of the Drainage Design Manual for Maricopa County (Hydraulics) for freeboard, channel curvature, and superelevation. An example cross section showing the preliminary channel grade relative to the maximum 100-year water surface elevation is shown in **Figure 6**. Additional pertinent final design hydraulic analysis and erosion protection design calculations will also be provided.

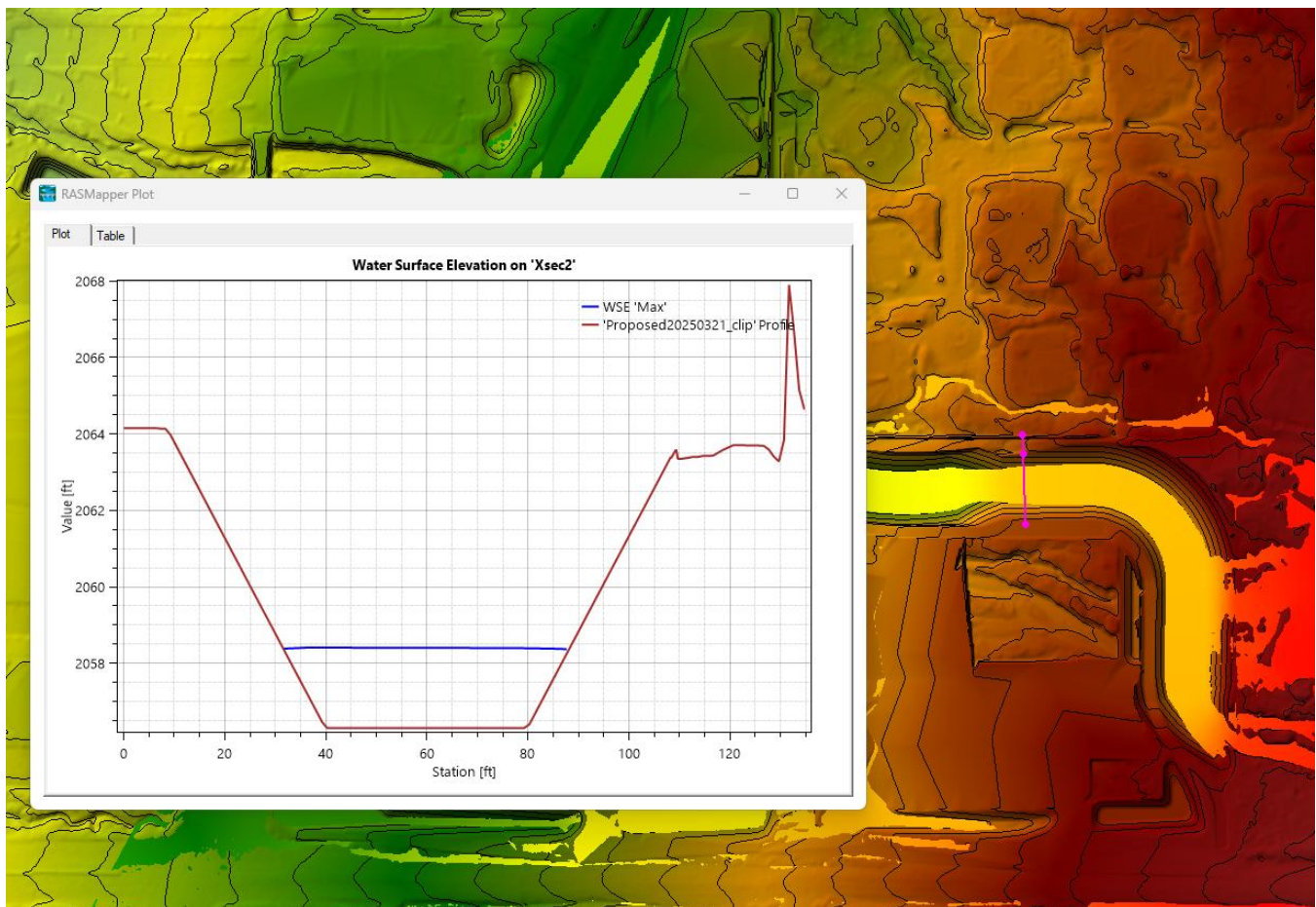


Figure 6 Example Channel Cross Section with 100-year Maximum Water Surface Relative to Proposed Grade

It can be seen that the existing cross drainage infrastructure under Cave Creek Road is inadequate to contain the 100-year flow without overtopping. A detailed comparison of water surface elevations between existing and proposed conditions has not been conducted but was reviewed qualitatively. The proposed grading will be adjusted to ensure that no adverse impact can be expected as a result of the development. The final design report will show a demonstration of pre- versus post-development flow depths and discharge to demonstrate no adverse impact.

3. Conclusions

The channel will be designed according to Town of Carefree and FCDMC standards to prevent flooding of improved property with sufficient freeboard and safe from erosion.

CITIZEN PARTICIPATION REPORT
Carefree Quarter Parcel A Site Plan
NEC Carefree Highway and Cave Creek Road

OWNER & DEVELOPMENT PARTNER:

ERC III RESIDENTIAL, LLC
6617 N. SCOTTSDALE ROAD, SUITE #101
SCOTTSDALE, AZ 85250
(602) 649-2789
Sherri Koshiol
sherri@builtbyempire.com

DIVERSIFIED PARTNERS, LLC
7339 N. McDONALD DRIVE
SCOTTSDALE, AZ 85250
(480) 947-8800
Scott Hintze
scott@dpcrc.com

Nature of the Request:

The ERC III Residential, LLC and Diversified Partners, LLC are the owner and development partner of this 24.71 (approx.) acres located at the Northeast corner of Carefree Highway and Cave Creek Road (the "Site"). ERC III Residential and Diversified Partners anticipate developing the "Site" as a Retail and Commercial development.

Parties Affected by the Applications:

1. Residents and Property Owners within 500' of the boundaries of the application(s)
2. Homeowner Association(s) within the 500' of the boundaries of the application(s)

Notification and Correspondence with affected parties:

The development team shared a list of key staff names, email & phone numbers for anyone with any inquiries. A Certified Letter with examples of the Site with proposed buildings and views from street(s) were mailed to Residents, Property Owners & Homeowner Associations in January 2025. Attached as **Exhibit A** is the letter with exhibits. The list of neighbors, associations and interested parties, who received the letter is attached as **Exhibit B**. Also attached is a list of certified mailings that were returned to us, in **Exhibit C**. We are also attaching all the communications that we received regarding this certified mailing from property owners as **Exhibit D**.

At the request of a few neighbors, The Empire and Diversified Partners teams met via a Zoom call with Gina and David Jackson, John Bohlke, and Luke Welling on May 31, 2024. The group asked questions pertaining to the proposed boundary wall along the northern and eastern boundary. There were questions regarding maintenance of the wall, size, block type, height. The neighbors were agreeable to a solid wall (no view fencing) which the Empire/DP team confirmed that it would be a solid block wall. The type of block and color will be finalized at a future date as the project goes through the site plan and engineering process with the Town. There was discussion that some of the eastern property boundary line(s) will include inlets for drainage so extending a wall along that entire eastern boundary may not be feasible with the final design. The final details for location and elevations of the ultimate walls will be worked out during the final design with the Town of Carefree staff. Based on neighbor questions about the offsite drainage, we had a brief discussion regarding the large offsite flows and the drainage channel. Attached you will find correspondence to and from the Bohlke Family regarding the Carefree Water Flow in also included in **Exhibit D**. **Exhibit E** includes a list of general questions and concerns and details of how the development team addressed them.

EXHIBIT A



January 23, 2025

Dear Neighbor,

Hello and we hope this finds you doing well. The new year is upon us, and we are excited to share the progress being made on the Carefree Quarter Site Development. Our team has been working closely with Town of Carefree staff to collaborate on the design components of the site. Our leasing experts are fully engaged with numerous retailers to secure an amazing line-up of tenants.

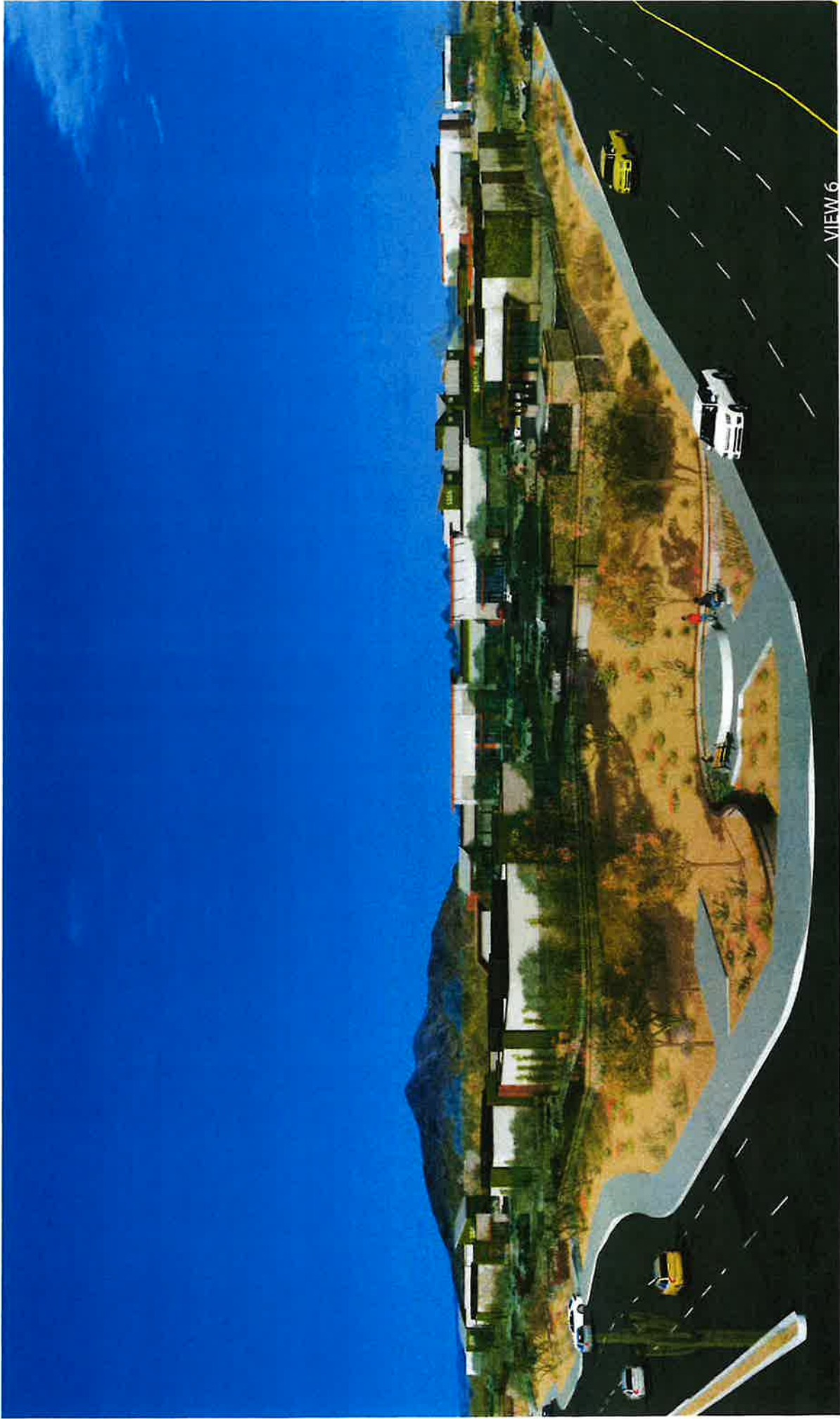
Please see the attached site plan, sample building elevations and project rendering. These are a work in progress and will be finalized before presentation to the Design Review Board in the coming months.

You may contact us with any questions at the emails listed below.

Best regards-

Sherri Koshiol
sherri@builtbyempire.com
Director of Land Development
The Empire Group of Companies
(602) 694-2789

Scott Hintze
scott@dpcrc.com
Partner & Project Manager
Diversified Partners, LLC
(602) 549-4173



R. K. A. A.
 ARCHITECTS, INC.
 1000 N. GILBERT AVENUE, SUITE 100
 GILBERT, AZ 85133
 (480) 899-1000
 WWW.RKAAARCHITECTS.COM

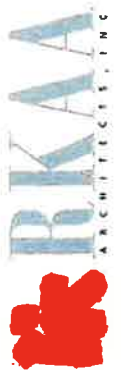
3D

RKAA#24110 50

CAREFREE QUARTER

NEC CAREFREE HWY & CAVE CREEK RD
 CAREFREE, AZ 85377

DATE 1-17-2025





VIEW 3

CAREFREE QUARTER
 NEC CAREFREE HWY & CAVE CREEK RD
 CAREFREE, AZ 85377
 DATE 1-17-2025

RICK J. JAA
 ARCHITECT
 10000 N. 100TH AVE.
 SUITE 100
 DOWNEY, CA 91746
 PHONE (714) 444-1000
 FAX (714) 444-1001

3D
 RKAA#24110 50

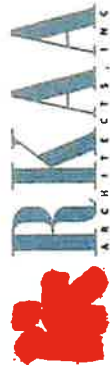
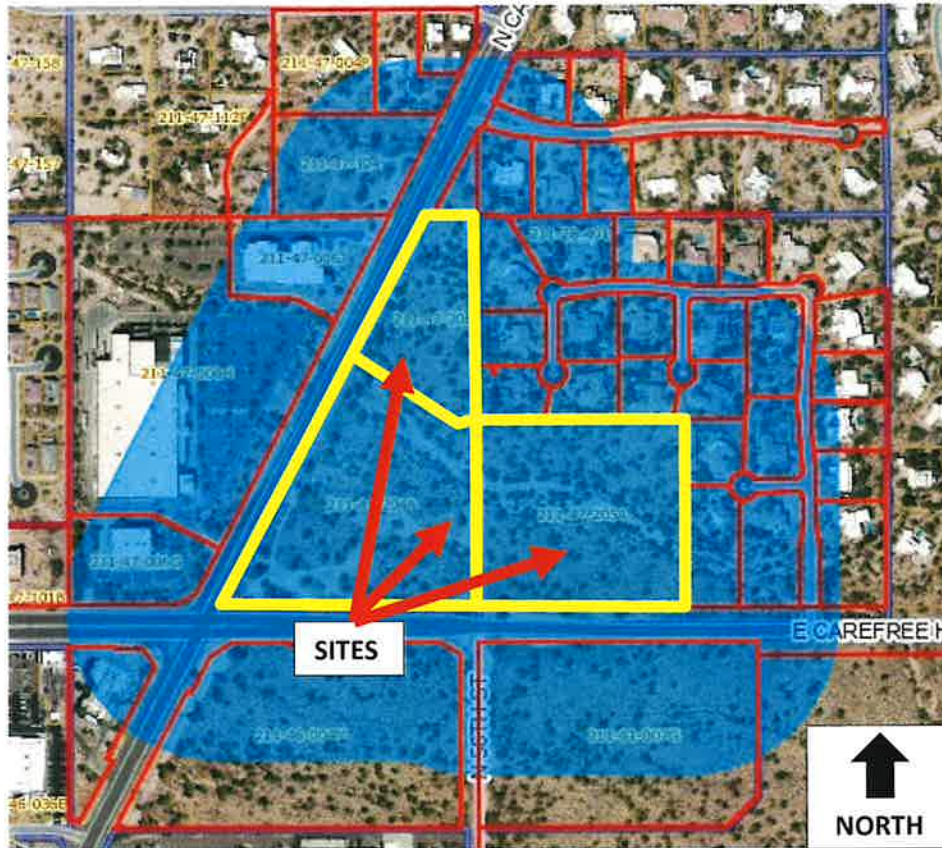


EXHIBIT B

**PROPERTIES WITHIN 500' OF
24-12-SP
211-47-204A, 211-47-206, 211-47-205A**



211-28-282	CAMPO ROBERT J JR/CHRISTI LYNN 5633 E PERDIDO DR CAVE CREEK AZ 85331	LOT 1 5633 E PERDIDO DR CAVE CREEK 85331
211-28-283	SANCHEZ FAMILY LIVING TRUST 5655 E PERDIDO DR CAVE CREEK AZ 85331	LOT 2 5655 E PERDIDO DR CAVE CREEK 85331
211-28-284	WALKER MARK A/YOUNG-WALKER JULIE K 4500 E LINDA DR PORT CLINTON OH 43452	LOT 3 5679 E PERDIDO DR CAVE CREEK 85331
211-28-285	JILL M GRAVES TRUST 5703 E PERDIDO DR CAVE CREEK AZ 85331	LOT 4 5703 E PERDIDO DR CAVE CREEK 85331

**PROPERTIES WITHIN 500' OF
24-12-SP
211-47-204A, 211-47-206, 211-47-205A**

211-28-295	JUDITH MARGARET WELLER TRUST 5670 E PERDIDO DR CAVE CREEK AZ 85331	LOT 14 5670 E PERDIDO DR CAVE CREEK 85331
211-28-296	IRVINE HERBERT T/SANDRA A 5646 E PERDIDO DR CAVE CREEK AZ 85331	LOT 15 5646 E PERDIDO DR CAVE CREEK 85331
211-28-297	LOST ACRES ESTATES COMMUNITY ASSOC INC 5631 E PERDIDO DR CAVE CREEK AZ 85331	
211-28-391	VELMA D GRAHAM TRUST PO BOX 1243 CAREFREE AZ 85377	LOT 1 34711 N MOUNTAINSIDE DR CAVE CREEK 85331
211-28-392	KEIPER KEVIN K/RAPCHAK BARBARA A 536 DAHLSTROM CT BATAVIA IL 60510	LOT 2 34755 N MOUNTAINSIDE DR CAVE CREEK 85331
211-28-393	HIPSCHMAN REVOCABLE TRUST PO BOX 5025 CAREFREE AZ 85377	LOT 3 34811 N MOUNTAINSIDE DR CAVE CREEK 85331
211-28-394	GARNER BRADLEY/LINDA 34855 N MOUNTAINSIDE DR CAVE CREEK AZ 85331	LOT 4 34855 N MOUNTAINSIDE DR CAVE CREEK 85331
211-28-395	JOHNSON MICHAEL J/KATHY J TR 34911 N MOUNTAINSIDE DR CAVE CREEK AZ 85331	LOT 5 34911 N MOUNTAINSIDE DR CAVE CREEK 85331
211-28-398	LAMB MARVIN/DARCY 147 RANCHVIEW MEWS NW CALGARY AB T3G1M6	LOT 8 5736 E VILLA CASSANDRA WAY CAVE CREEK 85331
211-28-399	MARTIN STEPHEN/KRISTINA 5714 E VILLA CASSANDRA WAY CAVE CREEK AZ85331	LOT 9 5714 E VILLA CASSANDRA WAY CAVE CREEK 85331
211-28-400	THERIEN YVES/DE SILVA JANET MARIE 123 BALMORAL AVE TORONTO ON M4V 1J5	LOT 10 5680 E VILLA CASSANDRA WAY CAVE CREEK 85331
211-28-401	YORK HEIDI/RYAN 5650 E VILLA CASSANDRA WAY CAVE CREEK AZ 85331	LOT 11 5650 E VILLA CASSANDRA WAY CAVE CREEK 85331
211-28-402	SADLER REVOCABLE TRUST 34930 N SUMMIT DR CAREFREE AZ 85377	LOT 12 34930 N SUMMIT DR CAVE CREEK 85331

**PROPERTIES WITHIN 500' OF
24-12-SP
211-47-204A, 211-47-206, 211-47-205A**

211-28-403	NOLTE DREW A/LYSNE A 34890 N SUMMIT DR CAREFREE AZ 85377	LOT 13 34890 N SUMMIT DR CAVE CREEK 85331
211-28-404	WILLIAM AND GINA JACKSON TRUST PO BOX 1906 CAVE CREEK AZ 85327	LOT 14 34830 N SUMMIT DR CAVE CREEK 85331
211-28-405	BOHLKE FAMILY LIVING TRUST 34825 N SUMMIT DR CAREFREE AZ 85377	LOT 15 34825 N SUMMIT DR CAVE CREEK 85331
211-28-406	GINA MARIE HINTHORNE LIVING TRUST 5651 E VILLA CASSANDRA WAY CAREFREE AZ 85377	LOT 16 5651 E VILLA CASSANDRA WAY CAVE CREEK 85331
211-28-407	SKIPTON DAVID B 5675 E VILLA CASSANDRA WAY CAREFREE AZ 85377	LOT 17 5675 E VILLA CASSANDRA WAY CAVE CREEK 85331
211-28-408	WELLING LIVING TRUST 34830 N DESERT WINDS CIR CAREFREE AZ 85377	LOT 18 34830 N DESERT WINDS CIR CAVE CREEK 85331
211-28-409	HOFFMAN DONALD/FERNANDA 34825 N DESERT WINDS CIR CAREFREE AZ 85377	LOT 19 34825 N DESERT WINDS CIR CAVE CREEK 85331
211-28-410	KEVIN AND JULIE FECTEAU LIVING TRUST PO BOX 1252 CAREFREE AZ 85377	LOT 20 34899 N DESERT WINDS CIR CAVE CREEK 85331
211-28-411	DIANE LUNDE SEPARATE PROPERTY TRUST PO BOX 6001 CAREFREE AZ 85377	LOT 21 5755 E VILLA CASSANDRA WAY CAVE CREEK 85331
211-28-412	DEWINTER GREG A/LISA L PO BOX 346 CAVE CREEK AZ 85327	LOT 22 5750 E OLD PAINT TRL CAVE CREEK 85331
211-28-413	TROUETTE FAMILY TRUST 100 EASY ST UNIT 2267 CAREFREE AZ 85377	LOT 23 5730 E OLD PAINT TRL CAVE CREEK 85331
211-28-414	INGRAM BRADLEY KENT/STEPHANIE KENT PO BOX 2525 DANVILLE CA 94526	LOT 24 5735 E OLD PAINT TRL CAVE CREEK 85331
211-28-415	CLARK AND CUNNINGHAM JOINT TRUST 100 EASY ST PMB 2811 CAREFREE AZ 85377	LOT 25 5755 E OLD PAINT TRL CAVE CREEK 85331

**PROPERTIES WITHIN 500' OF
24-12-SP
211-47-204A, 211-47-206, 211-47-205A**

211-28-416	PROVENCE COMMUNITY ASSOC 1600 W BROADWAY RD STE 200 TEMPE AZ 85282	
211-46-004M	BULLINGTON ROBERT H TR 3409 E CLAREMONT PARADISE VALLEY AZ 85253	
211-46-004N	BROMAX LLC 14644 N 74TH ST STE 101 SCOTTSDALE AZ 85260	5439 E CAREFREE HWY CAVE CREEK 85331
211-47-004P	REIMERS FAMILY LIVING TRUST 5511 E EL SENDERO DR CAVE CREEK AZ 85331	5511 E EL SENDERO DR CAVE CREEK 85331
211-47-006G	CAREFREE SFT LLC 625 W DEER VALLEY RD STE 103-482 PHOENIX AZ 85027	5400 E CAREFREE HWY CAVE CREEK 85331
211-47-006H	LOWES HIW INC 1000 LOWES BLVD MOORESVILLE NC 28117	34700 N CAVE CREEK RD CAVE CREEK 85331
211-47-006J	34800 NORTH CAVE CREEK LLC 201 WILSHIRE BLVD STE 102 SANTA MONICACA 90401	34800 N CAVE CREEK RD CAVE CREEK 85331
211-47-101B	MCDONALDS USA LLC (LEASE) OAK BROOK IL 60523	34680 N 54 TH ST CAVE CREEK 85331
211-47-112H	WILLIAM K SMYTHE JR TRUST/CATHERINE M BYRNE TRUST 5495 E EL SENDERO RD CAVE CREEK AZ 85331	5495 E EL SENDERO DR CAVE CREEK 85331
211-47-124	CAVE CREEK TOWN OF 37622 N CAVE CREEK RD CAVE CREEK AZ 85331-0330	34900 N CAVE CREEK RD CAVE CREEK 85331
211-47-125	AITUI ISRIEL WAIANAE HI 96792	34850 N CAVE CREEK RD CAREFREE 85377
211-47-159A	SCHROEDER PETER A 5525 E EL SENDERO DR CAVE CREEK AZ 85331	5525 E EL SENDERO DR CAVE CREEK 85331
211-47-159B	J R FAMILY TRUST 34522 N SCOTTSDALE RD STE 120-408 SCOTTSDALE AZ 85266	5559 E EL SENDERO DR CAVE CREEK 85331

**PROPERTIES WITHIN 500' OF
24-12-SP
211-47-204A, 211-47-206, 211-47-205A**

211-47-204A 211-47-205A 211-47-206	EMPIRE RESIDENTIAL COMMUNITIES FUND III LLC 6617 N SCOTTSDALE RD 101 SCOTTSDALE AZ 85250	LOTS A, B, C
211-61-007G 211-61-755	MARICOPA COUNTY COMMUNITY COLLEGE DISTRICT 2411 W 14TH ST TEMPE AZ 85281	LOT 1 5657 E CAREFREE HWY CAVE CREEK 85331
	TOWN OF CAREFREE PO BOX 740 CAREFREE AZ 85377	

CASE # 24-12-SP
CAMPO ROBERT J JR/CHRISTI LYNN
5633 E PERDIDO DR
CAVE CREEK AZ 85331

CASE # 24-12-SP
SANCHEZ FAMILY LIVING TRUST
5655 E PERDIDO DR
CAVE CREEK AZ 85331

CASE # 24-12-SP
WALKER MARK
4500 E LINDA DR
PORT CLINTON OH 43452

CASE # 24-12-SP
JILL M GRAVES TRUST
5703 E PERDIDO DR
CAVE CREEK AZ 85331

CASE # 24-12-SP
JUDITH MARGARET WELLER TRUST
5670 E PERDIDO DR
CAVE CREEK AZ 85331

CASE # 24-12-SP
IRVINE HERBERT T/SANDRA A
5646 E PERDIDO DR
CAVE CREEK AZ 85331

CASE # 24-12-SP
LOST ACRES ESTATES COMMUNITY ASSOC
INC
5631 E PERDIDO DR
CAVE CREEK AZ 85331

CASE # 24-12-SP
VELMA D GRAHAM TRUST
PO BOX 1243
CAREFREE AZ 85377

CASE # 24-12-SP
KEIPER KEVIN K
536 DAHLSTROM CT
BATAVIA IL 60510

CASE # 24-12-SP
HIPSCHMAN REVOCABLE TRUST
PO BOX 5025
CAREFREE AZ 85377

CASE # 24-12-SP
GARNER BRADLEY/LINDA
34855 N MOUNTAINSIDE DR
CAVE CREEK AZ 85331

CASE # 24-12-SP
JOHNSON MICHAEL J/KATHY J TR
34911 N MOUNTAINSIDE DR
CAVE CREEK AZ 85331

CASE # 24-12-SP
LAMB MARVIN/DARCY
147 RANCHVIEW MEWS NW
CALGARY AB T3G1M6

CASE # 24-12-SP
MARTIN STEPHEN/KRISTINA
5714 E VILLA CASSANDRA WAY
CAVE CREEK AZ 85331

CASE # 24-12-SP
THERIEN YVES
123 BALMORAL AVE
TORONTO ON M4V 1J5

CASE # 24-12-SP
YORK HEIDI/RYAN
5650 E VILLA CASSANDRA WAY
CAVE CREEK AZ 85331

CASE # 24-12-SP
SADLER REVOCABLE TRUST
34930 N SUMMIT DR
CAREFREE AZ 85377

CASE # 24-12-SP
NOLTE DREW A/LYSNE A
34890 N SUMMIT DR
CAREFREE AZ 85377

CASE # 24-12-SP
WILLIAM AND GINA JACKSON TRUST
PO BOX 1906
CAVE CREEK AZ 85327

CASE # 24-12-SP
BOHLKE FAMILY LIVING TRUST
34825 N SUMMIT DR
CAREFREE AZ 85377

CASE # 24-12-SP
GINA MARIE HINTHORNE
5651 E VILLA CASSANDRA WAY
CAREFREE AZ 85377

CASE # 24-12-SP
SKIPTON DAVID B
5675 E VILLA CASSANDRA WAY
CAREFREE AZ 85377

CASE # 24-12-SP
WELLING LIVING TRUST
34830 N DESERT WINDS CIR
CAREFREE AZ 85377

CASE # 24-12-SP
HOFFMAN DONALD/FERNANDA
34825 N DESERT WINDS CIR
CAREFREE AZ 85377

CASE # 24-12-SP
KEVIN AND JULIE FECTEAU
PO BOX 1252
CAREFREE AZ 85377

CASE # 24-12-SP
DIANE LUNDE
PO BOX 6001
CAREFREE AZ 85377

CASE # 24-12-SP
DEWINTER GREG A/LISA L
PO BOX 346
CAVE CREEK AZ 85327

CASE # 24-12-SP
TROUETTE FAMILY TRUST
100 EASY ST UNIT 2267
CAREFREE AZ 85377

CASE # 24-12-SP
INGRAM BRADLEY KENT/STEPHANIE KENT
PO BOX 2525
DANVILLE CA 94526

CASE # 24-12-SP
CLARK AND CUNNINGHAM JOINT TRUST
100 EASY ST PMB 2811
CAREFREE AZ 85377

CASE # 24-12-SP
PROVENCE COMMUNITY ASSOC
1600 W BROADWAY RD STE 200
TEMPE AZ 85282

CASE # 24-12-SP
BULLINGTON ROBERT H TR
3409 E CLAREMONT
PARADISE VALLEY AZ 85253

CASE # 24-12-SP
BROMAX LLC
14644 N 74TH ST STE 101
SCOTTSDALE AZ 85260

CASE # 24-12-SP
REIMERS FAMILY LIVING TRUST
5511 E EL SENDERO DR
CAVE CREEK AZ 85331

CASE # 24-12-SP
CAREFREE SFT LLC
625 W DEER VALLEY RD STE 103-482
PHOENIX AZ 85027

CASE # 24-12-SP
LOWES HIW INC
1000 LOWES BLVD
MOORESVILLE NC 28117

CASE # 24-12-SP
34800 NORTH CAVE CREEK LLC
201 WILSHIRE BLVD STE 102
SANTA MONICA CA 90401

CASE # 24-12-SP
MCDONALDS USA LLC (LEASE)
OAK BROOK IL 60523

CASE # 24-12-SP
WILLIAM K SMYTHE JR TRUST/CATHERINE
M BYRNE TRUST
5495 E EL SENDERO RD
CAVE CREEK AZ 85331

CASE # 24-12-SP
CAVE CREEK TOWN OF
37622 N CAVE CREEK RD
CAVE CREEK AZ 853310330

CASE # 24-12-SP
AITUI ISRIEL
WAIANAE HI 96792

CASE # 24-12-SP
SCHROEDER PETER A
5525 E EL SENDERO DR
CAVE CREEK AZ 85331

CASE # 24-12-SP
J R FAMILY TRUST
34522 N SCOTTSDALE RD STE 120-408
SCOTTSDALE AZ 85266

CASE # 24-12-SP
EMPIRE RESIDENTIAL COMMUNITIES
FUND III LLC
6617 N SCOTTSDALE RD 101
SCOTTSDALE AZ 85250

CASE # 24-12-SP
TOWN OF CAREFREE
PO BOX 740
CAREFREE AZ 85377

CASE # 24-12-SP
MARICOPA COUNTY COMMUNITY
COLLEGE DISTRICT
2411 W 14TH ST
TEMPE AZ 85281

EXHIBIT C

Letters returned from Post Office for Carefree Letters to neighbors

Phoenix Legacy, LLC
P.O. Box 3729
Thousand Oaks, CA 91359

Varner, Ted / Sharon Siefert
5856 E. Agave Place
Carefree, AZ 85377

Vinick-Venable Trust
5853 E. Agave Place
Carefree, AZ 85377

Bohlke Family Living Trust
34825 N. Summit Drive
Carefree, AZ 85377

Geist, Kendra & James
34830 N. Desert Winds Circle
Cave Creek, AZ 85331

Lowes HIW, Inc.
34700 N. Cave Creek Road
Cave Creek, AZ 85331

Hoffman, Donald/Fernanda
34825 N. Desert Winds Circle
Carefree, AZ 85377

TSDS Trust
5735 E. Old Paint Trail
Cave Creek, AZ 85331

Jill M. Graves Trust
5730 E. Perdido Drive
Cave Creek, AZ 85331

McDonald's, USA
34680 N. 54th Street
Cave Creek, AZ 85331

Mc Donald's Corporate
16097 N. 82nd Street, #300
Scottsdale, AZ 85260

Hilmar Martell & Paola Martell
5731 E. Canyon Creek Circle
Carefree, AZ 85377

Kaufman, Daniel C/Marilyn
5843 Canotia Place
Carefree, AZ 85377

Little, Lisa & Don
5761 E. Canyon Creek Circle
Carefree, AZ 85377

Peggs, Joseph
5829 E. Agave Place
Carefree, AZ 85377

Welling Living Trust
34830 N. Desert Winds Circle
Carefree, AZ 85377

Nolte, Drew & Lysne
34890 N. Summit Drive
Carefree, AZ 85377

Gina Marie Hinthorne Living Trust
5651 E. Villa Cassandra Way
Carefree, AZ 85377

Skipton, David B.
5675 E. Villa Cassandra Way
Carefree, AZ 85377

Moratalla, Jose
5760 E. Villa Cassandra Way
Carefree, AZ 85377

Aitui Isriel
34850 N. Cave Creek Rd
Carefree, AZ 85377

Sadler Revocable Trust
34930 N. Summit Drive
Cave Creek, AZ 85331

McElfish Living Trust
34305 N. 23rd Lane
Phoenix, AZ 85085

Johnson, Michael & Kathy
34911 N. Mountainside Drive
Cave Creek, AZ 85331

Four Spoons, LLC
P.O. Box 2198
Memphis, TN 38101

Trouette Family Trust
100 Easy Street, #2267
Carefree, AZ 85377

Scherz, Joerg & Annetta L.
34227 N. 52nd Street
Cave Creek, AZ 85331

Whittier, Bryan / Shelley Rhea
4807 Barwick Drive
Cave Creek, AZ 85331

Cummings, David & Cynthia J.
5404 E. El Sendero Drive
Cave Creek, AZ 85331

York, Heidi & Ryan
5650 E. Villa Cassandra Way
Cave Creek, AZ 85331

Flint, Morgan & Marti
34642 N. 52nd Street
Cave Creek, AZ 85331

McElfish Living Trust
5805 E. Agave Place
Cave Creek, AZ 85331

Garner, Bradley / Linda
34855 N. Mountainside Drive
Cave Creek, AZ 85331

Herr, David L. / Katherine M.
34801 N. 53rd Street, Unit 18
Cave Creek, AZ 85331

Boyd, Gabriel Allen & Leah Renee
5410 E. El Sendero Drive
Cave Creek, AZ 85331

Zawada, Denis & Christopher
5427 E. El Sendero Drive
Cave Creek, AZ 85331

Mont Sur Rolle Trust
5694 E. Perdido Drive
Cave Creek, AZ 85331

Cynthia Ricketts Revocable Living Trust
5742 E. Perdido Drive
Cave Creek, AZ 85331

Stearns, Nicolle E.
34801 N. 53rd Street, #9
Cave Creek, AZ 85331

Blamires, Travis & Amy
34801 N. 53rd Street #14
Cave Creek, AZ 85331

Hill, Ryan Michael
34801 N. 53rd St #17
Cave Creek, AZ 85331

Rick & Jennifer Olesinski Trust
34801 N. 53rd St #3
Cave Creek, AZ 85331

Mehdizadeh Family Trust
34801 N. 53rd Street #21
Cave Creek, AZ 85331

Schroeder, Peter A.
5525 E. El Sendero Drive
Cave Creek, AZ 85331

Conner Family Trust
35155 N. 53rd Place
Cave Creek, AZ 85331

Leoni P. Dan
5766 E. Perdido Drive
Cave Creek, AZ 85331

Irvine, Herbert T. & Sandra A.
5646 E. Perdido Drive
Cave Creek, AZ 85331

Klaustermeyer, James & Kathleen
34811 N. Mountainside Drive
Cave Creek, AZ 85331

Wecker, Matthew / Wilson Trinity
5491 E. El Sendero Drive
Cave Creek, AZ 85331

Faciane, Justin & Elsa Esquivel
34801 N. 53rd Street #13
Cave Creek, AZ 85331

Batcheller, Stacy L.
34801 N. 53rd Street #15
Cave Creek, AZ 85331

Dobbs, Jennifer & Richard
36987 N. 102nd Place
Scottsdale, AZ 85262

Vogler, Shirlee G.
P.O. Box 1922
Cave Creek, AZ 85331

Griffin, Lora Ann
P.O. Box 4471
Cave Creek, AZ 85327

Fratacangeli-Ragozzino Living Trust
5751 E. Perdido Drive
Cave Creek, AZ 85331

TRACKING ITEMS TO BE RETURNED TO OUR OFFICE PER USPS

Walker, Mark & Julie
4500 E. Linda Drive
Port Clinton, OH 43452

Peterson, Edwin & Rand
1607 Chanute Road
Peoria, IL 61615

J.P. Morgan Chase Bank
5355 E. Carefree Hwy
Cave Creek, AZ 85331

De Winter, Greg/Lisa
P.O. Box 346
Cave Creek, AZ 85327

Hampson, Brian & Michelle
34221 N. 52nd Street
Cave Creek, AZ 85331

Martin, Stephen & Kirstina
5714 E. Villa Cassandra Way
Cave Creek, AZ 85331

Allen, Choon J. / James D.
5791 E. Perdido Drive
Cave Creek, AZ 85331

Cumjohnsonmens, David L. & Cynthia J.
5404 E. El Sendero
Cave Creek, AZ 85331

Boyd, Gabriel Allen & Leah Renee
5410 E. El Sendero Drive
Cave Creek, AZ 85331

Greer, Ronald C. / Susan J. TR
P.O. Box 1315
Carefree, AZ 85377

Blamires, Travis J. & Amy
34801 N. 53rd Street, #14
Cave Creek, AZ 85331

Faciane, Justin A. & Elsa Esquivel
34801 N. 53rd Street, #13
Cave Creek, AZ 85331

Fratarcangeli-Ragozzinio Trust
5731 E. Perdido Drive
Cave Creek, AZ 85331

Peterson, Edwin & Rand
1607 Chanute Road
Peoria, IL 61615

EXHIBIT D

Patty Schimmoller

From: Sherri Koshiol
Sent: Monday, February 3, 2025 7:34 AM
To: Sherri Koshiol
Subject: Carefree mailing to canadian resident

BEST REGARDS-

Sherri Koshiol, PE

DIRECTOR OF LAND DEVELOPMENT
602.694.2789 CELL | SHERRI@BUILTBYEMPIRE.COM

From: Patty Schimmoller <Patty@builtbyempire.com>
Sent: Sunday, February 2, 2025 4:19 PM
To: Sherri Koshiol <sherri@builtbyempire.com>
Subject: RE: San Tan

thanks so much.... I am putting together all invoices on your desk for review.

I'm trying to get everything done today so far.

Here is the tracking for the one letter to Canada resident for Carefree Quarter:

USPS Tracking®



Track Packages
Anytime, Anywhere

Tracking Number:

CH227511079US



Copy



Add to Informed Delivery

Latest Update

Your item is being processed by customs in CANADA at 10:07 am on February 2, 2025.

Get More Out of USPS Tracking:



USPS Tracking Plus®

Wh

Thank you,

Patty Schimmoller

**The Empire Group of Companies / Land Development Project
Coordinator**

6617 N Scottsdale Road Suite 101 Scottsdale, AZ 85250

602.405.3822 Cell (best way to reach me)

Patty Schimmoller

From: Danny Frusciano <danny.frusciano@gmail.com>
Sent: Monday, February 10, 2025 10:17 AM
To: scott@dpcrc.com; Sherri Koshiol
Subject: Carefree Quarter

Good morning Sherri and Scott,

I got your mail for the upcoming development at Cave Creek Rd and Carefree HWY. I am commercial property owner on the South West Corner between Tractor Supply and Dutch Bro's We will be constructing a new Brewery with Taproom and Beer Garden. I am very excited about your project and hope that we all reap the benefits of increased property values.

The reason for my email, in addition to introducing myself, is we are looking to sell the last or so of building ownership and thought it would be worth an ask to see if your companies might be interested. I have structured a 4 year cash out to double the investment backed with Real Estate ownership and a Promissory Note.

It's a shot in the dark, but I thought I would reach out. Either way I look forward to being neighbors.

All the best,

Danny Frusciano
Desert Hills Brewing Co.
586-596-5129

Patty Schimmoller

From: Sherri Koshiol
Sent: Friday, February 7, 2025 6:54 AM
To: 'Laurie Amodeo'; scott@dpcrc.com
Cc: Sherri Koshiol
Subject: RE: Carefree Quarter Certified Mail
Attachments: Letter w. Attachments.pdf

Good morning Laurie

Thank you for the inquiry. I've attached the letter and exhibits. We are still in the midst of refining this site plan and the various buildings so I anticipate more changes over the coming weeks as we continue through the Town review process. Please let us know if you or your board have any questions. Thank you very much
Sherri

Best regards-

Sherri Koshiol, PE

Director of Land Development

602.694.2789 Cell | sherri@builtbyempire.com

From: Laurie Amodeo
Sent: Wednesday, February 5, 2025 2:14 PM
To: Sherri Koshiol ; scott@dpcrc.com
Subject: Carefree Quarter Certified Mail

Hello,

I am the Community Manager for Reserve at Black Mountain CA, a Homeowners Association at 34801 N 53rd, CC, 85331.

I received your certified mail yesterday and I am requesting an electronic copy if possible as I would like to send it to the Board of Directors. I am having issues with our antiquated scan and email system here in my office and as such, the pictures, renderings, and legend are not coming through clearly.

Thank you very much.

V/R,

Laurie Ann Amodeo

Community Manager

AAM, LLC

(623) 241-9051 (direct line)

(602) 957-9191 (main line)

(602) 647-3034 (after-hours emergency line)

www.homeownerresources.com

Please ensure you reference either your property address or account number in all correspondence.

AAM Offices will close at 3 pm on Fridays.

Patty Schimmoller

From: Laurie Amodeo <laurie.amodeo@associatedasset.com>
Sent: Wednesday, February 5, 2025 2:14 PM
To: Sherri Koshiol; scott@dpcrc.com
Subject: Carefree Quarter Certified Mail

Hello,

I am the Community Manager for Reserve at Black Mountain CA, a Homeowners Association at 34801 N 53rd, CC, 85331.

I received your certified mail yesterday and I am requesting an electronic copy if possible as I would like to send it to the Board of Directors. I am having issues with our antiquated scan and email system here in my office and as such, the pictures, renderings, and legend are not coming through clearly.

Thank you very much.

V/R,

Laurie Ann Amodeo

Community Manager

AAM, LLC

(623) 241-9051 (direct line)

(602) 957-9191 (main line)

(602) 647-3034 (after-hours emergency line)

www.homeownerresources.com

Please ensure you reference either your property address or account number in all correspondence.

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Patty Schimmoller

From: Laurie Amodeo <laurie.amodeo@associatedasset.com>
Sent: Friday, February 7, 2025 2:28 PM
To: Sherri Koshiol; scott@dpcrc.com
Subject: RE: Carefree Quarter Certified Mail

Good afternoon, Sherri,
I appreciate your response and will pass this along to the board.
Thank you very much.
V/R,
Laurie

From: Sherri Koshiol
Sent: Friday, February 7, 2025 6:54 AM
To: Laurie Amodeo ; scott@dpcrc.com
Cc: Sherri Koshiol
Subject: RE: Carefree Quarter Certified Mail

Mimecast Attachment Protection has deemed this file to be safe, but always exercise caution when opening files.

Good morning Laurie
Thank you for the inquiry. I've attached the letter and exhibits. We are still in the midst of refining this site plan and the various buildings so I anticipate more changes over the coming weeks as we continue through the Town review process. Please let us know if you or your board have any questions. Thank you very much
Sherri

Best regards-
Sherri Koshiol, PE
Director of Land Development
602.694.2789 Cell | sherri@builtbyempire.com

From: Laurie Amodeo <laurie.amodeo@associatedasset.com>
Sent: Wednesday, February 5, 2025 2:14 PM
To: Sherri Koshiol <sherri@builtbyempire.com>; scott@dpcrc.com
Subject: Carefree Quarter Certified Mail

Hello,
I am the Community Manager for Reserve at Black Mountain CA, a Homeowners Association at 34801 N 53rd, CC, 85331.
I received your certified mail yesterday and I am requesting an electronic copy if possible as I would like to send it to the Board of Directors. I am having issues with our antiquated scan and email system here in my office and as such, the pictures, renderings, and legend are not coming through clearly.
Thank you very much.
V/R,

Laurie Ann Amodeo
Community Manager
AAM, LLC

Patty Schimmoller

From: Marti Weinstein <marti@dpcr.com>
Sent: Monday, February 10, 2025 7:42 PM
To: Sherri Koshiol; Marnelle Ross
Cc: Scott Hintze
Subject: Re: Carefree Quarter Development

Thanks Marnelle and Sherri. I would love to connect later this week on your business plans. Please send over any relevant materials you have available in the interim and looking forward to understanding if there is an opportunity to collaborate here.

Best,
Marti Weinstein
D: (480) 383-8165 C: (224) 612-2332
marti@dpcr.com



Nationwide Real Estate Services

7339 E. McDonald Drive, Scottsdale, AZ 85250

From: Sherri Koshiol
Date: Monday, February 10, 2025 at 3:30 PM
To: Marnelle Ross , Marti Weinstein
Cc: Sherri Koshiol , Scott Hintze
Subject: RE: Carefree Quarter Development

Hello Marnelle
Thank you so much for the email and inquiry. I've copied our expert Marti Weinstein and she can connect with you and provide more information. Thanks again!
Sherri

Best regards-
Sherri Koshiol, PE
Director of Land Development
602.694.2789 Cell | sherri@builtbyempire.com

From: Marnelle Ross <marnelle.ross@gmail.com>
Sent: Sunday, February 9, 2025 9:31 AM
To: Info <info@builtbyempire.com>
Subject: Carefree Quarter Development

Good morning,

I am a local resident of Carefree and have been watching the future opportunity at Carefree Highway and Cave Creek Road. We live on the west side of Black Mountain so it is very exciting to see.

I have been making custom ice creams and sorbets for 13 years, currently providing to Venues Cafe in Carefree, Athens on Easy Street, Soberman's Estate, JSX Airlines in Scottsdale for private events, to name a few. Working on new website at this time.

Please add me to your mailing list for any opportunity to come and timeline for this development. I would like a small shop, having a great reputation in this community as my base for ice cream is hand crafted (no distributor bladders of mix like Handels or the like). Everything is custom.

I would love to bring samples for you to taste when the time comes so you can see the value add of my skills.

My shop name will either be Cookies 'n Cream or Nice Ice Baby! (which is the name I used when providing for wineries and shops in Temecula, CA before we moved here in 2019.

Thank you for any consideration.

Kind regards,
Marnelle

--

Marnelle Ross
951-304-9748 Cell

Patty Schimmoller

From: Marnelle Ross <marnelle.ross@gmail.com>
Sent: Monday, February 10, 2025 8:46 PM
To: Marti Weinstein
Cc: Sherri Koshiol; Scott Hintze
Subject: Re: Carefree Quarter Development

Thank you so much for contacting me. I will get some information to you and look forward to connecting later this week!

Kind regards,
Marnelle

On Mon, Feb 10, 2025 at 7:41 PM Marti Weinstein <marti@dpcr.com> wrote:

Thanks Marnelle and Sherri. I would love to connect later this week on your business plans. Please send over any relevant materials you have available in the interim and looking forward to understanding if there is an opportunity to collaborate here.

Best,

Marti Weinstein

D: (480) 383-8165 C: (224) 612-2332

marti@dpcr.com



Nationwide Real Estate Services

7339 E. McDonald Drive, Scottsdale, AZ 85250

From: Sherri Koshiol <sherri@builtbyempire.com>
Date: Monday, February 10, 2025 at 3:30 PM
To: Marnelle Ross <marnelle.ross@gmail.com>, Marti Weinstein <marti@dpcr.com>
Cc: Sherri Koshiol <sherri@builtbyempire.com>, Scott Hintze <scott@dpcr.com>
Subject: RE: Carefree Quarter Development

Hello Marnelle

Thank you so much for the email and inquiry. I've copied our expert Marti Weinstein and she can connect with you and provide more information. Thanks again!

Sherri

BEST REGARDS-

Sherri Koshiol, PE

DIRECTOR OF LAND DEVELOPMENT

602.694.2789 CELL | SHERRI@BUILTBYEMPIRE.COM

From: Marnelle Ross <marnelle.ross@gmail.com>

Sent: Sunday, February 9, 2025 9:31 AM

To: Info <info@builtbyempire.com>

Subject: Carefree Quarter Development

Good morning,

I am a local resident of Carefree and have been watching the future opportunity at Carefree Highway and Cave Creek Road. We live on the west side of Black Mountain so it is very exciting to see.

I have been making custom ice creams and sorbets for 13 years, currently providing to Venues Cafe in Carefree, Athens on Easy Street, Soberman's Estate, JSX Airlines in Scottsdale for private events, to name a few. Working on new website at this time.

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Kind regards,

Marnelle

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Marnelle Ross

951-304-9748 Cell

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Marnelle Ross

951-304-9748 Cell

Patty Schimmoller

From: Marnelle Ross <marnelle.ross@gmail.com>
Sent: Monday, February 17, 2025 8:24 PM
To: Marti Weinstein
Cc: Sherri Koshiol; Scott Hintze
Subject: Re: Carefree Quarter Development
Attachments: Intro to NIB.pdf

Hello,

I've not heard back yet from anyone as to my questions. I've attached an intro to my work and will proceed with business plan information when ready, should we communicate further.

Kind regards,

On Tue, Feb 11, 2025 at 8:49 PM Marnelle Ross <marnelle.ross@gmail.com> wrote:
Good evening all,

Could you please provide an estimated completion date of the Quarter? I understand that a PetSmart may be established as well as an oil change station and two-story office building?
Do you plan on having kiosk-based businesses or food court businesses or full-scale restaurants?
Do you have a mixed-use plan based on an ideal plan for the Quarter?
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Do you have a pro-forma business outline that you're looking for regarding potential tenants (specifically fast-food)?

I look forward to providing a detailed business outline once I have a little more information from you and your team.

Thank you and kind regards,
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Best,

Marti Weinstein

D: (480) 383-8165 C: (224) 612-2332

marti@dpcrc.com



7339 E. McDonald Drive, Scottsdale, AZ 85250

From: Sherri Koshiol <sherri@builtbyempire.com>
Date: Monday, February 10, 2025 at 3:30 PM
To: Marnelle Ross <marnelle.ross@gmail.com>, Marti Weinstein <marti@dpcrc.com>
Cc: Sherri Koshiol <sherri@builtbyempire.com>, Scott Hintze <scott@dpcrc.com>
Subject: RE: Carefree Quarter Development

Hello Marnelle

Thank you so much for the email and inquiry. I've copied our expert Marti Weinstein and she can connect with you and provide more information. Thanks again!
Sherri

BEST REGARDS-

Sherri Koshiol, PE

DIRECTOR OF LAND DEVELOPMENT

602.694.2789 CELL | SHERRI@BUILTBYEMPIRE.COM

From: Marnelle Ross <marnelle.ross@gmail.com>
Sent: Sunday, February 9, 2025 9:31 AM

To: Info <info@builtbyempire.com>

Subject: Carefree Quarter Development

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Thank you for any consideration.

Kind regards,

Marnelle

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Marnelle Ross

951-304-9748 Cell

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Marnelle Ross

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Marnelle Ross

951-304-9748 Cell

Patty Schimmoller

From: Marnelle Ross <marnelle.ross@gmail.com>
Sent: Monday, February 17, 2025 9:48 PM
To: Marti Weinstein
Cc: Sherri Koshiol; Scott Hintze
Subject: Re: Carefree Quarter Development

Hi there, thanks for your message. I'm ideally looking on a smaller plan where I can mfg, have dipping cabinets a few tables.

Get [Outlook for iOS](#)

From: Marti Weinstein
Sent: Monday, February 17, 2025 9:44:01 PM
To: Marnelle Ross
Cc: Sherri Koshiol ; Scott Hintze
Subject: Re: Carefree Quarter Development
Hi Marnelle,

Oddly all of your emails were going to my spam folder. I will review your business plan and be in touch. What is the ideal size SF?

Marti Weinstein
D: [\(480\) 383-8165](tel:(480)383-8165) **C:** [\(224\) 612-2332](tel:(224)612-2332)
marti@dpcrc.com
[7339 E. McDonald Drive](#)
[Scottsdale, AZ 85250](#)

On Feb 17, 2025, at 9:35 PM, Marnelle Ross wrote:

Hello,

I've not heard back yet from anyone as to my questions. I've attached an intro to my work and will proceed with business plan information when ready, should we communicate further.

Kind regards,

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Do you have a pro-forma business outline that you're looking for regarding potential tenants (specifically fast-food)?

I look forward to providing a detailed business outline once I have a little more information from you and your team.

Thank you and kind regards,
Marnelle

On Mon, Feb 10, 2025 at 8:46 PM Marnelle Ross <marnelle.ross@gmail.com> wrote:

Thank you so much for contacting me. I will get some information to you and look forward to connecting later this week!

Kind regards,
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On Mon, Feb 10, 2025 at 7:41 PM Marti Weinstein <marti@dpcrc.com> wrote:

Thanks Marnelle and Sherri. I would love to connect later this week on your business plans. Please send over any relevant materials you have available in the interim and looking forward to understanding if there is an opportunity to collaborate here.

Best,

Marti Weinstein

D: (480) 383-8165 C: (224) 612-2332

marti@dpcrc.com

7339 E. McDonald Drive, Scottsdale, AZ 85250

From: Sherri Koshiol <sherri@builtbyempire.com>

Date: Monday, February 10, 2025 at 3:30 PM

To: Marnelle Ross <marnelle.ross@gmail.com>, Marti Weinstein <marti@dpcrc.com>

Cc: Sherri Koshiol <sherri@builtbyempire.com>, Scott Hintze <scott@dpcrc.com>

Subject: RE: Carefree Quarter Development

Hello Marnelle

Thank you so much for the email and inquiry. I've copied our expert Marti Weinstein and she can connect with you and provide more information. Thanks again!

Sherri

BEST REGARDS-

Sherri Koshiol, PE

DIRECTOR OF LAND DEVELOPMENT

602.694.2789 CELL | SHERRI@BUILTBYEMPIRE.COM

From: Marnelle Ross <marnelle.ross@gmail.com>

Sent: Sunday, February 9, 2025 9:31 AM

To: Info <info@builtbyempire.com>

Subject: Carefree Quarter Development

Good morning,

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Marnelle

Patty Schimmoller

From: Sherri Koshiol
Sent: Monday, February 10, 2025 3:31 PM
To: Marnelle Ross; Marti Weinstein
Cc: Sherri Koshiol; Scott Hintze
Subject: RE: Carefree Quarter Development

Hello Marnelle

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BEST REGARDS-

Sherri Koshiol, PE

DIRECTOR OF LAND DEVELOPMENT

602.694.2789 CELL | SHERRI@BUILTBYEMPIRE.COM

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Patty Schimmoller

From: Marnelle Ross <marnelle.ross@gmail.com>
Sent: Tuesday, February 11, 2025 8:50 PM
To: Marti Weinstein
Cc: Sherri Koshiol; Scott Hintze
Subject: Re: Carefree Quarter Development

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Marti Weinstein

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marti@dpcrc.com



7339 E. McDonald Drive, Scottsdale, AZ 85250

From: Sherri Koshiol <sherri@builtbyempire.com>

Date: Monday, February 10, 2025 at 3:30 PM

To: Marnelle Ross <marnelle.ross@gmail.com>, Marti Weinstein <marti@dpcrc.com>

Cc: Sherri Koshiol <sherri@builtbyempire.com>, Scott Hintze <scott@dpcrc.com>

Subject: RE: Carefree Quarter Development

Hello Marnelle

Thank you so much for the email and inquiry. I've copied our expert Marti Weinstein and she can connect with you and provide more information. Thanks again!

Sherri

BEST REGARDS-

Sherri Koshiol, PE

DIRECTOR OF LAND DEVELOPMENT

602.694.2789 CELL | SHERRI@BUILTBYEMPIRE.COM

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Marnelle

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Marnelle Ross

951-304-9748 Cell

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Marnelle Ross

951-304-9748 Cell

Patty Schimmoller

From: Sherri Koshiol
Sent: Tuesday, July 16, 2024 5:54 AM
To: 'John & Natalie Bohlke'
Cc: Sherri Koshiol; William Walker
Subject: RE: Carefree water flow

Hello John and Natalie-

We met with the Scottsdale engineering consultant several weeks ago to coordinate on design. We have provided them with the updated drainage analysis (from our engineer, approved by the Town and Flood Control District) for their review and determination as to how it might pertain to their Carefree Highway design. They indicated that their 60% design plans will likely be completed sometime in the next couple of months. We will be continuing to coordinate with them as we refresh our offsite roadway design plans as well. Sorry no definitive answer to your question at this time at least. Thank you for following up!

BEST REGARDS-
Sherri Koshiol, PE
DIRECTOR OF LAND DEVELOPMENT
602.694.2789 CELL | SHERRI@BUILTBYEMPIRE.COM

-----Original Message-----

From: John & Natalie Bohlke <jnbohlke@cox.net>
Sent: Thursday, July 11, 2024 10:22 AM
To: Sherri Koshiol <sherri@builtbyempire.com>
Subject: Re: Carefree water flow

Hi Sherri,

Were you able to get more information from the engineers regarding the water flow analysis? We see that the Carefree highway expansion project is being delayed - they were supposed to have the 60% design completed at the end of June but it hasn't been completed yet.

Thanks,

John Bohlke

Carefree Ironwood Estates

480-737-3761

On 6/14/2024 11:23 AM, John & Natalie Bohlke wrote:

> Hi Sherri,

>

> Did you get a response from the engineers regarding the water flow

> analysis and if changes to Carefree Hwy are taken into account?

>

> Thank you,
>
> John
>
> On 6/4/2024 4:20 PM, Sherri Koshiol wrote:
>> No problem. They analyzed everything going on upstream along and
>> crossing Carefree Highway.....but I will ask the engineers to
>> confirm that they've taken these crossings into account. I
>> appreciate your input. Have a good day.
>>
>> BEST REGARDS-
>> Sherri Koshiol, PE
>> DIRECTOR OF LAND DEVELOPMENT
>> 602.694.2789 CELL | SHERRI@BUILTBYEMPIRE.COM
>>
>> -----Original Message-----
>> From: John & Natalie Bohlke <jnbohlke@cox.net>
>> Sent: Tuesday, June 4, 2024 4:06 PM
>> To: Sherri Koshiol <sherri@builtbyempire.com>
>> Subject: Re: Carefree water flow
>>
>> Thank you Sherri, that's helpful. One other question - do you know if
>> they took the Carefree highway expansion into account? That project
>> will level out the road and will divert flows through culverts
>> instead of flowing across the roadway.
>>
>> Thanks,
>>
>> John
>>
>> On 6/4/2024 3:40 PM, Sherri Koshiol wrote:
>>> Hello John and Natalie
>>> Thank you very much for the email. I would have to ask our
>>> engineers for all the specifics and technicalities; however, based
>>> upon more current and sophisticated software modeling methods and
>>> other improvements upstream since the original analysis from a long
>>> time ago - it reveals a reduction of the flow in the design storm
>>> event. Both the Town staff and Maricopa County Flood Control
>>> District have approved the remodeling methods and the resultant
>>> flows. There are no other agencies involved besides the expertise
>>> from both the Town and Flood Control. I hope that is helpful.
>>>
>>> BEST REGARDS-
>>> Sherri Koshiol, PE
>>> DIRECTOR OF LAND DEVELOPMENT
>>> 602.694.2789 CELL | SHERRI@BUILTBYEMPIRE.COM
>>>
>>> -----Original Message-----

>>> From: John & Natalie Bohlke <jnbohlke@cox.net>
>>> Sent: Tuesday, June 4, 2024 3:28 PM
>>> To: Sherri Koshiol <sherri@builtbyempire.com>
>>> Cc: Scott Hintze <scott@dpcrc.com>
>>> Subject: Carefree water flow
>>>
>>> Hello Sherri,
>>>
>>> Thank you for talking to us about the Carefree project last Friday.
>>> Can you please provide some background as to why the water flows
>>> were reduced by so much? You mentioned some changes were made - what
>>> were they? The property owners at that Old Paint Trail location are
>>> concerned about it. They want some reassurance that it was a
>>> thorough and reliable analysis.
>>>
>>> Was it the Maricopa County Flood District that updated the data - if
>>> not, then what entities were involved?
>>>
>>> Thank you,
>>>
>>> John Bohlke
>>>
>>> Carefree Ironwood Estates
>>>
>>> 480-737-3761
>>>

Patty Schimmoller

From: Sherri Koshiol
Sent: Tuesday, October 29, 2024 9:14 AM
To: John & Natalie Bohlke; Scott Hintze
Cc: Sherri Koshiol
Subject: RE: Carefree Quarter

Good morning John and Natalie-

In answer to your questions about the drainage, we provided Scottsdale with our drainage analysis approved by Flood Control and Carefree. The comments on our construction plans didn't include anything related to drainage. Thank you for following up on this. Have a good day SK

BEST REGARDS-
Sherri Koshiol, PE
DIRECTOR OF LAND DEVELOPMENT
602.694.2789 CELL | SHERRI@BUILTBYEMPIRE.COM

-----Original Message-----

From: John & Natalie Bohlke <jnbohlke@cox.net>
Sent: Monday, October 28, 2024 1:11 PM
To: Scott Hintze <scott@dpcrc.com>; Sherri Koshiol <sherri@builtbyempire.com>
Subject: Carefree Quarter

Hello Scott,

We have an HOA meeting (Carefree Ironwood Estates) coming up - are there any updates to the Carefree Quarter project that you can share? Do you have a timeframe for the start of construction? I've heard that you may not be putting in any offices - is that right? If so, will you develop the most NW corner of the property?

Sherri, I understand that Scottsdale has their 60% design plan for the Carefree Highway expansion. Have you been able to confirm the water flow rates based on any changes they are making to the roadway/upstream wash?

Thank you,

John Bohlke

jnbohlke@cox.net

480-737-3761

EXHIBIT E

Summary of concerns and how applicant has addressed them.

- 1) Property Owner of SWC of Cave Creek & Carefree – wanted to know if we would be interested in purchasing a portion of ownership.
 - a. Not Interested in our purchasing any additional property
- 2) Reserve at Black Mountain CA – HOA: Requested pictures, renderings, etc. to be sent via email to contact, Laurie Amodeo
 - a. Sent email with all exhibits, etc.
- 3) Nice Ice Baby – Requested time line for construction; may want to have a storefront in our project or even a kiosk.
 - a. Providing drawings to Nice Ice Baby (Marnell Ross)
- 4) Wall and Drainage questions May 31st, informal Zoom Meeting from various neighbors – see narrative for responses and Bohlke email in Exhibit D.
 - a. Attendees: John Bohlke, Luke Welling, Gina Jackson, David Jackson, Marti @ Diversified, Scott @ Diversified & Sherri @ Empire
 - i. Maintenance
 - ii. Type of Wall
 - iii. No View Fence?
 - iv. Color, Split Face, Cap?