

**Correspondence Between
Staff and Applicant
Approval Letter**

Richard Reigle

From: Klein, Elisa [EKLEIN@SCOTTSDALEAZ.GOV]
Sent: Tuesday, May 10, 2016 4:33 PM
To: Richard Reigle
Cc: Tessier, Meredith; Philip Fry
Subject: FW: Primrose splash pad info
Attachments: Splash Pad 650 Upgrade with Logo_1_blue_water.jpg; RD300-0 - 40-INCH WATER MUSHROOM.PDF; RD304-0 - FLOWER SHOWER 4.pdf; RD313-0 - DUMPING BUCKET 2.pdf; RD399-0 - FOOTING BASE.PDF; RD102-0_113-0 - Housing_Nozzles.pdf; RD Commercial Fresh Water Diagram.pdf

Hello Richard,

The splash pad, as depicted in the drawing, is considered a water park and therefore exempt from the ordinance, Sec. 49-242. Limitation on water features for commercial users, new industrial users and common areas of residential developments.

Thank you,

Elisa Klein
Water Conservation Coordinator
City of Scottsdale
480-312-5670



"Water Sustainability through Stewardship, Innovation and People"

Sign up for our Environmental eNewsletter!

Water Sustainability through Stewardship, Innovation and People

From: Richard Reigle [mailto:rickr@reiglearch.com]
Sent: Monday, May 09, 2016 4:00 PM
To: Klein, Elisa
Cc: Philip Fry
Subject: Primrose splash pad info

Elisa,
Per our conversation, attached is the Raindeck Splash Pad info for the Primrose day care facility at Windgate. Our Project number is 116 PA 2016
Please contact me if you need additional information.
Hopefully this is enough information to allow you to write the letter for Development Review.
Rick



Construction Document Application Requirements

Case Name (25-DR2015)

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

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

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

To modify these requirements, the applicant must contact the City of Scottsdale's Project Coordinator in Planning and Development Services. **Any modification to the Construction Document Application Requirements must be completed PRIOR to coming into the City of Scottsdale's Planning and Development Services One Stop Shop to submit for the first Construction Document Application plan review application.** The City of Scottsdale's Planning and Development Services staff reserves the right to refuse to modify these requirements.

The applicant is responsible for collating each application submittal package by Section AND each section must be separated by the review discipline (Building Review, Civil Review, Fire Review, Planning Review and Stormwater Review) **prior** to logging into the Planning and Development Services Department's One Stop Shop.

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

- Completed Permit Application.** The permit application may be obtained or completed online at the following weblink:
http://www.scottsdaleaz.gov/Assets/Public+Website/bldgresources/APP_Permit_Commercial.pdf
(Please complete the permit application online prior to arriving at the City to submit your construction documents)
- (Section 1)** Items to Be Completed Prior to Architectural or Improvement Plan submittal
- (Section 2)** Native/Salvage Plant Plan Application
- (Section 3)** Architectural Plan Application
- (Section 4)** Improvement Plan Application
- (Section 5)** Condo Plat / Final Plat / Map of Dedication Application
- (Section 6)** Fire Department Requirements for Deferred Sprinkler, Extinguishing and/or Alarm Systems
- (Section 7)** Additional Information



Construction Document Application Requirements

Case Name (25-DR2015)

SECTION 1. Items To Be Completed Prior to the First Construction Document Submittal

Provide documentation of the completion of the following requirements at the time of construction document submittal:

The city offers **Preliminary plan review meetings** to give architects the opportunity to ask questions specific to the project and get clarification on major items that might be a code violation, prior to the formal submittal of final plans.

<http://www.scottsdaleaz.gov/building-resources/plan-review/request-preliminary>

- Three (3) copies of the Final Basis of Water and Wastewater Design Reports.**
Prior to the first Construction Document submittal, the applicant shall submit to the One Stop Shop and receive acceptance by Water Resources of the Final Basis of Water and Wastewater Design Report (s).
- The applicant must receive a Minor subdivision **Approval Letter** for a Minor Subdivision request from their project coordinator **prior** to submitting any Construction Documents for review.
- Prior to or Concurrent with** the first Construction Document submittal, the applicant shall submit a Release of Natural Area Open Space.
- Other
- Other



Construction Document Application Requirements

Case Name (25-DR2015)

SECTION 2.

Native/Salvage Plant Application Requirements

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

NATIVE/SALVAGE PLANT APPLICATION

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

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

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

<http://www.scottsdaleaz.gov/Assets/Public+Website/codes/pltnar.pdf>



Construction Document Application Requirements

Case Name (25-DR2015)

SECTION 3. Architectural Construction Document Application Requirements

Items listed must be submitted with the first submittal of the construction document application, with a copy of this list. All plans must be signed and sealed. **Incomplete application will not be accepted.** If necessary, the plan reviewer may require additional information and plans after the first submittal. **The applicant is strongly encouraged to consult <http://www.scottsdaleaz.gov/building-resources/plan-review/submittals> for minimal submittal and construction document preparation requirements.**

- ☒ Architectural Construction Document Application plans shall include **four (4) complete sets** (Building, Planning, and Fire Reviews), each on 24" x 36" paper – minimum or 30" x 40" – maximum, drawn at 1/8-inch scale or larger. In addition to the complete sets, additional plans and/or reports as indicated below shall be included with the Architectural Construction Document Application.

The applicant is responsible for consolidating each review set and related documents by review discipline, (Building Review, Fire Review, and Planning Review) prior to logging into the Planning and Development Services Department's One Stop Shop.

How to read the submittal requirements checklist

	Building Review			Fire Review			Planning Review		
	Two (2) Sets			One (1) Set			One (1) Set		
	Required	Provided	Included	Required	Provided	Included	Required	Provided	Included
Submittal Item	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

The submittal item cell identifies the items to be submitted.

The 'Required' check boxes (completed by City Staff) indicate whether or not the submittal item is required.

The 'Provided' check box is to be completed by the applicant. Check the box if the submittal item is included with the submittal.

The 'Included' check box is to be completed by City Staff at the time the plans are submitted to the city.



Construction Document Application Requirements

Case Name (25-DR2015)

Plans and Related Documents	Building Review			Fire Review			Planning Review		
	Two (2) Sets			One (1) Set			One (1) Set		
	Required	Provided	Included	Required	Provided	Included	Required	Provided	Included
Architectural Plan Set (4 Sets) : <ul style="list-style-type: none"> • Architectural Plans • Electrical Plans • Foundation Plans • Mechanical Plans • Structural Plans • Open space plan • Photometric Plans • Exterior Lighting Manufacture Cut Sheets (on 24" x 36" paper minimum) • One (1) copy of structural, electrical, and water calculations (Either as a separate 8 ½" x 11" document or on the drawings) • One (1) copy of soils report • Two (2) copies of the International Energy Compliance Code compliance documentation. (Energy modeling calculations and report, or Com-Check is acceptable) • One (1) copy of the Construction Specifications - 8 ½" x 11" bound copies or on plan sheets • Final Plat / Condominium Plat/ Map of Dedication (for reference only if applicable) • Civil & Landscape Plans (for reference only) 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



Construction Document Application Requirements

Case Name (25-DR2015)

Plans and Related Documents	Building Review			Fire Review			Planning Review		
	Two (2) Sets			One (1) Set			One (1) Set		
	Required	Provided	Included	Required	Provided	Included	Required	Provided	Included
Two (2) copies of the Certificate of No Effect for archaeological resources signed by the City Archaeologist.							<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Two (2) of Copies of the Certificate of Approval for archaeological resources signed by the City Archaeologist.							<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
One (1) copy Purchase Agreement for In-Lieu Parking Credits. (This must be the original form, signed by the property owner).							<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
One (1) copy of the approval from the Airport Director or designee for aviation hazard(s).							<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
One (1) copy of the Water Resource Department's approval of the water features/fountains.							<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



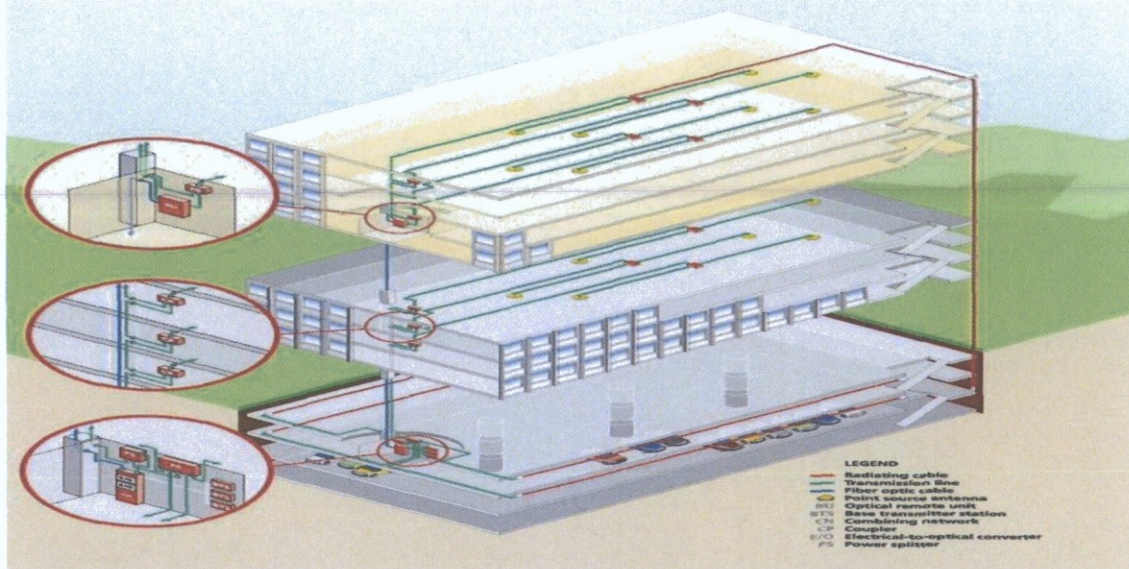
Construction Document Application Requirements

Case Name (25-DR2015)

	FIRE ORDINANCE REQUIREMENTS	
(INCORPORATE INTO BUILDING PLANS AS GENERAL NOTE BLOCK - USE ONLY THE DESIGNATED STIPULATIONS)		
<input checked="" type="checkbox"/>	1. Premises identification to be legible from street or drive.	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	2. Fire Lanes & Emergency Access shall be provided & marked in compliance with City Ordinance and International Fire Code requirements.	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	3. Provide all weather access roads (minimum 16' (ft.) in width) to all buildings and hydrants from public way during construction.	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	4. A fire sprinkler system shall be installed and comply with currently adopted NFPA standards.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	5. Buildings are subject to installation and testing requirements for Public Safety radio amplification system. <ul style="list-style-type: none"> o Please see sheet 8 for additional info on BDA requirements 	<input type="checkbox"/>
<input type="checkbox"/>	6. Submit Hazardous Material Management Plan (HMMP) for all Hazardous Materials. Submit HMMP with Building submittal.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	7. Fire lines, sprinklers and standpipe systems shall be flushed and pressure tested per NFPA Standards and Scottsdale Revised Codes.	<input type="checkbox"/>
<input type="checkbox"/>		<input type="checkbox"/>
<input type="checkbox"/>		<input type="checkbox"/>
<input type="checkbox"/>		<input type="checkbox"/>
<input type="checkbox"/>		<input type="checkbox"/>

Please refer any questions to Scottsdale Fire Dept. Plan Review, 480-312-2500

City of Scottsdale Public Safety Radio Amplification System Requirements for Developers



Since December 1995, the City of Scottsdale has required all non-single family buildings to have public safety radio communications coverage (See S.R.C. Sec. 31-47(b), Public Safety Radio Amplification Systems) so that a police officer or firefighter can use their portable radio to communicate with the dispatch center or with other personnel. The requirement for public safety radio coverage applies to new construction and tenant improvements that trigger the building to be brought into compliance with current National Electric Code, as adopted by the city.

What is a Public Safety Radio Amplification System?

The Federal Communications Commission regulates the “signal boosters” which are used to improve radio communications in areas that radio signals are blocked or shielded due to environmental or man-made obstacles. These signal boosters are more commonly referred to a Bi-Directional Amplifier (BDA) system and are installed in buildings, underground parking and other open or closed spaces that do not have adequate radio signal coverage (see diagram). The BDA system consists of a donor antenna that sends and receives radio signals to/from the host radio site and carries that radio signal to an amplifier that routes the radio signals to antennas located throughout the structure. The police officer or firefighter who is inside a building or structure with a BDA will have their portable radio unit send and receive communication over the BDA system.

Will My Building Need a BDA System?

Unfortunately, the requirement for a BDA system for your building or structure is difficult to determine as location, size, surrounding buildings and construction materials all factor into the need for a BDA. If your building has either a basement level or an underground parking garage, it is almost certain that your project will require a BDA system. For all buildings – whether or not there is a basement or underground parking – after drywall has been installed, a member of the City’s Public Safety Radio Department will perform a radio signal strength assessment to determine if a BDA system is required at your location.

How Much Do BDA Systems Cost?

The cost of a BDA system generally range from \$15,000 to \$75,000, depending on the number of floors, stairwells, and total area that needs to have the radio signal amplified.

If you have any questions or would like additional information, you may contact the City Radio Engineer at radioengineer@scottsdaleaz.gov



Construction Document Application Requirements

Case Name (25-DR2015)

SECTION 4. Improvement Plan Construction Document Application Requirements



Items listed must be submitted with the first submittal of the construction document application, with a copy of this list. **Incomplete application will not be accepted.** If necessary, the plan reviewer may require additional information and plans after the first submittal. **The applicant is strongly encouraged to consult the City of Scottsdale’s Design Standards and Policies Manual (DS&PM) for the minimal submittal and construction document preparation requirements.**

- ☒ Improvement Plan Construction Document Application shall include **four (4) complete sets** (Civil, Fire, Planning and Stormwater), each on 24" X 36" plan sheets, (no other plan size will be accepted) with a minimum horizontal Scale: 1" = 20', a minimum vertical scale: 1" = 2'. The landscape plans and improvement plans shall be drawn at the same scale. In addition to the complete sets, additional plans and/or reports as indicated in the table below shall be included with the Improvement Plan Construction Document Application.

The applicant is responsible for consolidating each review set and related documents by review discipline, (Building Review, Civil Review, Fire Review, Planning Review, and Stormwater Review) prior to logging into the Planning and Development Services Department’s One Stop Shop.

Plans and Related Documents	Civil Review			Fire Review			Planning Review			Stormwater Review		
	One (1) Set			One (1) Set			One (1) Set			One (1) Set		
	Required	Provided	Included	Required	Provided	Included	Required	Provided	Included	Required	Provided	Included
Submittal Item	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

The 'Required' check boxes (completed by City Staff) indicate whether or not the submittal item is required. The 'Provided' check box is to be completed by the applicant. Check the box if the submittal item is included with the submittal. The 'Included' check box is to be completed by City Staff at the time the plans are submitted to the city.



Construction Document Application Requirements

Case Name (25-DR2015)

Plans and Related Documents	Civil Review			Fire Review			Planning Review			Stormwater Review		
	One (1) Set			One (1) Set			One (1) Set			One (1) Set		
	Required	Provided	Included	Required	Provided	Included	Required	Provided	Included	Required	Provided	Included
<p>Improvement Plan Set (4 copies):</p> <ul style="list-style-type: none"> • Grading and Drainage Plans (including drainage Structures, retaining walls, fences/walls, etc.) • Water Plans • Sewer Plans • Paving Plans • Striping & Signage Plans • Street Light Plan • Landscape and Irrigation plans. (See Notes 1 and 2 below) • ALTA Survey Plan (for reference only) • Final Subdivision Plat or Condominium Plat (for reference only) • Map of Dedication (for reference only) 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



Construction Document Application Requirements

Case Name (25-DR2015)

Plans and Related Documents	Civil Review	Fire Review	Planning Review	Stormwater Review
	One (1) Set	One (1) Set	One (1) Set	One (1) Set
	Required Provided Included	Required Provided Included	Required Provided Included	Required Provided Included
Two (2) copies Traffic Signal Plans	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>			
One (2) copy of the Slope Analysis Plan			<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
Two (2) additional copies of NAOS graphic & calculation worksheet.			<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
Two (2) copies of the Final Drainage Report				<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
One (1) copy of the Master Drainage Report for reference (See Note 3 Below)				<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
One (1) full copy of the SWPPP booklet including erosion control plan.				<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>



Construction Document Application Requirements

Case Name (25-DR2015)

Plans and Related Documents	Civil Review			Fire Review			Planning Review			Stormwater Review		
	One (1) Set			One (1) Set			One (1) Set			One (1) Set		
	Required	Provided	Included	Required	Provided	Included	Required	Provided	Included	Required	Provided	Included
One (1) copy of the following engineering documents for reference (See Note 3 Below): <ul style="list-style-type: none"> • Accepted Master Water Report • Accepted Water Basis Of Design Report • Accepted Master Sewer Report • Accepted Sewer Basis Of Design Report • Master Circulation Report • Final Circulation Report • Master Signalization Plan • Final Signalization Plan 	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>									
One (1) copy of the Geotechnical Report	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>									
One (1) copy of structural calculations for retaining walls, fences.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>									



Construction Document Application Requirements

Case Name (25-DR2015)

Plans and Related Documents	Civil Review			Fire Review			Planning Review			Stormwater Review		
	One (1) Set			One (1) Set			One (1) Set			One (1) Set		
	Required	Provided	Included	Required	Provided	Included	Required	Provided	Included	Required	Provided	Included
One (1) copy of the Engineer's Estimate for: <ul style="list-style-type: none"> • Box culverts • Street improvements • Traffic signalization 	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>									
Two (2) copies of the following documents: <ul style="list-style-type: none"> • Completed 404 Certification Form 									<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
One (1) copy of the No-Conflict Forms (Originals must be signed by each utility prior to plan approval)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>									
One (1) copy per set of the Commitment for Title Insurance (not more than 30 days old from the date of the first submittal of construction documents)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
One (1) copy of the legal description(s) and graphic exhibit for right of way, PUE, Sight Visibility, Access, etc. dedications. See Note 4 below.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>									



Construction Document Application Requirements

Case Name (25-DR2015)

Plans and Related Documents	Civil Review	Fire Review	Planning Review	Stormwater Review
	One (1) Set	One (1) Set	One (1) Set	One (1) Set
	Required Provided Included	Required Provided Included	Required Provided Included	Required Provided Included
One (1) copy of the Drainage legal description (s) and graphic exhibit for dedication (s) See Note 4 below.				<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
One (1) copy of the aviation easement legal description and graphic exhibit See Note 4 below.			<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
One (1) copy of the NAOS, Scenic Corridor, etc. easement (s) legal description and graphic exhibit See Note 4 below.			<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	

NOTES:

1. Retaining walls, fence /walls over 3-feet, monuments over 3-feet and entry gates shall be included in the **Civil plan set for review and approval**. Walls and wall details may be shown on the Architectural and Landscape plan sets for color and material approval only.
2. Building structures such as Ramada's, Mailboxes and Water features/fountains shall be included in the **Architectural Plan set for review and approval**. Structures may be shown on the Landscape plan for reference only.
3. All reports shall be accepted by the City prior to the first submittal of Improvement Plans.
4. **Signed Easement Dedication forms** (signed by owners) and **Confirmation of Dedication forms** (signed by beneficiary(s)) will be requested only after the legal description and graphic exhibits are reviewed by City staff and accepted for processing.



Construction Document Application Requirements

Case Name (25-DR2015)

SECTION 5. Condominium Plat / Map of Dedication Application Requirements

Items listed must be submitted with the first submittal of construction document application, with a copy of this list. **Incomplete application will not be accepted.** If necessary, the plan reviewer may require additional information and plans after the first submittal of the applicant. **The applicant is strongly encouraged to consult the City of Scottsdale’s Design Standards and Policies Manual (DS&PM) for the Map of Dedication preparation requirements.**

- Condominium Plan / Map of Dedication application shall include **four (4) complete sets**; (Civil, Fire, Planning and Stormwater) each on 24” X 36” plan sheets (no other plan size will be accepted). In addition to the complete sets, additional plans and/or reports as indicated in the table below shall be include with the Improvement Plan Application.

The applicant is responsible for consolidating each review set and related documents by review discipline (Civil Review, Fire Review, Planning Review and Stormwater) prior to logging in to the Planning and Development Services Department’s One Stop Shop.

Plans and Related Documents	Civil Review			Fire Review			Planning, Maps and Survey Review			Stormwater Review			Geographical Information System (GIS)		
	One (1) Set			One (1) Set			One (1) Set			One (1) Set			One (1) copy		
	Required	Provided	Included	Required	Provided	Included	Required	Provided	Included	Required	Provided	Included	Required	Provided	Included
Submittal Item	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The ‘Required’ check boxes (completed by City Staff) indicate whether or not the submittal item is required. The ‘Provided’ check box is to be completed by the applicant. Check the box if the submittal item is included with the submittal. The ‘Included’ check box is to be completed by City Staff at the time the plans are submitted to the city.															



Construction Document Application Requirements

Case Name (25-DR2015)

Plans and Related Documents	Civil Review			Fire Review			Planning, Maps and Survey Review			Stormwater Review			Geographical Information System (GIS)		
	One (1) Set			One (1) Set			One (1) Set			One (1) Set			One (1) copy		
	Required	Provided	Included	Required	Provided	Included	Required	Provided	Included	Required	Provided	Included	Required	Provided	Included
Condominium Plat / Map of Dedication Plan Set: <ul style="list-style-type: none"> • Condominium Plat • Map of Dedication Plans • ALTA Survey (for reference only) • NAOS graphic & calculation worksheet. 	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Electronic File of Final Plat (PDF or DWF file formats only) on a Compact Disk (CD) <i>Thumb drives will not be accepted</i>													<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
One (1) copy per set of the Commitment for Title Insurance (not more than 30 days old from the date of the 1st submittal)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>						
Two (2) additional copies of NAOS graphic & calculation worksheet.							<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>						



Construction Document Application Requirements

Case Name (25-DR2015)

Plans and Related Documents	Civil Review			Fire Review			Planning, Maps and Survey Review			Stormwater Review			Geographical Information System (GIS)		
	One (1) Set			One (1) Set			One (1) Set			One (1) Set			One (1) copy		
	Required	Provided	Included	Required	Provided	Included	Required	Provided	Included	Required	Provided	Included	Required	Provided	Included
One (1) copy of Covenant to Construct with Estimate for Plat (This is also applicable to the Map of Dedication.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>												



Construction Document Application Requirements

Case Name (25-DR2015)

SECTION 6.

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

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

	Fire Review	
	Required	If Applicable
Plans and Related Documents		
Submittal Item:		
NFPA compliant Sprinkler system	<input checked="" type="checkbox"/>	
NFPA compliant Fire Alarm system	<input type="checkbox"/>	<input checked="" type="checkbox"/>
UL 300 compliant commercial hood suppression system	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>“Required” check boxes (completed by Fire Code Official) indicate whether or not a submittal item is required.</p> <p>“If Applicable” check boxes (completed by Fire Code Official) indicate a submittal may be required, this will be stated on Building plan by “Architect of Record” and approved by the Fire Code Official on Building submittal.</p> <p>All deferred Fire submittals shall not be included in Building plan submittal(s)</p>		
Three (3) copies of Plan submittal	<input checked="" type="checkbox"/>	
Three (3) copies of supporting calculations	<input checked="" type="checkbox"/>	
One (1) copy of Manufacture Data Sheets	<input checked="" type="checkbox"/>	



NOTE:

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

The plans must demonstrate compliance with the adopted Codes, Ordinances, Standards and Interpretations for each appropriate application. Additional information is available online under ‘Fire’ at:

<http://www.scottsdaleaz.gov/Page130.aspx>

<http://www.scottsdaleaz.gov/bldgresources/forms.asp#f>



Construction Document Application Requirements

Case Name (25-DR2015)

<http://www.scottsdaleaz.gov/design/dspm.asp>

SECTION 7. Additional Information

Arizona Department of Environmental Quality (ADEQ):

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

Maricopa County Environmental Services Department (MCESD):

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

Water and Wastewater Requirements:

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



Construction Document Application Requirements

Case Name (25-DR2015)

Arizona Department of Environmental Quality (ADEQ) Requirements:

- All construction activities that disturb one or more acres shall obtain coverage under the Arizona Pollutant Discharge Elimination System (AZPDES) Construction General Permit. To gain coverage, operators of construction sites must:
- Prepare a Stormwater Pollution Prevention Plan (SWPPP) and keep a copy on site;
- Submit a Notice of Intent (NOI) to ADEQ;
- Provide the NOI Certificate of Approval to the City before the final plan approval.
- Send a Notice of Termination (NOT) to ADEQ when construction is completed.
- Contact ADEQ at 602-771-4449 for further information. Forms are available from the City of Scottsdale One Stop Shop, or from ADEQ.



Community & Economic Development Division
Planning, Neighborhood & Transportation

7447 East Indian School Road
Scottsdale, Arizona 85251

August 19, 2016

25-DR-2016

Richard Reigle
Reigle & Associates
3509 E Shea Blvd Ste 105
Phoenix, AZ 85028

RE: DRB APPROVAL NOTIFICATION

Case Reference No: 25-DR-2016 Primrose at Windgate Crossing

The Development Review Board approved the above referenced case on August 18, 2016. For your use and reference, we have enclosed the following documents:

- Approved Stipulations/Ordinance Requirements
- Site Plan with Fire Dept. Requirements Notations
- Construction Document Submittal Requirements/Instructions
- This approval expires two (2) years from date of approval if a permit has not been issued, or if no permit is required, work for which approval has been granted has not been completed.
 - These instructions are provided to you so that you may begin to assemble information you will need when submitting your construction documents to obtain a building permit. For assistance with the submittal instructions, please contact your project coordinator, Meredith Tessier, 480-312-4211.
- Table: "About Fees"
 - A brief overview of fee types. A plan review fee is paid when construction documents are submitted, after which construction may begin. You may review the current years fee schedule at: <http://www.scottsdaleaz.gov/bldgresources/Fees/default.asp>

Please note that fees may change without notice. Since every project is unique and will have permit fees based upon its characteristics, some projects may require additional fees. Please contact the One Stop Shop at 480-312-2500.

Finally, please note that as the applicant, it is your responsibility to distribute copies of all enclosed documents to any persons involved with this project, including but not limited to the owner, engineers, architect, and developer.

Sincerely,

Meredith Tessier
Planner
mtessier@ScottsdaleAZ.gov

About Fees -

The following table is intended to assist you in estimating your potential application, plan review, and building permit fees. Other fees may also apply, for example Water Resources non-Residential Development, Parking-in-Lieu Fees, or Assessment District Fees; and those fees are not listed in this package the plan review staff is responsible for determining additional applicable fees.

Type of Activity	Type of Fee	Subcategory	When paid?
Commercial	Application	<ul style="list-style-type: none"> ▪ Preapplication, Variance, Zoning Appeal, Continuance, Development Review Board, ESL, General Plan, Rezoning, Sign Review, Special Event, Staff Approval, Temporary Sales Trailer, Use Permit, or Zoning Text Amendment 	At time of application submittal
	Plan Review	<ul style="list-style-type: none"> ▪ Commercial, foundation, addition, tenant improvement/remodel ▪ Apartments/Condos ▪ Engineering site review ▪ Signs ▪ Plat fees ▪ Misc. Plan Review ▪ Lot Tie/Lot Split ▪ Pools & Spas ▪ Recordation 	At time of construction document submittal
	Building Permit	<ul style="list-style-type: none"> ▪ Commercial addition, remodel, tenant improvement, foundation only, shell only ▪ Fence walls or Retaining walls ▪ Misc. Permit ▪ Signs 	After construction document approval and before site construction begins
Residential	Application	<ul style="list-style-type: none"> ▪ Preapplication, Variance, Zoning Appeal, Continuance, Development Review Board, ESL, General Plan, Rezoning, Sign Review, Special Event, Staff Approval, Temporary Sales Trailer, Use Permit, or Zoning Text Amendment 	At time of application submittal
	Plan Review	<ul style="list-style-type: none"> ▪ Single family custom, addition, remodel, standard plans ▪ Engineering site review ▪ Misc. plan reviews 	At time of construction document submittal
	Building Permit	<ul style="list-style-type: none"> ▪ Single family custom, addition, remodel, detached structure, standard plans ▪ Fence walls or Retaining walls ▪ Misc. Permit ▪ Signs 	After construction document approval and before site construction begins

Perone, Steve

From: Ruenger, Jeffrey
Sent: Tuesday, June 21, 2016 8:36 AM
To: Tessier, Meredith; Perone, Steve
Subject: FW: 25-DR-2016

From: Bob Patoni [<mailto:BPatoni@azdot.gov>]
Sent: Tuesday, June 21, 2016 8:03 AM
To: Projectinput
Cc: Vanessa Nunez
Subject: 25-DR-2016

RE: 25-DR-2016
Primrose at Windgate Crossing
17050 N. Thompson Peak Parkway

Attn: Meredith Tessier

Thank you for the notice of site plan approval for the above-referenced development. After review, we have determined that the referenced development will have no impact upon existing highway facilities. We appreciate the opportunity to review and comment.

Robert A. Patoni, SR/WA

Bob Patoni, SR/WA
Right of Way Project Coordinator

205 S. 17th Ave. MD: 612E

Phoenix, AZ 85007

602-712-6126

WWW.AZDOT.GOV

ADOT
Intermodal Transportation

Confidentiality and Nondisclosure Notice: This email transmission and any attachments are intended for use by the person(s)/entity(ies) named above and may contain confidential/privileged information. Any unauthorized use, disclosure or distribution is strictly prohibited. If you are not the intended recipient, please contact the sender by email, and delete or destroy all copies plus attachments.



Community & Economic Development Division
Planning, Neighborhood & Transportation

7447 East Indian School Road
Scottsdale, Arizona 85251

Date: 06/07/2014
Contact Name: Richard Rergle
Firm name: Rergle and Associates
Address: 3909 E. Shea # 105 85028
City, State Zip: _____

RE: Application Accepted for Review.
114 - PA - 2014


Dear Richard Rergle:

(Day Care)
Primrose School
at Windgate crossing

It has been determined that your Development Application for _____ has been accepted for review.

Upon completion of the Staff's review of the application material, I will inform you in writing or electronically either: 1) the steps necessary to submit additional information or corrections; 2) the date that your Development Application will be scheduled for a public hearing or, 3) City Staff will issue a written or electronic determination pertaining to this application. If you have any questions, or need further assistance please contact me.

Sincerely,


Name: Meredith Tessier
Title: Planner
Phone number: 480-312-4211
Email address: mtessier@scottsdaleaz.gov