

**Stipulations for the  
Development Review Board Application:  
Scottsdale Road Improvements – Jomax Road to Dixileta Drive  
Case Number: 1-DR-2024**

These stipulations are intended to protect the public health, safety, welfare, and the City of Scottsdale.

**APPLICABLE DOCUMENTS AND PLANS:**

1. Except as required by the Scottsdale Revised Code (SRC), the Design Standards and Policies Manual (DSPM), and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
  - a. Architectural elements, including dimensions, materials, form, color, and texture shall be constructed to be consistent with the building elevations submitted by RPA/Ardurra, with a date of September 2023.
  - b. The location and configuration of all site improvements shall be consistent with the site plan submitted by RPA/Ardurra, with a date of September 2023.
  - c. Landscape improvements, including quantity, size, and location shall be installed to be consistent with the preliminary landscape plan submitted by J2 Engineering and Environmental Design, with a date of September 2023.
  - d. Natural Area Open Space disturbances and reductions, including square-footage and location, shall be consistent with the NAOS plan and quantities submitted by RPA/Ardurra, with a city staff date of January 2024.

**ARCHAEOLOGICAL RESOURCES:**

**Ordinance**

- A. Any development on the property is subject to the requirements of Scottsdale Revised Code, Chapter 46, Article VI, Section 46-134 - Discoveries of archaeological resources during construction.

**DESIGN:**

**DRB Stipulations**

2. Signage identifying trees and plants installed by Friend of the Scenic Drive shall be reinstalled upon project completion.
3. Trees shall be placed not closer than 8-feet to any water or sewer line.
4. All street infrastructure improvements shall be constructed in accordance with this City of Scottsdale (COS) Supplement to MAG Specifications and Details, and the Design Standards and Policies Manual.
5. All public sidewalks shall be integral colored concrete to match Davis, San Diego Buff.

6. All curb ramps for public and pedestrian sidewalks that intersect public and private streets, or driveways that intersect public and private streets, shall have truncated domes that are colored to match Sherwin Williams (SW7055) Enduring Bronze.

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

**DRB Stipulations**

7. Natural Area Open Space disturbances and reductions, including square-footage and location, shall be consistent with the NAOS plan and quantities submitted by Kimley-Horn, with a city staff date of February 16, 2023.

**STREET LIGHTING:**

**Ordinance**

8. Street light poles shall be consistent with City of Scottsdale Standard Detail 2171-1 and 2171-2 (utilizing curved arterial luminaire arm). Street light pole color shall be colored to match Sherwin Williams (SW7055) Enduring Bronze.

**STREET INFRASTRUCTURE:**

**Ordinance**

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

**WATER AND WASTEWATER:**

**DRB Stipulations**

10. With the civil construction document submittal, the property owner shall submit a final drainage report that demonstrates consistency with the DSPM and the case drainage report accepted in concept by the Stormwater Manager or designee.

**DRAINAGE AND FLOOD CONTROL:**

**DRB Stipulations**

11. With the civil construction document submittal, the property owner shall submit a final drainage report that demonstrates consistency with the DSPM and the case drainage report accepted in concept by the Stormwater Manager or designee.
12. All headwalls and drainage structures shall be integrally colored concrete to blend with the color of the surrounding natural desert.
13. Rip rap shall be indigenous native angular stone, with no grouted rip rap or concrete lined channels.

**MULTI-USE TRAILS AND PATHS:**

**DRB Stipulations**

14. Construct a 10-foot-wide multi-use use path along the east side of N. Scottsdale Road, and an 8-foot-wide sidewalk along the west side of N. Scottsdale Road. The alignment shall be subject to approval by the city's Transportation General Manager or designee and shall be designed in conformance with the Design Standards and Policies Manual. Signs and markers shall be provided for all trails as specified in the Design Standards and Policies Manual. The location and design of the signs and markers shall be shown on the civil construction documents.