



PLANNING SERVICES

7447 E. Indian School Rd., Suite 105
Scottsdale, AZ 85251

October 9, 2024

3-DR-2024

Yoomi Taylor

Gensler

2575 E Camelback Rd. Suite #175

Phoenix, AZ 85016

RE: DRB APPROVAL NOTIFICATION

Case Reference No: 3-DR-2024 ASM Scottsdale

The Development Review Board approved the above referenced case on October 3, 2024. For your use and reference, we have enclosed the following documents:

- Approved Stipulations/Ordinance Requirements
- Accepted Basis of Design Reports
- Accepted Case Drainage Report
- Construction Document Checklist

*** PLEASE NOTE ***

- DRB - 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, Katie Posler, 480-312-2703.
- Table: "About Fees" – This is provided as a brief overview of fee types. A plan review fee is paid when construction documents are submitted. You may review the current year's fee schedule at: <https://www.scottsdaleaz.gov/planning-development/fees>

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 with any questions regarding fees.

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,
Katie Posler
Senior Planner
kposler@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

**Stipulations for the
Development Review Board Application:
ASM Scottsdale
Case Number: 3-DR-2024**

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

Stipulations added by the DRB during the DRB hearing are in **BOLD CAPS**.

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 Gensler, with a city staff date of 9/11/24.
 - b. Typical details, including depth and length, for the architectural shade fins located on the parking garage and office building facade, shall be constructed to be consistent with the details submitted by Gensler, with a city staff date of 9/11/24.
 - c. The location and configuration of all site improvements shall be consistent with the site plan submitted by Gensler, with a city staff date of 9/11/24.
 - d. Landscape improvements, including quantity, size, and location shall be installed to be consistent with the preliminary landscape plan submitted by Gensler, with a city staff date of 9/11/24.
 - e. The case drainage report submitted by Wood Patel and accepted in concept by the Stormwater Management Department of the Planning and Development Services.
 - f. The water and sewer basis of design report submitted by Wood Patel, upon its city approval currently outstanding.
 - g. The infrastructure master plans for Planning Unit VI and a portion of Planning Unit III at Crossroads submitted by Kimley Horn and Associates (37-SA-2023), upon its city approval currently outstanding.

RELEVANT CASES:

Ordinance

- A. At the time of review, the applicable cases for the subject site were: 19-ZN-2002#11, 37-SA-2023, and 5-MD-2024

ARCHAEOLOGICAL RESOURCES:

Ordinance

- B. 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.

ARCHITECTURAL DESIGN:

Ordinance

- C. Prior to issuance of any building permit for the development project, final plans shall be revised so that no building on site shall exceed 52 feet in height, exclusive of roof top appurtenances, measured as provided in the applicable section of the Zoning Ordinance.
- D. Phase 2, as shown on the Phasing Plan, shall require a separate DRB case application and approval.

DRB Stipulations

2. Final plans shall be revised to provide a 3' tall parking lot screen wall along the south side of the surface parking that is located east of the proposed parking garage.
3. Final plans shall be revised to provide a solid concrete knee wall along the perimeter of each floor of the parking garage.
4. All exterior window glazing shall be recessed a minimum of fifty (50) percent of the wall depth, including glass windows within any tower/clerestory elements. The amount of recess shall be measured from the face of the exterior wall to the face of the glazing, exclusive of external detailing. With the final plan submittal, the developer shall provide head, jamb and sill details clearly showing the amount of recess for all window types.
5. All exterior doors shall be recessed a minimum of thirty (30) percent of the wall depth, the amount of recess shall be measured from the face of the exterior wall to the face of the glazing, exclusive of external detailing. With the final plan submittal the developer shall provide head, jamb and sill details clearly showing the amount of recess for all door types.

SITE DESIGN:

Ordinance

- E. PARCEL BOUNDARIES. Per the land division code, no permits are permissible until the deeded project parcel boundaries, and the lands it came from, have been approved by the city through the city's approval of a preliminary plat (5-MD-2024) and the city's recordation of a conforming final plat, to include the posting of a financial assurance and execution of a covenant to construct agreement for all master plan infrastructure (37-SA-2023) and preliminary plat infrastructure (5-MD-2024). Also, per the land division code, final plat approval is predicated on the city approval of all master plan infrastructure improvement plans (37-SA-2023) and preliminary plat infrastructure (5-MD-2024).
- F. PARKING GARAGE. Construction of the parking garage must be completed prior to temporary Certificate of Occupancies being issued on the office and lab buildings.

DRB Stipulations

6. Prior to issuance of any building permit for the development project, final plans shall be revised to meet X flood zone requirements, removing unnecessary fill.
7. All drive aisles shall have a width of twenty-four (24) feet.

8. Prior to issuance of any building permit for the development project, the property owner shall submit plans and receive approval to construct a walled off service yard that accommodates one-hundred cubic yards of waste via open top roll off type waste containers, with a minimum of 100 cubic yards of waste capacity, (meeting the city's published refuse design requirements) and accommodates non-impeded emergency services travel paths or routes. Proposed site plan is to be modified as needed to comply with this requirement.
9. Prior to issuance of any building permit for the development project, the property owner shall submit plans and receive approval to construct minimum six foot wide sidewalks from the main entrance of the Office building to each abutting street, Mayo and Miller.

LANDSCAPE DESIGN:

Ordinance

- G. The property owner shall obtain approval of a Salvage/Native Plant Plan Application, and obtain a permit to remove any tree.
- H. A minimum of 50% of all provided trees shall be mature, as defined by Z.O.Sec.10.501, since the buildings are over 1 story in height.

DRB Stipulations

10. Prior to the issuance of any building permit for the development project, the property owner shall submit landscape improvement plans that demonstrate how the salvaged vegetation from the site will be incorporated into the design of the landscape improvements.
11. Prior to the issuance of any building permit for the development project, the property owner shall submit landscape improvement plans that demonstrate the utilization of the City of Scottsdale Supplement to MAG Standard Specifications for the landscape and irrigation improvements within the public right-of-way median(s).
12. Landscape pots and/or raised landscape planters, with a minimum of 36 inches in diameter, a sufficient depth to support the root system of the plants located in the pots/planters, and an automatic irrigation system, shall be provided in the plaza area and pedestrian nodes that are shown on the site plan.
13. With the final plans submittal, the property owner shall update the landscape plans to show all utility lines and ensure that all new trees are placed at least eight (8) feet away from any utility lines.

EXTERIOR LIGHTING:

Ordinance

- I. All exterior luminaires mounted eight (8) feet or higher above finished grade, shall be directed downward.
- J. Any exterior luminaire with a total initial lumen output of greater than 1600 lumens shall have an integral lighting shield.
- K. Any exterior luminaire with a total initial lumen output of greater than 3050 lumens shall be directed downward and comply with the Illuminating Engineering Society of North America (IES) requirements for full cutoff.

DRB Stipulations

14. No lighting shall be permitted on the roof of any buildings on site.

15. All exterior luminaires shall meet all IES requirements for full cutoff and shall be aimed downward and away from property line except for sign and landscape lighting.
16. Incorporate the following parking lot and site lighting into the project's design:
 - a. The maintained average horizontal luminance level, at grade on the site, shall not exceed 2.5 foot-candles. All exterior luminaires shall be included in this calculation.
 - b. The maintained maximum horizontal luminance level, at grade on the site, shall not exceed 10.0 foot-candles. All exterior luminaires shall be included in this calculation.
 - c. The initial vertical luminance at 6-foot above grade, along the entire property line shall not exceed 1.5 foot-candles. All exterior luminaires shall be included in this calculation.
 - d. All exterior lighting shall have a color temperature of 3,000 Kelvin or less.
 - e. The total lumen per luminaire shall not exceed 24,000 lumens.
 - f. All exterior lighting shall utilize white LEDs.
 - g. All exterior lighting fixtures shall be dark bronze or black.

AIRPORT:

DRB Stipulations

17. With the construction document submittal, the property owner shall submit an FAA FORM 7460-1 to the FAA for any proposed structures, appurtenances and/or individual construction cranes that penetrate the 100:1 slope. The elevation of the highest point of those structures, including the appurtenances, must be detailed on the FAA form 7460-1 submittal. The property owner shall provide Aviation staff a copy of the FAA determination letter prior to building permit issuance.
18. Section 5-355 – Fair Disclosure -- As recommended by the FAA Part 150 Noise Compatibility Study, each owner of property located in the areas labeled AC-1, AC-2 and AC-3 shown on Figure 1, Airport Influence Area, shall make fair disclosure to each purchaser. If a development is subject to Covenants, Conditions and Restrictions (CC&Rs), the owner shall include the disclosure in the CC&Rs.

STREET DEDICATIONS:

Ordinance

- L. Prior to the issuance of any building permit for the development project, the property owner shall make fee simple right-of-way dedications to the City of Scottsdale in conformance with a city approved infrastructure master plan for Planning Unit VI and a portion of Planning Unit III at Crossroads submitted by Kimley Horn and Associates (37-SA-2023) and a staff approved preliminary plat submitted by Kimley Horn and Associates (5-MD-2024), as required by zoning approvals and land division code ordinance, upon their approvals and via a final plat.

STREET INFRASTRUCTURE:

Ordinance

- M. 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.
- N. MASTER PLANS. Prior to any construction plan submittal, the owner shall submit and obtain approval of infrastructure master plan for Planning Unit VI and a portion of Planning Unit III at

Crossroads (37-SA-2023). Any design that modifies the approved master plan requires from the owner a site-specific addendum to the master plan, subject to review and approval by City staff, through a staff approval case process.

- O. PRELIMINARY PLAT. Prior to any construction plan submittal, the owner shall submit and obtain approval of a preliminary plat and associated utility plans and basis of design reports for the master project known as the DeRito/Van Trust Lands (5-MD-2024)
- P. Prior to the issuance of any building permit for the development project, the master developer (De Rito/Van Trust) shall submit plans and receive approval of civil construction documents to construct improvements in conformance with the city approved infrastructure master plan for Planning Unit VI and a portion of Planning Unit III at Crossroads (37-SA-2023) and a staff approved preliminary plat submitted by Kimley Horn and Associates (5-MD-2024). Prior to the project requesting a certificate of occupancy from the city the improvements shall be final accepted by the city and MCESD. The transportation improvements shall include but not limited to the following improvements, generally:
 - a. N Hayden Road widening,
 - b. E Mayo Blvd full street construction and widening
 - c. N Miller Road full street construction, to accommodate the stormwater solution for a sump situation at Miller Road and its 101 underpass.

DRB Stipulations

- 19. Prior to issuance of any building permit or final plat recordation for the development project, the owner shall execute a transportation in lieu agreement and provide an in-lieu fee payment for the future roundabout construction at the Miller Road and Mayo Boulevard intersection. The in-lieu payment may be based upon 25% costs based upon a city approved cost estimate with a \$250,000 maximum.
- 20. All public sidewalks shall be integral colored concrete to match Davis, San Diego Buff.
- 21. Prior to the issuance of any building permit for the development project, the master developer (De Rito/Van Trust) shall submit plans and receive approval to install a traffic signal at the intersection of N. Hayden Road and E. Mayo Blvd. per the approved Master Circulation Plan (37-SA-2023). Any design that modifies the approved master plan requires from the owner a site-specific addendum to the master plan, subject to review and approval by City staff, through a staff approval case process.
- 22. Prior to issuance of any building permit for the development project, the master developer (De Rito/Van Trust) shall submit and receive approval of a traffic signal design for the intersection of N. 78th Street and E. Mayo Blvd per the approved Master Circulation Plan (37-SA-2023). All underground infrastructure required for said traffic signal shall be installed by the master developer. Any design that modifies the approved master plan requires from the owner a site-specific addendum to the master plan, subject to review and approval by City staff, through a staff approval case process.

WATER AND WASTEWATER:

Ordinance

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

- R. All development where chemicals are used that require pretreatment shall provide a monitoring manhole. Coordinate with city Water Resources Industrial Pretreatment Department regarding evaluation inspection for all requirements associated with wastewater pretreatment and monitoring vaults. Design of infrastructure related to pretreatment or monitoring shall be included with the civil construction documents.
- S. MASTER PLANS. Prior to any construction plan submittal, the owner shall submit and obtain approval of infrastructure master plan for Planning Unit VI and a portion of Planning Unit III at Crossroads (37-SA-2023). Any design that modifies the approved master plan requires from the owner a site-specific addendum to the master plan, subject to review and approval by City staff, through a staff approval case process.
- T. PRELIMINARY PLAT. Prior to any construction plan submittal, the owner shall submit and obtain approval of a preliminary plat and associated utility plans and basis of design reports for the master project known as the DeRito/Van Trust Lands (5-MD-2024)
- U. ON-SITE FINAL BASIS OF DESIGN REPORTS. Final Project Water and Sewer Basis of Design Reports have not been approved by Water Resources. Prior to submittal of project construction plans the owner shall submit and obtain approval of Final Project Water and Sewer Basis of Design Reports to include but not limited to utility plans.
- V. ON-SITE SIXTEEN INCH WATER MAIN. The sixteen inch water main crossing project development site must remain fully operational until its replacement infrastructure is constructed and its construction accepted by Maricopa County Environmental Services Department and the city; no on-site construction permit may be requested or granted until this condition is satisfied.
- W. Prior to the issuance of any building permit for the development project, the master developer (De Rito/Van Trust) shall submit plans and receive approval of civil construction documents to construct improvements in conformance with a city approved infrastructure master plan for Planning Unit VI and a portion of Planning Unit III at Crossroads submitted by Kimley Horn and Associates (37-SA-2023) and a staff approved preliminary plat submitted by Kimley Horn and Associates (5-MD-2024), upon their own approvals. Prior to the project requesting any certificate of occupancy from the city, the construction of these improvements shall be final accepted by the city and MCESD. The water and wastewater improvements shall include but not limited to the following improvements:
 - i. A 16-inch, 20-inch and 24-inch water distribution main lines generally beginning along Hayden Rd from Loop 101 to Mayo Blvd, continuing west along Mayo Blvd to 73rd St, along Miller Rd from north of Loop 101 to Mayo Blvd, and continuing east from Miller Rd north of Loop 101 to Claret Dr.
 - ii. A 12-inch water distribution main line generally beginning at Hayden Rd north of Mayo Blvd, connecting to new 20-inch water distribution main line near 78th St and Mayo Blvd.
- X. Prior to permit issuance for any future phases, the construction of the following off site water infrastructure must be completed and accepted by the City of Scottsdale and Maricopa County Environmental Services Department per SRC Sec 48-103 and SRC Sec 49-92:
 - a. 36-inch water transmission main between COS Booster Pump Station 55A and Hayden Road.
 - b. COS Booster Pump Station 55A capacity upgrades.
- Y. Prior to the project requesting any certificate of occupancy from the city, the construction of the new wastewater collection infrastructure from approximately 73rd Place and Mayo Blvd to the city of Scottsdale's North Pumpback Station, under construction by others as of September 12, 2024, shall

be completed and accepted by the City of Scottsdale and Maricopa County Environmental Services Department. The property owner will have an obligation for a payback assignment for the proportionate costs associated with this wastewater collection sewer that is required to serve this development in accordance with SRC Sec 49-212, SRC Sec 49-216.

- Z. WATER AND WASTEWATER EASEMENTS. Provide minimum 20' wide easement extending from the water quality monitoring vault to the existing public wastewater system and along any public water or sewer infrastructure not contained within right-of-way. Assure the vault is designed for continuous access to city crews.
- AA. PUBLIC WATER AND WASTEWATER IMPROVEMENTS. The property owner shall provide all public water and wastewater infrastructure improvements, including any new service line connections, fire hydrants, and manholes necessary to serve the development.
- BB. PRIVATE WATER AND WASTEWATER IMPROVEMENTS. The property owner shall provide all private water and wastewater infrastructure improvements, including water quality monitoring vault(s), reduced pressure principal back flow preventers, booster pumps, service lines, and other items identified as necessary to serve the development within a city approved final basis of design report.
- CC. REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTORS. The owner shall provide reduced pressure principle backflow preventer(s) in accordance with SRC 49-62.
- DD. BUILDING BOOSTER PUMPS: Preliminary basis of design documents did not demonstrate that there is adequate pressure at the highest occupied floor of the onsite buildings. Booster pump(s) may be required on the domestic service line(s) within the building to meet minimum pressure requirements under DSPM 6-1.406.

DRAINAGE AND FLOOD CONTROL:

DRB Stipulations

- 23. 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.
- 24. All headwalls and drainage structures shall be integrally colored concrete to blend with the color of the surrounding natural desert.
- 25. Subject case Civil Improvement plans and Drainage Report shall be revised to reflect Federal Emergency Management Agency (FEMA) Flood Zone X with the final construction document submittal. Current design reflects FEMA Special Flood Hazard Zone AO regulatory development criteria.

EASEMENTS DEDICATIONS:

DRB Stipulations

- 26. Prior to the issuance of any building permit for the development project, the property owner shall dedicate the following easements to the City of Scottsdale on a final plat or map of dedication:
 - a. A sight distance easement, in conformance with figures 5.3-26 and 5.3-27 of Section 5.3 of the DSPM, where a sight distance triangle(s) cross on to the property.
 - b. Any easements necessitated by the city approval of infrastructure master plans for Planning Unit VI and a portion of Planning Unit III at Crossroads submitted by Kimley Horn and Associates (37-SA-2023) and preliminary plat submitted by Kimley Horn and Associates (5-MD-2024).

- c. Any easements called for in the city approved site plan.

ADDITIONAL STIPULATIONS:

- 27. THE APPLICANT SHALL CONTINUE WORKING WITH CITY STAFF REGARDING ARCHITECTURAL AND LIGHTING ELEMENTS OF THE PARKING STRUCTURE, THE REFLECTIVITY AND TRANSPARENCY FOR THE GLAZED RECESSED OPENINGS ON THE NORTHERN ELEVATION, AND TO REDUCE AND MINIMIZE LIGHTING FOR THE ROOFTOP OF THE PARKING GARAGE, WITH ANY CHANGES SUBJECT TO APPROVAL BY CITY STAFF CONSISTENT WITH APPLICABLE ZONING ORDINANCE REQUIREMENTS, DESIGN GUIDELINES, AND DEVELOPMENT STANDARDS.

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

The Improvement Plan Application, Plat/Map of Dedication/Release Application, and Architectural Plan 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 after the plan approval 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 submittal of 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 following Construction Document Applications must be in separate packages by Section. See the individual sections herein for each of the application submittal content requirements:

- ☒ **Completed Permit Applications.** The permit applications are to be completed online at the following weblink:
<https://eservices.scottsdaleaz.gov/bldgresources/Plans>
- ☒ (Section 1) Native/Salvage Plant Plan Application
- ☒ (Section 2) Improvement Plan Application – Digital submittal through the Improvement/Civil Plans Project Type
- ☒ (Section 3) Architectural Plan Application – Digital submittal through the Commercial or Multi-Family or Single-Family Project Type, as appropriate.
- ☒ (Section 4) Plat / Map of Dedication/Release Application – Digital submittal through the Plats/Dedications/Releases Project Type
- ☐ (Section 5) Fire Department Requirements for Deferred Sprinkler, Extinguishing and/or Alarm Systems
- ☐ (Section 6) Public Safety Radio Amplification System Information
- ☒ (Section 7) Water & Wastewater Information
- ☒ (Section 8) Environmental Information

The cover sheet of the Civil plans, Landscape plans, Architectural plans, and Native Plant plans must each contain the following information:

- 1) County Assessor parcel number(s) of parcels on which improvements are being proposed.
- 2) Full street address assigned by the City of Scottsdale Records Department.
- 3) The applicable Development Review Board case number (##-DR-####), Zoning Case number (##-ZN-####), or other associated case number in the right-hand margins. The pre-application number is not needed on the plans. All numbers must be in 1/4-inch letters. Leave additional space on your



Construction Document Application Requirements

ASM (3-DR-2024)

right-hand margin for the plan check number that will be assigned after Construction Document Application has been submitted.

- 4) Provide the name, address, phone number, and email address of the owner and the party preparing the plans (architect, engineer, landscape architect, salvage company, etc.).

Detailed information regarding construction plan preparation to the City of Scottsdale can be found in the City of Scottsdale's DESIGN STANDARDS AND POLICIES MANUAL. You may access the manual online at:

<http://www.scottsdaleaz.gov/design/DSPM> and

<https://www.scottsdaleaz.gov/planning-development/plan-review>

or call the One Stop Shop at 480-312-2500.

All construction plans, reports, etc., must be in conformance with those approved by the Development Review Board and all associated Stipulations.

SECTION 1.

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:**

The Native Plant Permit application and submittal requirements can be found online at:

<https://www.scottsdaleaz.gov/Assets/ScottsdaleAZ/Codes+and+Ordinances/Native+Plant+Application+Narrative.pdf>






<https://www.scottsdaleaz.gov/codes/native-plant>

SECTION 2. Improvement Plan Document Application Requirements

Items listed must be submitted online through the Improvement/Civil Plans Project Type e-application with a copy of this list. **Incomplete e-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 (DSPM) for the minimal submittal and construction document preparation requirements.**

See the "Building Code Information" page for additional information and mandatory code requirements: <https://www.scottsdaleaz.gov/codes/building-code>

- ☒ Improvement/Civil Plan e- Application shall include **one (1) DIGITAL PDF plan set**, 24"x36" plan sheets (no other plan size will be accepted) with a minimum horizontal Scale: 1" = 20', a minimum vertical scale: 1" = 2'. In addition to the complete set, additional digital plans and/or report PDF files as indicated in the table below shall be include with the Improvement Plan e-application.

Engineering, Stormwater, Fire, and Planning One (1) Digital File Set			Plans and Related Documents
Required	Provided	Submittal Item Digitally through the City's website at the following link: https://eservices.scottsdaleaz.gov/bldgresources/plans	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Improvement Plan Set file (including the following):	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Grading and Drainage Plans (including drainage structures, retaining walls, walls/ fences, etc.)
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Water & Sewer Plans
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Paving Plans
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Striping & Signage Plans
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Street light plan

	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Conduit Plan – include location and size of conduit
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Landscape and Irrigation plans. (Please See Notes 1 and 2 below)
	<input type="checkbox"/>	<input type="checkbox"/>	NAOS Plan and calculation worksheet
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Traffic Signal Plan
	<input type="checkbox"/>	<input type="checkbox"/>	Slope Analysis Plan
<input checked="" type="checkbox"/>		<input type="checkbox"/>	Following engineering files, 1 pdf file each: (for reference) (See Note 3 Below)
	<input type="checkbox"/>	<input type="checkbox"/>	Accepted Master Water Report
	<input type="checkbox"/>	<input type="checkbox"/>	Accepted Master Drainage Report
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Accepted Final Water Basis of Design Report
	<input type="checkbox"/>	<input type="checkbox"/>	Accepted Master Sewer Report
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Accepted Final Sewer Basis of Design Report
	<input type="checkbox"/>	<input type="checkbox"/>	Master Circulation Report
	<input type="checkbox"/>	<input type="checkbox"/>	Final Circulation Report
	<input type="checkbox"/>	<input type="checkbox"/>	Master Signalization Plan
	<input type="checkbox"/>	<input type="checkbox"/>	Final Signalization Plan
	<input type="checkbox"/>	<input type="checkbox"/>	Final Signalization Plan
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	ALTA Survey Plan
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Final Plat or Map of Dedication/Release
	<input type="checkbox"/>	<input type="checkbox"/>	Geotechnical Report
	<input type="checkbox"/>	<input type="checkbox"/>	Structural Calculations for retaining walls, fence walls, fences
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Engineer's Estimate for the required improvements



Construction Document Application Requirements

ASM (3-DR-2024)

<input checked="" type="checkbox"/>	<input type="checkbox"/>	Final Drainage Report and hydrology and hydraulic analysis files
<input type="checkbox"/>	<input type="checkbox"/>	SWPPP booklet including erosion control plan
<input type="checkbox"/>	<input type="checkbox"/>	Completed 404 Certification Form
<input type="checkbox"/>	<input type="checkbox"/>	Notice of Intent (NOI)
<input type="checkbox"/>	<input type="checkbox"/>	No-Conflict Forms (Originals must be signed by each utility prior to plan approval)
<input type="checkbox"/>	<input type="checkbox"/>	Commitment for Title Insurance (not more than 30 days old from the date of the first submittal)
<input type="checkbox"/>	<input type="checkbox"/>	Right of Way, PUE, Sight Visibility, Access, etc. legal description(s) and graphic exhibit (See Note 4 & 5 below)
<input type="checkbox"/>	<input type="checkbox"/>	Drainage Easement legal description(s) and graphic exhibit for dedication(s) (See Note 4 & 5 below)
<input type="checkbox"/>	<input type="checkbox"/>	Aviation Easement legal description and graphic exhibit (See Note 4 & 5 below)
<input type="checkbox"/>	<input type="checkbox"/>	NAOS, Scenic Corridor, etc. easement(s) legal description and graphic exhibit (See Note 4 & 5 below)

NOTES:

1. Retaining walls, fence /walls, monuments, and entry gate features shall be included in the **Civil plan set for review and approval**. Walls and wall details may be shown on the Landscape plan set for color and material approval only.
2. Building structures such as Ramadas, 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 set for reference only.
3. Any outstanding 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.
5. When **multiple dedications** are occurring, a singular Plat or Map of Dedication shall be used in place of individual legal and graphic exhibits.



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SECTION 3.

Architectural Constuction Document Application Requirements






Items listed must be submitted online through the Single Family or Multi-Family or Commercial Project Type e- application as appropriate, with a copy of this list. All plans must be signed and sealed.

Incomplete e-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 <https://www.scottsdaleaz.gov/planning-development/plan-review> for minimal submittal and construction document preparation requirements.**

See the “Building Code Information” page for additional information and mandatory code requirements: <https://www.scottsdaleaz.gov/codes/building-code>

- ☒ Architectural Plan e-application shall include **one (1) DIGITAL PDF plan set, 24”x36”** plan sheets (no other plan size will be accepted).

In addition to the complete set, additional digital plans and/or report PDF files as indicated in the table below shall be include with the Architectural Plan e-application.

Building, Planning, and Fire One (1) Digital File Set			Plans and Related Documents
Required		Provided	Submittal Item Digitally through the City’s website at the following link: https://eservices.scottsdaleaz.gov/bldgresources/plans
<input checked="" type="checkbox"/>		<input type="checkbox"/>	Architectural Plan Set (including the following):
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Architectural Plans
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Electrical Plans
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Foundation Plans
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Mechanical Plans
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Structural Plans



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	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Open Space plan
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Photometric Plans
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Exterior Lighting Manufacture Cut Sheets (on 24" x 36" paper minimum)
	<input type="checkbox"/>	<input type="checkbox"/>	One (1) copy of structural, electrical, and water calculations (Either as a separate 8 ½" x 11" document or on the drawings)
	<input type="checkbox"/>	<input type="checkbox"/>	One (1) copy of soils report
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	One (1) copy of the International Energy Compliance Code (IgCC) compliance documentation. (Energy modeling calculations and report, or Com-Check is acceptable)
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	One (1) copy of the International Energy Compliance Code (IgCC) Construction and Demolition Waste Management Plan
	<input type="checkbox"/>	<input type="checkbox"/>	One (1) copy of the Construction Specifications - 8 ½" x 11" bound copies or on plan sheets
	<input type="checkbox"/>	<input type="checkbox"/>	Final Plat/Condominium Plat/Map of Dedication (for reference only)
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Civil & Landscape Plans (for reference only)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Certificate of No Effect for archaeological resources signed by the City Archaeologist.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Certificate of Approval for archaeological resources signed by the City Archaeologist.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	NAOS Plan and calculations worksheet
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Purchase Agreement for In-Lieu Parking Credits. (This must be the original form, signed by the applicant).
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Approval from the Airport Director or designee for aviation hazard(s).
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Water Resource Department's approval of the water features/fountains.

SECTION 4.

Plat / Map of Dedication/Release Application Requirements


Items listed must be submitted online through the Single Family or Multi-Family or Commercial Project Type e- application, with a copy of this list. **Incomplete e-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 Plat preparation requirements.**

- ☒ Plat or Map of Dedication e-application shall include **one (1) DIGITAL PDF plan set**, 24"x36" plan sheets (no other plan size will be accepted). In addition to the complete set, additional digital plans and/or report PDF files as indicated in the table below shall be include with the Improvement Plan e-application.

Engineering, Stormwater, Fire, Planning, Maps, Survey, and GIS One (1) Digital File Set		Plans and Related Documents	
Required	Provided	Submittal Item Digitally through the City's website at the following link: https://eservices.scottsdaleaz.gov/bldgresources/plans	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Plat/Map Set (including the following):	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Plat
	<input type="checkbox"/>	<input type="checkbox"/>	Map of Release (for reference only)
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	ALTA Survey (for reference only)
	<input type="checkbox"/>	<input type="checkbox"/>	NAOS graphic & calculation worksheet
	<input type="checkbox"/>	<input type="checkbox"/>	Covenants Conditions and Restrictions (CC&Rs)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Commitment for Title Insurance (not more than 30 days old from the date of the 1st submittal)	
<input type="checkbox"/>	<input type="checkbox"/>	NAOS Plan and calculation worksheet.	

SECTION 5.

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

		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"/>	8. Backflow prevention is required for all NFPA 13/13R systems.
<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"/>	9. Provide a KNOX access system: <input checked="" type="checkbox"/> a. KNOX box <input type="checkbox"/> b. Padlock <input type="checkbox"/> c. Key switch and preemption device override for automatic gates
<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"/>	10. Fire Department Connections shall be Installed in a location approved by Scottsdale Fire Code Official.
<input checked="" type="checkbox"/>	4. A fire sprinkler system shall be installed and comply with currently adopted NFPA standards.	<input type="checkbox"/>	12. Fire sprinkler system design criteria for unspecified shell buildings shall be .45 gpm over 3000 square feet.
<input checked="" type="checkbox"/>	5. Buildings are subject to installation and testing requirements for Public Safety radio amplification system.	<input checked="" type="checkbox"/>	11. Provide "Owner's Information Certificate" with fire sprinkler plan submittal.
<input checked="" type="checkbox"/>	6. Submit Hazardous Material Management Plan (HMMP) for all Hazardous Materials. Submit HMMP with Building submittal.	<input type="checkbox"/>	13. Fire sprinkler system design for warehouse/storage occupancies shall be based on the full height capacity of Building per Scottsdale Revised Code.
<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 checked="" type="checkbox"/>	14. Provide a combination lock box for building access keys and fobs for police and public safety personnel.



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

Plans and Related Documents	Fire Review	
	Req.	If applicable
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>		
One (1) copy of Plan Submittal	<input checked="" type="checkbox"/>	
One (1) copy of supporting calculations	<input checked="" type="checkbox"/>	
One (1) copy of Manufacture Data Sheets	<input checked="" type="checkbox"/>	



NOTE:

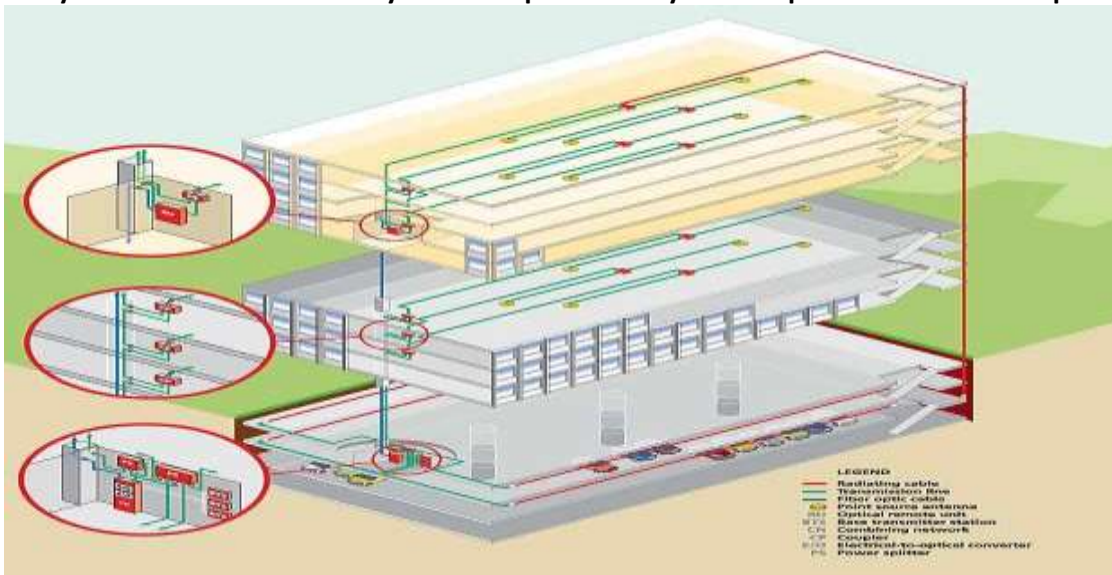
At a minimum, all submitted information shall be reviewed by the applicant’s NICET level III Certified Engineering Technician (CET) or a Professional Engineer, as required, prior to the submittal – refer to the more comprehensive base checklists on-line.

The plans must demonstrate compliance with the adopted Codes, Ordinances, Standards and Interpretations for each appropriate application.

SECTION 6.

Public Safety Radio Amplification System Information

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



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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 ranges 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

SECTION 7. Water & Wastewater 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 Permits to Work in the Right-of-Way by city staff, the developer shall provide evidence to city staff that a Certificate of Approval to Construct (ATC) Water and or Wastewater Systems has been submitted to the MCESD in the form of a document developed by the County with date stamp.
- Before commencing construction, the developer shall submit evidence that approval to construct has been issued by the MCESD.
- 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 and Approval of Construction (AOC) by the MCESD.

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.
- Special Infrastructure or Special Design Elements must be approved by the City of Scottsdale Water Resources Division.

SECTION 8. Environmental Information

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 submit for City review and approval as part of the improvement plan submittal;
- 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.
- The approved SWPPP shall be kept onsite at all times during construction.