

**Stipulations for the
Development Review Board Application:
The Bishop
Case Number: 12-DR-2024**

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

BOLD CAPS INDICATE CHANGES ADDED BY THE DEVELOPMENT REVIEW BOARD AT THE 4/17/2025 MEETING.

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 Drewett Works, with a city staff date of 3/31/2025.
 - i. **WITH THE FINAL PLAN SUBMITTAL THE APPLICANT SHALL WORK WITH STAFF TO PROVIDE APPROPRIATE ARTICULATION ON THE SOUTH BUILDING FAÇADE, AND ENSURE THE PLANTINGS ON THE PATIOS AND ALONG THE ALLEYWAY HAVE A LONGTERM MAINTENANCE SOLUTION.**
 - b. The location and configuration of all infrastructure and site improvements shall be consistent with the site plan submitted by Drewett Works, with a city staff date of 3/31/2025.
 - c. Landscape improvements, including quantity, size, and location shall be installed to be consistent with the preliminary landscape plan submitted by Greey Pickett, with a city staff date of 3/31/2025.
 - d. The case drainage report submitted by Earthline Civil Engineering and accepted in concept by the Stormwater Management Department of the Planning and Development Services.
 - e. The water and sewer basis of design report approved by the Water Resources Department with notes.

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.

ARCHITECTURAL DESIGN:

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2. 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 or 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.

3. 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:

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4. All drive aisles that are fire lanes shall have a width of twenty-four (24) feet.
5. Prior to issuance of any building permit for the development project, the property owner shall submit plans and receive approval to construct all refuse enclosures in conformance with the City of Scottsdale Supplements to MAG Standard Details, detail 2146-1.

LANDSCAPE DESIGN:

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6. 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).
7. 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 line.

EXTERIOR LIGHTING:

Ordinance

- B. All exterior luminaires mounted eight (8) feet or higher above finished grade, shall be directed downward.
- C. Any exterior luminaire with a total initial lumen output of greater than 1600 lumens shall have an integral lighting shield.
- D. 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.

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8. 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.
9. 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 2.0 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 0.9 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.

STREET DEDICATIONS:

Ordinance

- E. 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 the staff approved case site plan. DRB Stipulations

STREET INFRASTRUCTURE:

Ordinance

- F. 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.
- G. Prior to the issuance of any building permit for the development project, the property owner shall submit and obtain approval of civil construction documents to construct the improvements identified within staff approved case site plan.

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- 10. Prior to the issuance of any building permit for the development project, the property owner shall submit and obtain approval of civil construction documents to construct new streetlights along the E. 2nd Street and N. Bishop Lane frontages. The light standard shall be consistent with Type 640325 unless an alternative design is approved by city staff. Final pole locations shall be subject to approval by city staff.

WATER AND WASTEWATER:

Ordinance

- H. All water and wastewater 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.

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- 11. Existing water and sewer service lines to this site shall be utilized, or shall be disconnected at the main pursuant to the Water Resources Department requirements.

DRAINAGE AND FLOOD CONTROL:

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- 12. 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.
- 13. As part of final plans, include a discussion of how the First Flush volume will be stored or otherwise treated. (DSPM 4-1.201 section C part 2)
- 14. As part of final plans, update the FIRM index date to 02/08/2024.

EASEMENTS DEDICATIONS:

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15. 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. A continuous Public Non-Motorized Access Easement to the City of Scottsdale to contain any portion of the public sidewalk in locations where the sidewalk crosses on to the lot.
 - c. A minimum twenty (20) foot wide Water + Sewer Facilities Easement to contain public water and sewer infrastructure located outside public right-of-way.

ADDITIONAL ITEMS:

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16. CONSTRUCTION MANAGEMENT PLAN. Prior to any permit issuance, a construction management plan that includes construction traffic routes, work force vehicle parking, and construction vehicle parking shall be provided to staff for review and approval.
17. MARSHALLING AND STORAGE YARD(S). Any use of City right-of-way, including alleys, for marshalling and/or storage yards shall require prior approval of the City's Transportation Department and payment of any associated fees through the application of a Marshalling and Storage yard permit.