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

November 6, 2025

41-DR-2024
Janet Quan
Nelsen Partners
15210 N Scottsdale Rd Ste 300
Scottsdale, AZ 85254

RE: DRB APPROVAL NOTIFICATION
Case Reference No: 41-DR-2024 5th & Goldwater Mixed-Use

The Development Review Board approved the above referenced case on November 6, 2025. For your use and reference, we have enclosed the following documents:

- Approved Stipulations/Ordinance Requirements
- Accepted Basis of Design Reports

- 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, Greg Bloemberg, 480-312-4306.
- 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,

Greg Bloemberg
Principal Planner
gbloemberg@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	▪ 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	▪ 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	▪ 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	▪ 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	▪ Single family custom, addition, remodel, standard plans ▪ Engineering site review ▪ Misc. plan reviews	At time of construction document submittal
	Building Permit	▪ 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:
5th & Goldwater Mixed-Use
Case Number: 41-DR-2024

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

Text in bold print added after report was posted.

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 consistent with the building elevations submitted by Nelsen Partners, with a city staff date of 9/8/2025.
   b. The location and configuration of all site improvements, including the location for Public Art and relocated public pedestrian plaza, shall be consistent with the site plan submitted by Nelsen Partners, with a city staff date of 9/23/2025.
   c. Landscape improvements, including quantity, size, and location shall be consistent with the preliminary landscape plan submitted by ABLA Studio, with a city staff date of 9/8/2025.
   d. The case drainage report submitted by Wood/Patel and accepted in concept by the Stormwater Management Department of the Planning and Development Services.
   e. The water and sewer basis of design report submitted by Wood/Patel and approved (as noted for Sewer BOD) by the Water Resources Department.
   f. Project phasing shall be consistent with the Phasing Plans submitted by Nelsen Partners with a city staff date of 5/21/2025.
   g. Building stepbacks and heights shall be consistent with the "Building Stepback Exhibit" approved with case 12-ZN-2007.

RELEVANT CASES:

Ordinance

A. At the time of review, the applicable zoning case for the subject site was: 12-ZN-2007.

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. Per Stipulation No. 4 of case 12-ZN-2007, an independent architect shall be appointed by the city to oversee development during the construction phasing to ensure quality of development (including material, colors, installation, etc.) as approved by the Development Review Board. The property owner shall be responsible for the cost of the independent architect not to exceed $50,000 annually, until the Certificates of Occupancy have been issued for the entire project. Once the city has selected the independent architect, the contract between the property owner and the independent architect shall be executed prior to issuance of any permits for the project.

DRB Stipulations

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.
4. All exterior shade devices shall be designed so that the shade material provides a shading density of 75%, or greater. With the final plans submittal, the property owner shall provide section drawings of all exterior shade devices that demonstrate the minimum shading density.

SITE DESIGN:

DRB Stipulations

5. All drive aisles that are fire lanes shall have a width of twenty-four (24) feet.
6. Prior to issuance of any building permit for the development project, the property owner shall submit plans and receive approval to construct all refuse infrastructure in conformance with the staff approved refuse site plans, A112- A116 by Nelsen Partners, dated 9/5/2025.

LANDSCAPE DESIGN:

Ordinance

D. A minimum of 50% of proposed trees shall be minimum 3-inch caliper for single-trunk and 1.5-inch for multi-trunk, as required in Section 10.501 of the Zoning Ordinance. **All trees along the perimeter street frontages shall be minimum 2-inch caliper and 36-inch box size.**

E. Prior to issuance of any permits for the project, the property owner shall provide evidence of approval from the city's Water Conservation Department for on-site water features.

DRB Stipulations

7. With the final plans submittal, the landscape plans shall revised 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:

DRB Stipulations

8. All exterior luminaires shall meet all IES requirements for full cutoff and shall be aimed downward and away from property lines except for sign 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 2.5 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.
10. All landscape lighting directed upward shall be painted black and utilize an extension visor shield to limit view of the lamp source.
11. Landscape lighting shall only be utilized to accent plant material. It shall not be used to wash a building façade.

VEHICULAR AND BICYCLE PARKING:

Ordinance

F. Unless provided in the parking garage, the majority of bike parking racks shall be located within fifty feet of a building entrance or exit, and shall not extend into pedestrian sidewalks.

DRB Stipulations

12. With the final plans submittal, the site plan shall be revised to indicate and keynote the locations for all bike parking.

STREET INFRASTRUCTURE:

Ordinance

G. 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.

DRB Stipulations

13. Prior to the issuance of any permit for the development project, the property owner shall submit and obtain approval of civil construction plans to construct civil improvements in accordance with the conceptual landscape plans submitted by ABLA, the site plan submitted by Nelsen Partners, and preliminary improvement plan submitted by Wood/Patel.
14. Prior to issuance of any permit for the development project, the property owner shall submit and obtain approval of construction plans to construct the transit pad and shelter adjacent to Indian

School Road in the location indicated on the site plan and preliminary improvement plans. Transit facility improvements shall be constructed prior to the issuance of any Certificate of Occupancy or Certification of Shell Building, whichever is first.

15. 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 brick red or terracotta.

16. Any non-MAG standard concrete sidewalk for public use provided by project shall require a final plat note within project's land assemblage plat, mandating project owner, successor and assigns full responsibility for its maintenance and liability, with the city to have none.

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.

DRB Stipulations

17. Prior to the issuance of any permit for the development project, the property owner shall submit and obtain approval of civil construction documents to construct civil improvements in accordance with the Basis of Design Reports approved by Water Resources, including addressing comments made, and the preliminary improvement plan by Wood/Patel.

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

DRAINAGE AND FLOOD CONTROL:

DRB Stipulations

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

EASEMENTS DEDICATIONS:

DRB Stipulations

20. Prior to the issuance of any permit for the development project, the property owner shall dedicate the following easements to the City of Scottsdale on its land assemblage plat:

    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) crosses on to the property.

    b. 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 property.

    c. Non-Motorized Public Access Easement over the Public Art Plaza at the southeast corner of the site and the relocated public pedestrian plaza adjacent to 5th Avenue, where both extend beyond the public right-of-way.

    d. Water + Sewer Facilities Easement to contain public water and sewer infrastructure located beyond the public right-of-way in conformance with the approved BOD and preliminary improvement plan submitted by wood/Patel.

ADDITIONAL ITEMS:

Ordinance

I. Prior to the issuance of any permit for the development project, the property owner shall submit and obtain approval and recordation of a land assemblage final plat combining all project parcels into one.

DRB Stipulations

21. CONSTRUCTION MANAGEMENT PLAN. Prior to issuance of any permit, a construction management plan that includes construction traffic routes, work force vehicle parking, and construction vehicle parking shall be provided for staff review and approval.

22. 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/or Right-of-Way Manager and payment of any associated fees through the application of a Marshalling and Storage yard permit.

Construction Document Application Requirements

5th & Goldwater Mixed-Use (41-DR-2024)

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) Improvement Plan Application – Digital submittal through the Improvement/Civil Plans Project Type
  ☒ (Section 2) Architectural Plan Application – Digital submittal through the Commercial or Multi-Family or Single-Family Project Type, as appropriate.
  ☒ (Section 3) Plat / Map of Dedication/Release Application – Digital submittal through the Plats/Dedications/Releases Project Type
  ☒ (Section 4) Fire Department Requirements for Deferred Sprinkler, Extinguishing and/or Alarm Systems
  ☒ (Section 5) Public Safety Radio Amplification System Information
  ☒ (Section 6) Water & Wastewater Information
  ☒ (Section 7) 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 (41-DR-2024), Zoning Case number (12-ZN-2007), 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 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.
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
☒		☐	**Improvement Plan Set file (including the following):**
↳	☒	☐	Grading and Drainage Plans (including drainage structures, retaining walls, walls/ fences, etc.)
↳	☒	☐	Water & Sewer Plans
↳	☒	☐	Paving Plans
↳	☒	☐	Striping & Signage Plans
↳	☐	☐	Street light plan

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

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

SECTION 2.
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
☒		☐	**Architectural Plan Set (including the following):**
	☒	☐	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
	☒	☐	One (1) copy of the International Energy Compliance Code (IgCC) compliance documentation. (Energy modeling calculations and report, or Com-Check is acceptable)
	☒	☐	One (1) copy of the International Energy Compliance Code (IgCC) Construction and Demolition Waste Management Plan
	☒	☐	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)
	☒	☐	Civil & Landscape Plans (for reference)
☐		☐	Certificate of No Effect for archaeological resources signed by the City Archaeologist.
☐		☐	Certificate of Approval for archaeological resources signed by the City Archaeologist.
☐		☐	NAOS Plan and calculations worksheet
☐		☐	Purchase Agreement for In-Lieu Parking Credits. (This must be the original form, signed by the applicant).
☐		☐	Approval from the Airport Director or designee for aviation hazard(s).
☒		☐	Water Resource Department's approval of the water features/fountains.

SECTION 3.
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
☒		☐	**LAND ASSEMBLAGE PLAT (including the following):**
↳	☒	☐	LAND ASSEMBLAGE PLAT
↳	☒	☐	Map of Release (if applicable, for reference)
↳	☒	☐	ALTA Survey
↳	☐	☐	NAOS graphic & calculation worksheet
↳	☐	☐	Covenants Conditions and Restrictions (CC&Rs)
☒		☐	**Commitment for Title Insurance (not more than 30 days old from the date of the 1st submittal)**
☐		☐	**NAOS Plan and calculation worksheet.**

SECTION 4.
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)			
☒	1. Premises identification to be legible from street or drive.	☒	8. Backflow prevention is required for all NFPA 13/13R systems.
☒	2. Fire Lanes & Emergency Access shall be provided & marked in compliance with City Ordinance and International Fire Code requirements.	☐	9. Provide a KNOX access system: ☐ a. KNOX box ☐ b. Padlock ☐ c. Key switch and preemption device override for automatic gates
☐	3. Provide all weather access roads (minimum 16' (ft.) in width) to all buildings and hydrants from public way during construction.	☒	10. Fire Department Connections shall be Installed in a location approved by Scottsdale Fire Code Official.
☒	4. A fire sprinkler system shall be installed and comply with currently adopted NFPA standards.	☐	12. Fire sprinkler system design criteria for unspecified shell buildings shall be .45 gpm over 3000 square feet.
☒	5. Buildings are subject to installation and testing requirements for Public Safety radio amplification system.	☒	11. Provide "Owner's Information Certificate" with fire sprinkler plan submittal.
☐	6. Submit Hazardous Material Management Plan (HMMP) for all Hazardous Materials. Submit HMMP with Building submittal.	☐	13. Fire sprinkler system design for warehouse/storage occupancies shall be based on the full height capacity of Building per Scottsdale Revised Code.
☒	7. Fire lines, sprinklers and standpipe systems shall be flushed and pressure tested per NFPA Standards and Scottsdale Revised Codes.	☒	14. Provide a combination lock box for building access keys and fabs for police and public safety personnel.

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	☒	
NFPA compliant Fire Alarm system	☐	☒
UL 300 compliant commercial hood suppression system	☐	☐

"**Required**" check boxes (completed by Fire Code Official) indicate whether or not a submittal item is required.

"**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.

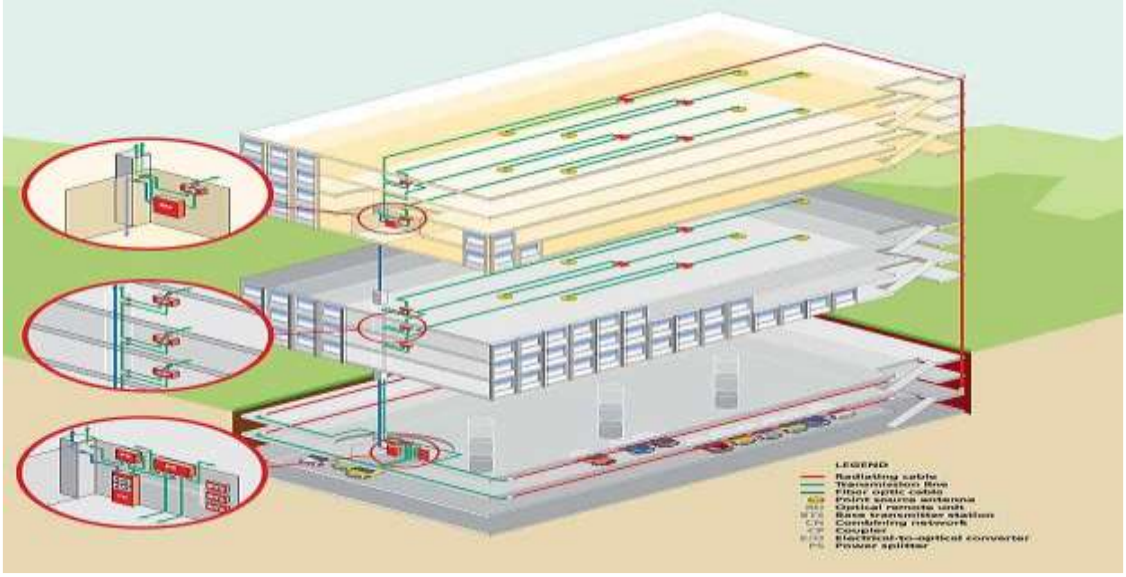
All deferred Fire submittals shall not be included in Building plan submittal(s)

One (1) copy of Plan Submittal	☒
One (1) copy of supporting calculations	☒
One (1) copy of Manufacture Data Sheets	☒

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 5.
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

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 6.
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 7.
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.