

**Correspondence Between  
Staff and Applicant  
Approval Letter**



October 21, 2019

22-DR-2017#2

Ryan Caldera

Studio 111 Architects/Ryan Caldera

245 E 3Rd St

Lonbaech, CA 90802

**RE: DRB APPROVAL NOTIFICATION**

**Case Reference No: 22-DR-2017#2 WaterView Residential**

The Development Review Board approved the above referenced case on October 17, 2019. 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 Submittal Requirements/Instructions
- This approval expires two (2) years from date of approval if a permit has not been issued, or if no permit is required, work for which approval has been granted has not been completed.
  - These instructions are provided to you so that you may begin to assemble information you will need when submitting your construction documents to obtain a building permit. For assistance with the submittal instructions, please contact your project coordinator, Brad Carr, AICP, 480-312-7713.
- Table: "About Fees"
  - A brief overview of fee types. A plan review fee is paid when construction documents are submitted, after which construction may begin. You may review the current 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.

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,

Brad Carr, AICP

Principal Planner

bcarr@ScottsdaleAZ.gov

**Stipulations for the  
Development Review Board Application:  
WaterView Residential  
Case Number: 22-DR-2017#2**

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

**APPLICABLE DOCUMENTS AND PLANS:**

1. Except as required by the Scottsdale Revised Code (SRC), the Design Standards and Policies Manual (DSPM), and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
  - a. Architectural elements, including dimensions, materials, form, color, and texture shall be constructed to be consistent with the building elevations submitted by Studio One Eleven, with a city staff date of 8/15/2019.
  - b. The location and configuration of all site improvements shall be consistent with the site plan submitted by Studio One Eleven, with a city staff date of 8/15/2019.
  - c. Landscape improvements, including quantity, size, and location shall be installed to be consistent with the preliminary landscape plan submitted by Young Design Group, with a city staff date of 8/15/2019.
  - d. The location and configuration of plazas, walkways and paths as shown on the WaterView Plazas, Walkways and Paths Plan, attached as Exhibit 1 to Attachment A.
  - e. The case drainage report submitted by David Evans & Associates, Inc. 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 David Evans & Associates, Inc. accepted in concept by the Water Resources Department.

**RELEVANT CASES:**

**Ordinance**

- A. At the time of review, the applicable Zoning case for the site was 19-ZN-2015.

**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. *With the final plans submittal, the property owner shall provide information and details related to screening devices that will be utilized to screen any mechanical equipment. Parapet walls or louver*

systems that are utilized for screening shall be equal to, or exceed, the height of the tallest roof-mounted mechanical equipment.

### **DRB Stipulations**

2. *With the final plans submittal, the property owner shall provide design details of the hardscape and pavement design, and pedestrian amenities.*
3. *With the final plans submittal, the property owner shall provide section drawings of the proposed exterior shade devices and provide information that describes the shadow/shade that will be accomplished by the proposed shade devices, given the vertical dimensions of the wall opening. All shade devices should be designed so that the shade material has a density of 75%, or greater, in order to maximize the effectiveness of the shade devices.*
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 plans 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 plans submittal the developer shall provide head, jamb and sill details clearly showing the amount of recess for all door types.

### **SITE DESIGN:**

#### **Ordinance**

- D. Before any Certificate of Occupancy is issued for any Phase of the development project, the property owner shall be responsible to remove all existing above-ground utility lines and poles within the development project and along the entire west side of North 73<sup>rd</sup> Street adjacent to the development project and replace them, as needed, with underground utility lines. The types and manner of work to be done shall be reviewed by, and subject to the approval of, the affected utility companies prior to the final plans submittal for the development project. The undergrounding of the 69kv utility lines along the Arizona Canal adjacent to the site along the development project's frontage with the Arizona Canal shall be performed as outlined in the associated Development Agreement for this project (Contract No. 2016-064-COS). The property owner shall be responsible for all cost associated with removal and replacement of utility lines, except as outlined in the associated Development Agreement for this project (Contract No. 2016-064-COS).
- E. Prior to the first building permit issuance for any phase of the development project, the property owner shall be required to provide through contribution to the Downtown Cultural Trust Fund a minimum of one (1) percent of the building valuation for all floor area of the respective phase of the development project.
- F. Prior to the issuance of any building permits for any portion of the development project, the property owner shall record a covenant against the project site delineated on Exhibit 2 of the Development Plan (19-ZN-2015), in a form and substance acceptable to City Attorney or designee, permanently imposing upon the property owner of the development project site and its successors, all duties relating to or arising from ongoing operations, repair, maintenance, and renovation of all canal bank improvements in the areas delineated in Exhibit 2, which includes, but is not limited to,

the following duties and requirements, except as outlined in the provisions of the associated Development Agreement for this project (Contract No. 2016-064-COS):

- a. Design standards with respect to the operations, repair, maintenance and renovation of Arizona Canal Bank Improvements. Same standards as applicable to other Arizona Canal improvements in the City nearby, minimum requirements of the City of Scottsdale per the Design Standards and Policies Manual and requirements of the Zoning Ordinance.
  - b. Trails and paths (Arizona Canal).
    1. Maintain the Salt River Project service vehicle paths and multiple use path.
    2. Operations, Repair, Maintenance and Renovation shall include, but not be limited to, removal of trash and debris and maintaining the travel tread areas.
  - c. Landscaping and Hardscape Improvements.
    1. Maintain both landscaping and hardscape improvements that will be constructed outside the service vehicle paths and multiple use path along the embankment of the Arizona Canal.
    2. Operations, Repair, Maintenance, and Renovation shall include, but not be limited to removal of trash and debris, applicable best practices for irrigation, pruning and trimming live plants, repairing or replacing pedestrian seating areas and retaining walls and lighting.
    3. Any stairs or paths leading to and from the Arizona Canal to adjoining pedestrian paths, stairs or walks on the adjoining development site shall be maintained in a safe and appropriate manner.
- G. The property owner shall provide pedestrian and landscape improvements (from curb to perimeter wall) along the development project's frontage with North 73<sup>rd</sup> Street and North 74<sup>th</sup> Place adjacent to the open space located at the northern portion of the development project (labeled as North Open Space Improvements on Exhibit 1 to Attachment A), in conformance with applicable city design standards and guidelines, and other regulatory requirements.
- a. Improvements shall include, but not be limited to, a new ten (10) foot wide sidewalk, landscaping and associated pedestrian amenities. Perimeter wall/fence surrounding northern open space, if provided, shall not be located any closer than twenty (20) feet to the back of the curb of North 73<sup>rd</sup> Street and North 74<sup>th</sup> Place.
  - b. The property owner shall submit construction documents for the North Open Space Improvements concurrently with the construction documents for the remainder of Phase One of the development project.
  - c. Prior to the issuance of any building permit for Phase One of the development project, the owner shall dedicate a non-motorized public access easement over the extents of the pedestrian path within the area of the North Open Space Improvements that is located outside of public right-of-way.
  - d. Before any Certificate of Occupancy is issued for any building of Phase One of the development project, the owner shall construct the North Open Space Improvements as shown on the approved construction documents.

#### **DRB Stipulations**

6. *Prior to issuance of any building permit for the development project, the property owner shall submit plans and receive approval to construct an "at grade" compacter placed on-site with collections to be conducted on-site.*

7. *With the construction document submittal, the property owner shall modify the site plan, and other associated plans, to relocate the electrical transformers adjacent to North 73<sup>rd</sup> Street between the street and the building, to the satisfaction of Planning final plans review staff.*
8. *With final plans submittal, the property owner shall provide plans and details that illustrate that the "at grade" compacter and electrical transformers shall be located so that they do not conflict with, or adversely affect, the pedestrian amenities, resident amenities, landscape features, and/or on-site circulation elements that are included with this development.*

**LANDSCAPE DESIGN:**

**Ordinance**

- H. With the final plans submittal, the property owner shall supply written documentation of approval by the Water Resources Department of any proposed water features and/or fountains.

**EXTRIOR 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.
- L. The initial vertical luminance at 6-foot above grade, along the northeast property line adjacent to the single-family residence shall not exceed 0.3-foot-candles. All exterior luminaires shall be included in this calculation.

**DRB Stipulations**

9. 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.
10. 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. Except as required herein, 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. The total lumen per luminaire shall not exceed 24,000 lumens.

**VEHICULAR PARKING:**

**Ordinance**

- M. With the final plans submittal, the property owner shall provide dimensional information and notations on the floor plan of the garage structure, in conformance with Zoning Ordinance Section 9.106.A.

**STREET INFRASTRUCTURE:**

**Ordinance**

- N. 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.
- O. Prior to issuance of any building permit for Phase One of the development project, the property owner shall submit for review, and receive approval of, civil construction documents to provide improvements to the alley located at the northern extents of the development project, adjacent to the East Plaza, to include repaving the alley to a minimum width of fourteen (14) feet and curbing to accommodate vehicular access for SRP and other service vehicles to the Arizona Canal bank. The alleyway shall be subject to approval by the City's Transportation General Manager, or designee, and shall be designed in conformance with the Design Standards and Policies Manual.
- P. Prior to the issuance of a building permit for the development project, the property owner shall submit and obtain approval of civil construction documents to construct the following improvements:
- i. **73<sup>RD</sup> STREET.**
    - a. **73<sup>rd</sup> Street Realignment.** The property owner shall construct the realigned North 73<sup>rd</sup> Street (north of the north curb line of East Camelback Road) to the Local Collector Suburban Character cross section minimum, Figure 5.3-17 of the Scottsdale DSPM, widening the roadway to provide a two-lane approach southbound to East Camelback Road. The owner shall be responsible for 100% of the cost to design and construct the improvements necessary for the realignment of North 73<sup>rd</sup> Street. The timing of construction of the 73<sup>rd</sup> Street Realignment improvements shall be per the provisions of the associated Development Agreement for this project (Contract No. 2016-064-COS).
    - b. **73<sup>rd</sup> Street Sidewalks.** The property owner shall construct minimum 8-foot-wide sidewalks along the development project's 73<sup>rd</sup> Street frontage. The property owner shall demonstrate compliance with this requirement with the civil construction documents submittal.
  - ii. **CAMELBACK ROAD/73<sup>RD</sup> STREET INTERSECTION IMPROVEMENTS.**
    - a. The property owner shall construct new improvements for the intersection of East Camelback Road and North 73<sup>rd</sup> Street (south of the north curb line of East Camelback Road), including sidewalks and pedestrian crossings. Plans for the intersection improvements shall be subject to the review and approval of Transportation Department staff. The intersection construction must be performed to the standards and to the satisfaction of the City Transportation Manager, or designee, and shall be completed prior to issuance of a Certificate of Occupancy for any building of the initial phase of the development project. The property owner shall dedicate traffic control easements as necessary, subject to the City Attorney, to contain traffic signal poles and equipment at the

new E. Camelback Road and North 73<sup>rd</sup> Street intersection. The traffic control easements shall overlay the required sight distance easements. The property owner shall be responsible for 100% of the cost to design and construct intersection improvements. For those improvements located north of the north curb line of E. Camelback Road, the improvements as outlined in paragraph O.i.a. above shall apply with respect to timing as outlined in the associated Development Agreement for this project (Contract No. 2016-064-COS).

- Q. Prior to issuance of any building permit for the initial phase of the development project, the property owner shall contribute to the City, up to a maximum property owner commitment of \$75,000, for any traffic mitigation work identified by the traffic mitigation plan for the development project.

**DRB Stipulations**

11. 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 following improvements:
- a. N. 73<sup>rd</sup> STREET.
    - 1. Construct the new the driveway ramps in accordance with the DSPM Sections 5-3.200 and 5-3.205, AND City of Scottsdale (COS) Supplement to MAG Specifications and Details, detail 2256-CL1.
12. 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.

**WATER AND WASTEWATER:**

**DRB Stipulations**

13. *Prior to the issuance of any building permit for the development project, the property owner shall submit and obtain approval of civil construction documents for the upsizing of the sewer system to a twenty-four (24)-inch diameter main along E. Camelback Road from 73<sup>rd</sup> Street to Miller Road.*
14. *Prior to the issuance of any Certificate of Occupancy for the project, the property owner shall upsize the existing sewer main along E. Camelback Road from 73<sup>rd</sup> Street to Miller Avenue to a twenty-four (24)-inch diameter main.*
15. 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:**

**DRB Stipulations**

16. 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. In addition, the following issues from the case drainage report need to be addressed during final design:
- a. There appears to be elevation conflicts between the proposed drainage swale and the proposed 60" pipe for the underground stormwater storage tank (USST). Since the proposed swale should



be lower than the FF of the hotel (elevation 71), there does not appear to be sufficient cover between the top of pipe and bottom of swale.

- b. The labels for the drainage areas and retention basins do not match when comparing exhibits and retention calculations. Revise these so that there is a clear connection between the exhibits and calculations.
1. With the civil construction document submittal, the property owner shall provide an Operation and Maintenance Manual for the stormwater devices used to filter the runoff.
2. With the civil construction document submittal, the property owner shall demonstrate that pool backwash and underground parking garage drainage shall be plumbed to the sanitary sewer system and will be pretreated with an oil and sand separator device.

### **MULTI-USE TRAILS AND PATHS:**

#### **Ordinance**

- R. Improvements shall be made to the Arizona Canal Bank along the development project's frontage, as shown in the Development Plan for case 19-ZN-2015, in conformance with applicable city design standards and guidelines, and applicable Salt River Project (SRP), FEMA or other regulatory requirements. The property owner shall be obligated for the Arizona Canal Bank Improvements per the provisions of the associated Development Agreement for this project (Contract No. 2016-064-COS).
  - a. The Arizona Canal Bank Improvements shall receive Development Review Board approval in accordance with the terms of the license agreement, Contract No. 1999-091-COS, as it may be amended.
  - b. Improvements shall be made for a bridge over the Arizona Canal to connect the north side of the canal bank and the south side of the canal bank, as shown in the Development Plan (19-ZN-2015), in conformance with applicable city design standards and guidelines, applicable SRP and other regulatory requirements. The property owner shall be obligated for the Canal Bridge improvements per the provisions of the associated Development Agreement for this project (Contract No. 2016-064-COS).
  - c. Prior to issuance of any building permit for the Arizona Canal Bank Improvements, approval shall be obtained from SRP for any portion of the Arizona Canal Bank Improvements located within SRP property.
  - d. Prior to issuance of any building permit for the development project, the property owner, or representative of the property owner, shall submit for review, and obtain approval of, civil construction documents to construct the Arizona Canal Bank Improvements. The location and design of the signs and markers shall be shown in the civil construction documents.
  - e. Prior to issuance of any building permit for the development project, the property owner shall dedicate a non-motorized public access easement over the extents of any of the Arizona Canal Bank Improvements that are located on private property.
  - f. Prior to issuance of any building permit for any phase of the development project, the property owner shall make the required payment to the Downtown Cultural Trust Fund as required by the Zoning Ordinance and as outlined in the associated Development Agreement for this project (Contract No. 2016-064-COS). For purposes of potential phased cultural improvement contributions, all building valuation calculations shall be determined based on building data published at the time of each permit issuance.

- g. The Arizona Canal Bank Improvements shall be subject to any agreements between the City and Salt River Project.
- S. Improvements shall be made for a bridge over the Arizona Canal to connect the north side of the canal bank and the south side of the canal bank, as shown in the Development Plan (19-ZN-2015), in conformance with applicable city design standards and guidelines, applicable SRP and other regulatory requirements. The property owner shall be obligated for the Canal Bridge improvements per the provisions of the associated Development Agreement for this project (Contract No. 2016-064-COS).
- a. The Canal Bridge improvements shall receive Development Review Board approval in accordance with the terms of the license agreement, Contract No. 1999-091-COS, as it may be amended.
  - b. The Canal Bridge improvements shall include, but not limited to, a canal bridge with a minimum path width of ten (10) feet with a minimum of one (1) bulb-out to allow for the mid-bridge stopping of bridge users outside of the normal bridge path, and associated signs and markers as specified in the Design Standards and Policies Manual. The final location of the Canal Bridge shall be subject to SRP, the Development Review Board approval, and the City's Transportation General Manager, or designee, and shall be in substantial conformance with the location shown in the Development Plan (19-ZN-2015). All improvements shall be in conformance with the Design Standards and Policies Manual.
  - c. Prior to issuance of any building permit for the Canal Bridge improvements, approval shall be obtained from SRP for any portion of the Canal Bridge improvements located within SRP property.
  - d. Prior to issuance of any building permit for the development project, the property owner, or representative of the property owner, shall submit for review, and obtain approval of, civil construction documents to construct the Canal Bridge improvements. The location and design of the signs and markers shall be shown in the civil construction documents.
  - e. Prior to issuance of any building permit for any phase of the development project, the property owner shall make the required payment to the Downtown Cultural Trust Fund as required by the Zoning Ordinance and as outlined in the associated Development Agreement for this project (Contract No. 2016-064-COS). For purposes of potential phased cultural improvement contributions, all building valuation calculations shall be determined based on building data published at the time of each permit issuance.
  - f. The Canal Bridge improvements shall be subject to any agreements between the City and Salt River Project.
- T. The property owner shall provide improvements to the development project for a multi-use pathway to connect North 73<sup>rd</sup> Street to the Arizona Canal Bank Improvements near the northern boundary of the SRP Scottsdale Substation (southern boundary of residential project)(labeled as West Wakway on Exhibit 1 to Attachment A), as shown in the Development Plan (19-ZN-2015) and the plans prepared by GMP Architects and Young Design Group, with a city staff date of 9/29/2017, in conformance with applicable city design standards and guidelines, applicable SRP and other regulatory requirements.
- a. Pathway improvements for the West Walkway shall include, but not be limited to, a new 10-foot-wide concrete path, and associated landscaping and lighting. The alignment of the path shall be subject to the Development Review Board approval and the City's Transportation General Manager, or designee, and shall be in substantial conformance with the location shown

- in the Development Plan (19-ZN-2015). All improvements shall be in conformance with the Design Standards and Policies Manual.
- b. The property owner shall submit civil construction documents for the West Walkway improvements concurrently with the civil construction documents for the remainder of the initial phase of the development project.
  - c. Prior to the issuance of any building permit for any portion of the development project, the property owner shall dedicate a non-motorized public access easement over the extents of the multi-use path within the West Walkway that is located on private property.
  - d. Before any Certificate of Occupancy is issued for any portion of the initial phase of the development project, the property owner shall construct the West Walkway improvements as shown on the approved civil construction documents.
- U. The property owner shall provide improvements to the northern portion of the East Plaza located at the northern extents of the development project for purposes of a multi-use path from North 74<sup>th</sup> Place to the Arizona Canal (labeled as East Plaza Walkway on Exhibit 1 to Attachment A), as shown in the Development Plan (19-ZN-2015) and the plans prepared by GMP Architects and Young Design Group, with a city staff date of 9/29/2017, in conformance with applicable city design standards and guidelines and other regulatory requirements.
- a. Multi-use path improvements for the area located on the north side of the development project shall include, but not be limited to, a new 8-foot-wide concrete sidewalk to be located within the East Plaza Walkway tract, and associated landscaping and lighting. The alignment of the path shall be subject to the Development Review Board approval and the City's Transportation General Manager, or designee, and shall be in substantial conformance with the location shown in the Development Plan (19-ZN-2015). All improvements shall be in conformance with the Design Standards and Policies Manual.
  - b. The property owner shall submit civil construction documents for the East Plaza Walkway improvements concurrently with the civil construction documents for the remainder of Phase One of the development project.
  - c. Prior to the issuance of any building permit for any portion of Phase One of the development project, the property owner shall dedicate a non-motorized public access easement over the extents of the non-motorized, multi-use path within the East Plaza Walkway that is located outside of public right-of-way.
  - d. Before any Certificate of Occupancy is issued for any portion of Phase One of the development project, the property owner shall construct the East Plaza Walkway improvements as shown on the approved civil construction documents.
- V. A new ADA-compliant, non-motorized, multi-use path to connect the improvements of the East Plaza Walkway to the Arizona Canal Bank Improvements shall be constructed (labeled as East Plaza North Path on Exhibit 1 to Attachment A), in compliance with applicable city design standards and guidelines, applicable SRP and other regulatory requirements. The property owner shall be responsible for all cost of the design and construction of the East Plaza North Path improvements, unless the Cultural Council chooses to design and construct the path at the agreement of both the Cultural Council and the property owner.
- a. The East Plaza North Path shall receive Development Review Board approval in accordance with the terms of the license agreement, Contract No. 1999-091-COS, as it may be amended.

- b. East Plaza North Path improvements shall include, but not be limited to, a new 8-foot-wide concrete pathway, and associated landscaping and lighting improvements.
- c. Civil construction documents for the East Plaza North Path improvements shall be submitted concurrently with the civil construction documents for the remainder of Phase One of the development project.
- d. Prior to issuance of any building permit for the East Plaza North Path improvements, approval shall be obtained from SRP for any portion of the East Plaza North Path improvements located within SRP property.
- e. Prior to issuance of any building permit for Phase One of the development project, if the Cultural Council chooses to design and construct the East Plaza North Path improvements at the agreement of both the Cultural Council and the owner, the property owner shall make a payment of \$40,000 to the Downtown Cultural Trust Fund as outlined in the associated Development Agreement for this project (Contract No. 2016-064-COS). If the Cultural Council does not choose to design and construct the East Plaza North Path improvements, the property owner shall be responsible to construct the East Plaza North Path improvements prior to obtaining a Certificate of Occupancy for Phase One of the development project.
- f. The East Plaza North Path improvements shall be subject to any agreements between the City and Salt River Project.

**EASEMENTS DEDICATIONS:**

**DRB Stipulations**

- 3. 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 and safety triangle (SD) 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 the public sidewalk in locations where the sidewalk crosses onto private property of the development project.
  - c. A one-foot-wide vehicular non-access easement to the City of Scottsdale along East Camelback Road, North 73<sup>rd</sup> Street, and North 74<sup>th</sup> Place, except at the approved street entrances.

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) 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 (##-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 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.**

- 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		<b>Plans and Related Documents</b>	
Required	Provided	Submittal Item <b>Digitally through the City’s website at the following link:</b> <a href="https://eservices.scottsdaleaz.gov/bldgresources/plans">https://eservices.scottsdaleaz.gov/bldgresources/plans</a>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>Improvement Plan Set file (including the following):</b>	
	<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"/>	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"/>	<b>Following engineering files, 1 pdf file each: (for reference) (See Note 3 Below)</b>	
	<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 checked="" type="checkbox"/>	<input type="checkbox"/>	Geotechnical Report
	<input checked="" 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
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>Final Drainage Report and hydrology and hydraulic analysis files</b>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>SWPPP booklet including erosion control plan</b>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>Completed 404 Certification Form</b>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>Notice of Intent (NOI)</b>	

**Construction Document Application Requirements**  
**WaterView Residential (22-DR-2017#2)**

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>No-Conflict Forms (Originals must be signed by each utility prior to plan approval)</b>
<input type="checkbox"/>	<input type="checkbox"/>	<b>Commitment for Title Insurance (not more than 30 days old from the date of the first submittal)</b>
<input type="checkbox"/>	<input type="checkbox"/>	<b>Right of Way, PUE, Sight Visibility, Access, etc. legal description(s) and graphic exhibit (See Note 4 &amp; 5 below)</b>
<input type="checkbox"/>	<input type="checkbox"/>	<b>Drainage Easement legal description(s) and graphic exhibit for dedication(s) (See Note 4 &amp; 5 below)</b>
<input type="checkbox"/>	<input type="checkbox"/>	<b>Aviation Easement legal description and graphic exhibit (See Note 4 &amp; 5 below)</b>
<input type="checkbox"/>	<input type="checkbox"/>	<b>NAOS, Scenic Corridor, etc. easement(s) legal description and graphic exhibit (See Note 4 &amp; 5 below)</b>

**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 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.**


- 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 <b>One (1) Digital File Set</b>		<b>Plans and Related Documents</b>	
Required	Provided	Submittal Item <b>Digitally through the City's website at the following link:</b> <a href="https://eservices.scottsdaleaz.gov/bldgresources/plans">https://eservices.scottsdaleaz.gov/bldgresources/plans</a>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>Architectural Plan Set (including the following):</b>	
	<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
	<input 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 checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	One (1) copy of soils report
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	One (1) copies of the International Energy Compliance Code compliance documentation. (Energy modeling calculations and report, or Com-Check is acceptable)
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	One (1) copy of the Construction Specifications - 8 ½" x 11" bound copies or on plan sheets
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Final Plat/Condominium Plat/Map of Dedication (for reference only)
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>Civil &amp; Landscape Plans (for reference only)</b>
<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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Water Resource Department's approval of the water features/fountains.

**SECTION 4.**  
**Fire Department Requirements For Deferred Sprinkler, Extinguishing,  
and/or Alarm System Submittals**

	<b>FIRE ORDINANCE REQUIREMENTS</b>	
(INCORPORATE INTO BUILDING PLANS AS GENERAL NOTE BLOCK - USE ONLY THE DESIGNATED STIPULATIONS)		
<input checked="" type="checkbox"/>	1. Premises identification to be legible from street or drive.	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	2. Fire Lanes & Emergency Access shall be provided & marked in compliance with City Ordinance and International Fire Code requirements.	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	3. Provide all weather access roads (minimum 16' (ft.) in width) to all buildings and hydrants from public way during construction.	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	4. A fire sprinkler system shall be installed and comply with currently adopted NFPA standards.	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	5. Buildings are subject to installation and testing requirements for Public Safety radio amplification system.	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	6. Submit Hazardous Material Management Plan (HMMP) for all Hazardous Materials. Submit HMMP with Building submittal.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	7. Fire lines, sprinklers and standpipe systems shall be flushed and pressure tested per NFPA Standards and Scottsdale Revised Codes.	<input checked="" type="checkbox"/>
	8. Backflow prevention is required for all NFPA 13/13R systems.	
	9. Provide a KNOX access system: <input type="checkbox"/> a. KNOX box <input type="checkbox"/> b. Padlock <input type="checkbox"/> c. Key switch and preemption device override for automatic gates	
	10. Fire Department Connections shall be installed in a location approved by Scottsdale Fire Code Official.	
	12. Fire sprinkler system design criteria for unspecified shell buildings shall be .45 gpm over 3000 square feet.	
	11. Provide "Owner's Information Certificate" with fire sprinkler plan submittal.	
	13. Fire sprinkler system design for warehouse/storage occupancies shall be based on the full height capacity of Building per Scottsdale Revised Code.	
	14. Provide a combination lock box for building access keys and fobs 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
<b>Submittal Item:</b>		
NFPA compliant Sprinkler system	<input checked="" type="checkbox"/>	
NFPA compliant Fire Alarm system	<input checked="" type="checkbox"/>	<input type="checkbox"/>
UL 300 compliant commercial hood suppression system	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>“Required”</b> check boxes (completed by Fire Code Official) indicate whether or not a submittal item is required.</p> <p><b>“If Applicable”</b> 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"/>	



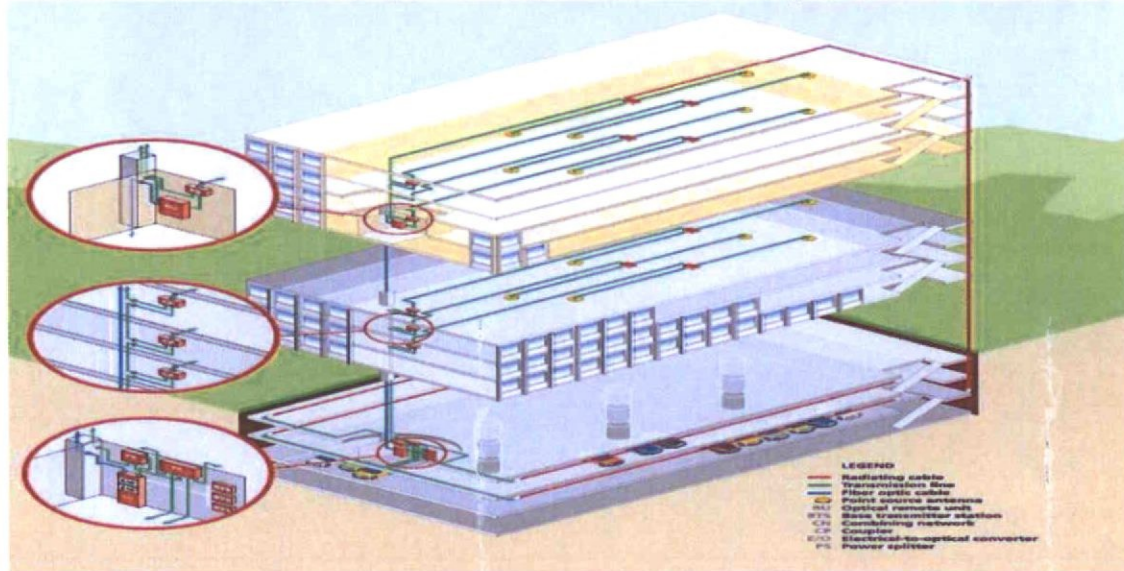
**NOTE:**

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 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



## **Construction Document Application Requirements**

### **WaterView Residential (22-DR-2017#2)**

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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](mailto: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.

**SECTION 7.  
Environmental Information**

**Arizona Department of Environmental Quality (ADEC) 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 ADEC;
- Provide the NOI Certificate of Approval to the City before the final plan approval.
- Send a Notice of Termination (NOT) to ADEC when construction is completed.
- Contact ADEC at 602-771-4449 for further information. Forms are available from the City of Scottsdale One Stop Shop, or from ADEC.
- The approved SWPPP shall be kept onsite at all times during construction.

## 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"> <li>▪ 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</li> </ul>	At time of application submittal
	Plan Review	<ul style="list-style-type: none"> <li>▪ Commercial, foundation, addition, tenant improvement/remodel</li> <li>▪ Apartments/Condos</li> <li>▪ Engineering site review</li> <li>▪ Signs</li> <li>▪ Plat fees</li> <li>▪ Misc. Plan Review</li> <li>▪ Lot Tie/Lot Split</li> <li>▪ Pools &amp; Spas</li> <li>▪ Recordation</li> </ul>	At time of construction document submittal
	Building Permit	<ul style="list-style-type: none"> <li>▪ Commercial addition, remodel, tenant improvement, foundation only, shell only</li> <li>▪ Fence walls or Retaining walls</li> <li>▪ Misc. Permit</li> <li>▪ Signs</li> </ul>	After construction document approval and before site construction begins
Residential	Application	<ul style="list-style-type: none"> <li>▪ 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</li> </ul>	At time of application submittal
	Plan Review	<ul style="list-style-type: none"> <li>▪ Single family custom, addition, remodel, standard plans</li> <li>▪ Engineering site review</li> <li>▪ Misc. plan reviews</li> </ul>	At time of construction document submittal
	Building Permit	<ul style="list-style-type: none"> <li>▪ Single family custom, addition, remodel, detached structure, standard plans</li> <li>▪ Fence walls or Retaining walls</li> <li>▪ Misc. Permit</li> <li>▪ Signs</li> </ul>	After construction document approval and before site construction begins



9/23/2019

Ryan Caldera  
Studio 111 Architects/Ryan Caldera  
245 E 3Rd St  
Lonbaech, CA 90802

RE: Development Review Board Packet requirements for the Development Review Board hearing.

Dear Mr. Caldera:

Your case 22-DR-2017#2, WaterView Residential, is scheduled for the 10/17/2019 Development Review Board hearing. Please submit the following directly to me by 1:00 p.m. on 10/4/2019 in order to keep this hearing date:

- 1 copy of this letter (without this letter your packets will not be accepted)
- 

- 8 copies on 11"x17" paper, collated and stapled into packets; and
- 1 copy on 8 ½"x11" paper, not stapled, of the following:

- Combined context aerial and Site Plan (color)
  - Site Plan (black and white)
  - Elevations (color)
  - Elevations (black and white)
  - Perspective (color)
  - Streetscape Elevations (color)
  - Material and Color Board (color)
  - Landscape Plans (black and white)
- 

- 8 sets of the color context photos and the associated context photo key plan.
- Please drop off Development Review Board Packet with the Receptionists and or Planning Support staff. (Option A)
- Please contact me at 480-312-7713 or at [bcarr@ScottsdaleAZ.gov](mailto:bcarr@ScottsdaleAZ.gov) to make a submittal meeting. (Option B)

You may be required to make a presentation to the Development Review Board. If you choose to present your application to the Development Review Board utilizing a Power Point presentation, please submit the electronic file to your project coordinator by 1:00 p.m. on Monday 10/14/2019. Please limit your presentation to a maximum of 10 minutes.

Thank you,

Brad Carr, AICP  
Principal Planner

2/13/2019

Ryan Caldera  
Studio 111 Architects/Ryan Caldera  
245 E 3Rd St  
Lonbaech, CA 90802

RE: 22-DR-2017#2  
WaterView Residential  
969W8 (Key Code)

Dear Mr. Caldera:

The Planning & Development Services Division has completed the review of the above referenced development application submitted on 12/20/2018. The following **1<sup>st</sup> Review Comments** represent the review performed by our team, and is intended to provide you with guidance for compliance with city codes, policies, and guidelines related to this application.

**Zoning Ordinance and Scottsdale Revise Code Significant Issues**

The following code and ordinance related issues have been identified in the first review of this application, and shall be addressed in the resubmittal of the revised application material. Addressing these items is critical to scheduling the application for public hearing, and may affect the City Staff's recommendation. Please address the following:

**Zoning:**

1. Per the stipulations of zoning case 19-ZN-2015, please revise the project plans to provide a minimum 8-foot-wide sidewalk along the N. 73<sup>rd</sup> Street frontage, connecting to E. Camelback Road.
2. In the narrative, Section III Design & Development Plan Summary, the first sentence refers to "...a maximum height of four stories...down to two stories...". However, Section V, Development Review Board Criteria Section 1.904.2.b, the first sentence refers to "The project consists of four/five-story (residential)...". Please clarify this difference and revise the narrative accordingly. (Zoning Ordinance, Sec. 1.303.)
3. Provide information and details related to screening devices that will be utilized to screen any mechanical equipment. Please refer to Zoning Ordinance Sec. 1.904.A.4 and Sec. 7.105.
4. Provide information and details related to the roof drainage system. Please refer to Zoning Ordinance Section 7.105.

**Fire:**

5. Please revise the project plans to demonstrate that all access roads are extended to within 300 feet of all portions of the building (Fire Ord. 4283, 503.1.1)
6. Please revise the project plans to demonstrate existing and proposed fire hydrant spacing. (Fire Ord. 4283, 507.5.1.2)

7. Please revise the project plans to demonstrate the location of the Fire Department Connection. (Fire Ord. 4283, 912)

Drainage:

8. Please submit two (2) copies of the revised Drainage Report with the original red-lined copy of the report to your Project Coordinator with the rest of the resubmittal material identified in Attachment A. The revised Drainage Report shall address the following:
- a. The Waterview Residential grading and drainage plan was revised since the 10/21/2018. Please submit a revised drainage report to account for the revisions and incorporate the changes to the Edition Hotel drainage report. The drainage report for the Edition Hotel and Waterview must be synchronized. Please discuss the construction phasing and ownership responsibilities for the underground storage tank (USST) that is proposed to be on the Waterview property, but used for the Edition Hotel. This report does not cover the USST or the changes made to the Waterview Residential buildings and site layout.

Significant Policy Related Issues

The following policy related issues have been identified in the first review of this application. Even though some of these issues may not be critical to scheduling the application for public hearing, they may affect the City Staff's recommendation pertaining to the application and should be addressed with the resubmittal of the revised application material. Please address the following:

Site Design:

9. The project plans include a pedestrian connection at the south end of the site. Please revise the project plans to show how this pedestrian connection is designed to work in conjunction with the pedestrian connection proposed on the adjacent hotel site (Edition Hotel – 6-DR-2018). (Zoning Ordinance, Sec. 1.303.)
10. Please provide a refuse plan for the site with the next submittal describing how all refuse will be managed for the site. (Zoning Ordinance, Sec. 1.303.)
11. Perimeter and site walls shall be constructed with 6 or 8 inch wide concrete masonry blocks, 8 inches wide brick, stone, concrete, or a similar solid and durable material to match the building. Stucco and paint the surface of concrete block walls to match the on-site buildings unless they are split-faced, grid or similar decorative types of block. Grade breaks shall be located at the top of the wall at piers or corners wherever possible. Include varied setbacks, alignments, and/or heights and/or piers or buttresses for walls over 200 feet long. Vary the horizontal and vertical alignment of the wall for visual interest. Please refer to Scottsdale Design Standards & Policies Manual Section 2-1.205.A.
12. Please revise the project plans to identify the location of all above ground utility equipment. Utility equipment should be located so that it does not conflict with pedestrian amenities, resident amenities, landscape features, and/or on-site circulation. (Zoning Ordinance, Sec. 1.303.)
13. Bicycle parking spaces and rack design shall be in conformance with City of Scottsdale Standard Detail No. 2285, unless otherwise approved in writing by the City of Scottsdale's Transportation Department. Please revise the project plans to provide the 'Required' and 'Provided' bike parking calculations and the bike rack locations in accordance with section 9.106.C.2.b of the Zoning Ordinance.
14. Please provide a site plan and project data that complies with the Plan & Report Requirements for Development Applications. There will be comments regarding the site plan after it has been received and reviewed by staff. Please refer to Zoning Ordinance Section 1.305.

### Building Elevation Design:

15. The proposed building elevations provide less architectural detailing and articulation than those of the original approval for the site. Please revise the building elevations to provide additional articulation and architectural details to the buildings as well as shading on building facades. (Zoning Ordinance, Sec. 1.305.)
16. Please provide building elevations that comply with the Plan & Report Requirements for Development Applications. There will be comments regarding the building elevations after they have been received and reviewed by staff. Please refer to Zoning Ordinance Section 1.305.

### Lighting Design:

17. Please provide details regarding the utilization and installation of proposed light fixture "L" and "LS". Please refer to the Scottsdale Sensitive Design Principle 13. Please refer to Zoning Ordinance Section 1.305.
18. Proposed light fixtures "LW", "L", and "LB-2" is unacceptable due to exposed light source and lens, both of which will result in excessive glare. Please provide alternative light fixtures that will effectively direct the light to the site areas that are intended to be illuminated. Please refer to DSPM Sec. 2-1.208.

### Circulation:

19. The proposed project plans include a revision to the entry location for resident parking with a new location to the underground garage located at the southern end of the site. This location could be potentially detrimental to new residential units located on the opposite side of N. 73<sup>rd</sup> Street. Please provide greater detail as to the use of that driveway as well as documentation with regards to public outreach that has occurred with the property owner of the property located directly across from this new access point. (Zoning Ordinance, Sec. 1.204.)

### Floor Plans:

20. Please provide a floor plan or roof plan that indicates and illustrates the location of the roof access ladder. Please refer to Scottsdale Design Standards & Policies Manual Section 2-1.401.3.
21. Please revise the project plans to indicate and illustrate the location of the electrical service entrance section or electrical meters and service panels for each unit. Service entrance sections (SES) or electrical meters and service panels shall be incorporated into the design of the building, either in a separate utility room, or the face of the SES shall be flush with the building face. An SES that is incorporated into the building, with the face of the SES flush with the building, shall not be located on the side of a building that is adjacent to a public right-of-way, roadway easement, or private streets. Please refer to the Scottsdale Design Standards and Policies Manual, Section 2-1.402.
22. Please provide floor plans for all levels of the garage structure, with dimensional information and notations on the floor plan in conformance with Zoning Ordinance Section 9.106.A.

### Technical Corrections

The following technical ordinance or policy related corrections have been identified in the first review of the project. While these items are not as critical to scheduling the case for public hearing, they will likely affect a decision on the final plans submittal (construction and improvement documents) and should be addressed as soon as possible. Correcting these items before the hearing may also help clarify questions regarding these plans. Please address the following:

Site:

23. Please provide design details of the hardscape and pavement design, shade devices and materials, and pedestrian amenities with the next submittal.

Circulation:

24. Please revise the project plans to note the dedication of safety triangle easements at the location of the site driveway and 73<sup>rd</sup> Street intersection. (DSPM, Sec. 5-3.123; Fig. 5-3.27)
25. Please revise the project plans to note that site driveways are to be designed in conformance with CL-1 driveway detail, CoS Std. Detail #2256. (DSPM, Sec. 5-3.200 & Sec. 5-3.205)

Landscaping:

26. Please revise the conceptual landscape plan so that it includes summary data indicating the landscape area (in square feet) of on-site, right-of-way, and parking lot landscaping, in compliance with Zoning Ordinance Section 10.200. Please refer to Zoning Ordinance Section 1.305.
27. Please revise the landscape plan so that the landscape legend includes quantity of the proposed plants, in compliance with Zoning Ordinance Section 10.200.
28. Please utilize a dashed line to indicate the sight distance visibility triangles on the landscape plan. Please refer to the Plan & Report Requirements for Development Applications. Please refer to the Scottsdale Design Standards & Policies Manual Section 5-3.119. Please refer to Zoning Ordinance Section 1.305.
29. Please add a note to the General Notes that are listed under the Conceptual Plant List, as follows: Thorny trees, shrubs and cacti shall be planted so that their mature size/canopy will be at least 4 feet away from any walkways or parking area curbing. Please refer to DSPM Sec. 2-1.501.L.

Other:

30. Please provide paint color drawdowns and the Color & Material Sample Board per the Development Review Development Application Checklist, Part III – Samples & Models. It may be necessary to provide two boards. Please consider using a thicker foam core board, or multiple-layered foam core board so that heavier samples can be recessed into the board.
31. Notes and dimensions on the development plan sheets appear to be 6-point font size, or less. Please revise the notes and dimensions so that they are 12-point font size (1/6th of an inch). Please refer to the Plan & Report Requirements for Development Applications. Please refer to Zoning Ordinance Section 1.305.

Please resubmit the revised application requirements and additional information identified in Attachment A, Resubmittal Checklist, and a written summary response addressing the comments/corrections identified above as soon as possible for further review. The City will then review the revisions to determine if the application is to be scheduled for a hearing date, or if additional modifications, corrections, or additional information is necessary.

**PLEASE CALL 480-312-7767 TO SCHEDULE A RESUBMITTAL MEETING WITH ME PRIOR TO YOUR PLANNED RESUBMITTAL DATE. DO NOT DROP OFF ANY RESUBMITTAL MATERIAL WITHOUT A SCHEDULED MEETING. THIS WILL HELP MAKE SURE I'M AVAILABLE TO REVIEW YOUR RESUBMITTAL AND PREVENT ANY UNNECESSARY DELAYS. RESUBMITTAL MATERIAL THAT IS DROPPED OFF MAY NOT BE ACCEPTED AND RETURNED TO THE APPLICANT.**

The Planning & Development Services Division has had this application in review for 37 Staff Review Days since the application was determined to be administratively complete.



These 1<sup>st</sup> Review Comments are valid for a period of 180 days from the date on this letter. The Zoning Administrator may consider an application withdrawn if a revised submittal has not been received within 180 days of the date of this letter (Section 1.305. of the Zoning Ordinance).

If you have any questions, or need further assistance please contact me at 480-312-7713 or at bcarr@ScottsdaleAZ.gov.

Sincerely,



Brad Carr, AICP  
Principal Planner

cc: Boyce O'Brien

**ATTACHMENT A  
Resubmittal Checklist**

Case Number: **22-DR-2017#2**

Please provide the following documents, in the quantities indicated, with the resubmittal (all plans larger than 8 ½ x11 shall be folded):

Digital submittals shall include one copy of each identified below.

- One copy: COVER LETTER – Respond to all the issues identified in this 1st Review Comment Letter
- One copy: Revised CD of submittal (CD/DVD, PDF format)
- Two copies: Revised Narrative for Project

Context Aerial with the proposed Site Plan superimposed

Color          1        24" x 36"          1        11" x 17"          1        8 ½" x 11"

Site Plan:

    8        24" x 36"          1        11" x 17"          1        8 ½" x 11"

Open Space Plan:

    1        24" x 36"          1        11" x 17"          1        8 ½" x 11"

Elevations:

Color          1        24" x 36"          1        11" x 17"          1        8 ½" x 11"  
B/W            1        24" x 36"          1        11" x 17"          1        8 ½" x 11"

Elevation Worksheet(s):

    1        24" x 36"          1        11" x 17"          1        8 ½" x 11"

Perspectives:

Color          1        24" x 36"          1        11" x 17"          1        8 ½" x 11"

Streetscape Elevation(s):

Color          1        24" x 36"          1        11" x 17"          1        8 ½" x 11"

Landscape Plan:

B/W            1        24" x 36"          1        11" x 17"          1        8 ½" x 11"

Lighting Site Plans:

1 24" x 36"      1 11" x 17"      1 8 ½" x 11"

Photometric Analysis Plans:

1 24" x 36"      1 11" x 17"      1 8 ½" x 11"

Manufacturer Cut Sheets of All Proposed Lighting:

1 24" x 36"      1 11" x 17"      1 8 ½" x 11"

Floor Plans:

1 24" x 36"      1 11" x 17"      1 8 ½" x 11"

Floor Plan worksheets:

1 24" x 36"      1 11" x 17"      1 8 ½" x 11"

Site Cross Sections:

1 24" x 36"      1 11" x 17"      1 8 ½" x 11"

Technical Reports: Please submit the following technical reports:

- 2 hard copies of Revised Drainage Report (include digital copy on CD/DVD within each report)

Resubmit the revised Drainage Report to your Project Coordinator with any prior City mark-up documents.