



# COMMERCIAL, INDUSTRIAL, AND MULTI-FAMILY PLAN & REPORT REQUIREMENTS

The following information may be utilized as a guide, but shall not be considered a complete list of required information. Since each development/project is different, the City of Scottsdale reserves the right to request additional information to ensure a project is in compliance with all City requirements, codes, ordinances, and approvals. The information contained within is not the requirements for final plan approval. Contact the Planning and Development Services Department for the Quality Submittal information.

- Additional information may be required depending on zoning district, development, Zoning Case (ZN), Use Permit (UP), Master Environmental Design Concept Plan (MEDCP), Master Design Concept Plan (MDCP), Building and Fire codes, previous Development Review Board (DRB) stipulations, and/or the Design Standards & Policies Manual (DS&PM).
- All plans shall be label and dated.
- All fonts shall be 12 point unless otherwise indicated. 0 30 60
- All plans shall contain a written and bar scale on each plan sheet. (Example 1" = 30'-0" and )
- All plans shall contain the project name, design professional(s), and Owner.
- The site plan shall contain the following information indicated with an "☒" under the project data. The information that is not marked may be required by the district and shall be provided as required.

## SITE PLAN

- The site plan shall address all Zoning Ordinance requirements, ZN, and UP stipulations. The site plan shall match the civil plans, landscape plans, open space plan, Natural Area Open Space (NAOS) plan, and electrical site plan.

### Project Information

- |  |  |
|--|--|
| <input checked="" type="checkbox"/> Project name   | <input checked="" type="checkbox"/> Vicinity map |
| <input checked="" type="checkbox"/> Parcel address | <input type="checkbox"/> Other _____             |

- Project Data

- |  |  |
|--|--|
| <input checked="" type="checkbox"/> Gross and Net lot areas in square feet   | <input checked="" type="checkbox"/> Label all adjacent parcel's zoning |
| <input checked="" type="checkbox"/> Parcel Zoning  | <input type="checkbox"/> Lot Coverage                                  |
| <input checked="" type="checkbox"/> Gross Floor Area   | <input type="checkbox"/> Other _____                                   |
| <input checked="" type="checkbox"/> Bike parking (required, provided, show calculations)   |  |
| <input checked="" type="checkbox"/> Open space (required, provided, show calculations)   |  |
| <input type="checkbox"/> Private open space per unit type (required, provided, show calculations)  |  |
| <input type="checkbox"/> Number of residential units identified by the number of bedrooms  |  |
| <input type="checkbox"/> Natural Area Open Space (NAOS) (required, provided, show calculations)  |  |
| <input type="checkbox"/> Density (allowable, provided, show calculations)  |  |
| <input type="checkbox"/> Floor area ratio (allowable, provided, show calculations)   |  |
| <input type="checkbox"/> Volume ratio (allowable, provided, show calculations)   |  |
| <input checked="" type="checkbox"/> Parking (required, provided, show calculations) (Floor plan work sheets, addressing the parking requirements, may be required for some developments) |  |
| <input checked="" type="checkbox"/> Accessible parking (required, provided, show calculations)   |  |
| <input type="checkbox"/> Covered parking if provided:  |  |

- (In a commercial establishment, when covered parking is provided for employee use only, then an equal percentage of accessible covered parking is not required. When covered parking is provided

- (When covered parking is provided in a multi-family uses, an equal percentage of accessible covered parking shall be provided. An accessible route shall be stripped from the accessible covered parking to the nearest sidewalk)

**Plan**

- |  |  |
|--|--|
| <input checked="" type="checkbox"/> Scale minimum 1" = 40'-0"  | <input checked="" type="checkbox"/> North arrow                          |
| <input checked="" type="checkbox"/> Dimensions parcel from nearest monument line   | <input checked="" type="checkbox"/> Parcel Dimensions                    |
| <input checked="" type="checkbox"/> Show each structure's/building's footprint   | <input checked="" type="checkbox"/> Dimension and label the right-of-way |
| <input checked="" type="checkbox"/> Dimension between each structure/building  | <input checked="" type="checkbox"/> Dimension and label all easements    |
| <input checked="" type="checkbox"/> Dimension from building(s) to each property line   | <input type="checkbox"/> Proposed median improvements                    |
| <input checked="" type="checkbox"/> Indicate sidewalk locations, pavement types, and size  | <input checked="" type="checkbox"/> Dimension parking aisle and stalls   |
| <input type="checkbox"/> Label and dimension the Scenic Corridor easement  | <input type="checkbox"/> Label the NAOS easement                         |
| <input type="checkbox"/> Show the location of the proposed trails  |  |
| <input checked="" type="checkbox"/> Identify the location of the bike parking.   |  |
| <input checked="" type="checkbox"/> Lowest finished floor for each building is labeled (may be provided on the civil plans)  |  |
| <input checked="" type="checkbox"/> Perimeter wall(s) and screen wall(s) locations shall be shown graphical  |  |
| <input checked="" type="checkbox"/> Provide a dimension from the right-of-way centerline to the face of curb   |  |
| <input checked="" type="checkbox"/> Show all right-of-way improvements (street, sidewalk, driveway, etc.)  |  |
| <input checked="" type="checkbox"/> Indicate location of above ground utility equipment and screening (screening may be landscaping).  |  |
| <input checked="" type="checkbox"/> When ever an accessible route is separated from a building by a drive aisle, a stripped accessible route shall be provided to the nearest public entrance.   |  |
| <input checked="" type="checkbox"/> Provide a minimum of three top-of-curb elevations (large site will require more) on each adjacent street (may be provided on the civil plans)  |  |
| <input checked="" type="checkbox"/> Provide the total number of parking stalls in a consecutive line.  |  |
| <input type="checkbox"/> Fountains/water features shall be in conformance with section 49-242. All fountains require the approval of City of Scottsdale's Water Resource Department.   |  |
| <input checked="" type="checkbox"/> The site plan shall address ADA accessibility access issues.   |  |
| <input checked="" type="checkbox"/> Sight visibility triangles (SVT), drawn pursuant to the Design Standards and Policy Manual (DS&PM), shall be shown to the curb line. (DS&PM Figure 5.3-26 at driveway entrances, and DS&PM Figures 5.3-26 and 5.3-27 at intersections)   |  |
| <input type="checkbox"/> In the downtown area, landscape islands shall be required at between every ten (10) consecutive parking spaces.   |  |
| <input type="checkbox"/> In all other districts, such landscape island shall be required at a minimum of, every fifteen (15) parking spaces.   |  |
| <input checked="" type="checkbox"/> A median shall have an interior curb dimension of 7'-0" (This is required if the median is to be counted as parking lot landscaping/open space). A median shall have a minimum interior curb dimension of 4'-0" if a tree is to be planted. Provide dimensions on the plan.              |  |
| <input checked="" type="checkbox"/> Periodic typical standard parking stall dimension shall be provided on the plans.  |  |
| <input checked="" type="checkbox"/> Typical standard accessible stall (9'-0" and 5'-0" access aisle without bollards) and van accessible stall (11'-0" and 5'-0" aisle access without bollards) shall be provided on the plans. (Please see the Zoning Ordinance Interpretation on Accessible Parking Design dated 3/18/98.) |  |
| <input checked="" type="checkbox"/> Drive aisles shall be dimensioned.   |  |
| <input checked="" type="checkbox"/> Landscape buffer zones pursuant to Article X section 10.601 of the zoning ordinance.   |  |
| <input checked="" type="checkbox"/> Show the location of the trash enclosure. The trash enclosure and designed shall be in conformance with the C.O.S. Supplement to the MAG details (the detail number shall be provide on the plan).   |  |
| <input type="checkbox"/> Dimension the building lines as defined by the Downtown District "D" of zoning ordinance.   |  |
| <input checked="" type="checkbox"/> Fire Department requirements. (See requirements at the end of this packet)   |  |
| <input type="checkbox"/> Other _____   |  |

**SITE DETAILS**

- The site details may be provided on the site plan or a separate sheet.
  - Lot light pole details shall include color, finish and height.
  - Screen wall and site wall elevation details shall be provided, call out colors and material finishes.
  - Provide the elevations of the trash enclosure. The trash enclosure and designed shall be in conformance with the C.O.S. Supplement to the MAG details (the detail number shall be provide on the plan).

- Carport details (if approval is desired as part of overall approval). Call out the color and finish of the canopy structure. If lighting is proposed, then a canopy cross-section must be provided showing that the proposed light fixture is recessed and shielded by the canopy fascia. (Accessible carport minimum clearance is 98" measured from the highest stall grade beneath canopy to the lowest cross member of the canopy.)
- Other \_\_\_\_\_

**FLOOR PLAN WORK SHEETS**

- Floor plan work sheets may be required for some developments and shall contain the information indicated with an “☒”. Requirements may vary depending on the zoning district, development, ZN, and UP stipulations.
  - Floor plan work sheets for bars and restaurants within the downtown overlay shall graphical identify the gross floor area by hatching, etc. the areas utilized in the parking calculations. Each separate area shall identify the total square footage to the hundredth place, and the required parking calculations shall be provided on the plan.
  - Floor plan work sheets for bars and restaurants within the downtown overlay shall graphical identify Bar area, and kitchen area. Each separate area shall identify the total square footage to the hundredth place, the gross floor area shall be provided.
  - Floor plan worksheets for restaurants and bars, outside of the Downtown Overlay district, shall identify the public floor and kitchen floor area by hatching, etc. the areas utilized in the parking calculations as defined by the Zoning Ordinance. Each separate area shall identify the total square footage to the hundredth place, and the required parking calculations shall be provided on the plan.
  - Floor plan worksheet for multi-family residences shall identify the total gross floor area of the individual unit and the private open space area by hatching, etc. Each separate area shall identify the total square footage to the hundredth place; the required private open space calculations shall also be provided on the plans.
  - Other \_\_\_\_\_

**FLOOR PLAN WORK SHEETS ADDITIONAL REQUIREMENTS (PROJECTS ZONED DOWNTOWN “D”)**

- Floor plan work sheets may be required for some developments and shall contain the information indicated with an “☒”. Requirements may vary depending on the zoning district, development, ZN, and UP stipulations.
  - Dimension the maximum building length of each as defined by the Zoning Ordinance.
  - Dimension the horizontal wall surface of each exterior wall between each break as defined by the Zoning Ordinance.
  - Dimension the horizontal wall surface of each break and offset as defined by the Zoning Ordinance.
  - Dimension the width of the Private Outdoor Living Space.
  - Each separate Private Outdoor Living Space area shall identify the total square footage to the hundredth place.

**OPEN SPACE PLAN**

- The following information indicated with an “☒” shall be provided on the open space plan. Requirements may vary and additional information may be required, depending on the zoning district, development, ZN and UP stipulations.
  - An open space plan shall be provided addressing all Zoning Ordinance requirements, ZN and UP stipulations.
  - Total open space area required (show calculations), and the total area provided in sqft shall be identified on the plan.
  - Each calculated area on the open space plan shall be separately identified, and each area's individual square footage shall be identified to the hundredth place. The 2'-0" overhang of a parking stall shall not be counted toward the parking lot landscape or the open space requirements.
  - Front open space shall be identified by a distinctively different hatch pattern.

- All retention surface areas in the front open space shall be separately identified, and each area's individual square footage shall be identified to the hundredth place. The retention area shall not be deducted from the front open space area.
- Parking lots that have more than 20 cars, must have area equal to a minimum of 15% of the parking lot, as landscape open space. Parking lot landscaping is in addition to the district's open space requirements. A median planter, that is to be counted as landscape open space, shall have an interior curb dimension of 7'-0" and a minimum square footage of 120 sqft. The 2'-0" overhang of a parking stall shall not be counted toward the landscape open space requirement.
- Other \_\_\_\_\_

**NAOS PLAN**

**(ELS Areas)**

- When an NAOS plan is required, the following information indicated with an “” shall be provided on the NAOS plan. Requirements may vary and additional information may be required, depending on the zoning district, development, ZN and UP stipulations.
- The NAOS plan and the open space plan address different Zoning Ordinance requirement and are to not be combined in to one plan.
- A slope analysis graphic shall be provided with the NAOS plan.
  - The slope analysis shall be sealed and signed by a Civil Engineer, Landscape Architect, or Surveyor Registered in Arizona.
  - The slope analysis graphic shall clearly identify all slope categories, as defined by the Zoning Ordinance, by hatching, separate colors, etc.
  - Based on the gross lot area, the slope analysis shall identify all slope category total square footage to the hundredth place. The chart shall be representative of the Section 6.1060 Table A.
- Total NAOS area required in sqft (show calculations based on the slope category), and the total area provided shall be identified on the plan.
- The total allowable revegetated NAOS in sqft (show calculations) and the total provided revegetated NAOS areas shall be identified on the plan.
- Each total calculated NAOS area on the NAOS plan shall be separately identified, and each area's individual square footage shall be identified to the hundredth place.
- Each calculated area's revegetated NAOS on the NAOS plan shall be separately identified, and each area's individual square footage shall be identified to the hundredth place.
- Each calculated area minimum square footage and width must meet the Zoning Ordinance requirements.
- Sidewalks, drive aisles, rip rap, drainage structures, streets, paved path, and similar shall not be counted as NAOS.
- NAOS that is to be dedicated adjacent to a wall shall be identified as revegetated NAOS for a width of 5'-0" and the length of the wall.
- NAOS that is to be dedicated adjacent to a driveway or parking lot shall be identified as revegetated NAOS for a minimum width of 5'-0" and the length of the driveway or parking lot.
- NAOS that is to be dedicated over public utility, water line, and sewer line easements shall be identified as revegetated NAOS for a width and length of the easement within the NAOS easement.
- NAOS that is to be dedicated over private utilities shall be identified as revegetated NAOS for a minimum width of 10'-0" and the length of the improvement within the NAOS easement. Additional area may be required based of the type and size of the improvements.
- NAOS shall not be dedicated within 5'-0 of a building.
- NAOS dedicated with in 10'-0" of a building shall be identified as revegetated NAOS.
- Other \_\_\_\_\_

**BOULDER FEATURES, BOULDER COLLAPSE, UNSTABLE SLOPES, NATURAL LANDMARKS AND ARCHAEOLOGICAL SITES, AND PROTECTED PEAKS AND RIDGES PLANS**

**(ESL areas – When required)**

- The Boulder Features, Unstable Slopes, Natural Landmarks and Archaeological Sites, and Protected Peaks and Ridges Plans are color aerials of the parcel(s) to be developed addressing the Zoning Ordinance requirements.
- Two plans are required:
  - The Boulder Features, Unstable Slopes, Natural Landmarks and Archaeological Sites, and Protected Peaks and Ridges Existing Conditions Plan, and
  - The Boulder Features, Unstable Slopes, Natural Landmarks and Archaeological Sites, and Protected Peaks and Ridges Proposed Development Plan.

**The Boulder Features, Boulder Collapse, Unstable Slopes, Natural Landmarks and Archaeological Sites, and Protected Peaks and Ridges Existing Conditions Plan:**

- 1-foot Contour lines are to be shown, and every 5 foot contour is to be labeled with the elevation.
- Existing parcel lines are to be shown and dimensioned.
- Boulder features, boulder collapse, boulder outcrops, unstable slopes, natural landmarks and archaeological sites and protected peaks and ridges as defined by the zoning ordinance shall be identified with a separate line type and labeled on the plan.

**The Boulder Features, Boulder Collapse, Unstable Slopes, Natural Landmarks and Archaeological Sites, and Protected Peaks and Ridges Proposed Development Plan:**

- Proposed parcel lines are to be shown and dimensioned.
- Proposed building envelopes are to be shown.
- Existing parcel lines are to be shown and dimensioned.
- Boulder features, boulder collapse, boulder outcrops, unstable slopes, natural landmarks and archaeological sites and protected peaks and ridges as defined by the zoning ordinance shall be identified with a separate line type and labeled on the plan.
- Other \_\_\_\_\_

**ELEVATIONS**

- The following information indicated with an “” shall be provided on the elevations for all developments. Requirements may vary and additional information may be required, depending on the zoning district, development, ZN and UP stipulations.
  - The elevations shall address Zoning Ordinance requirements , ZN, and UP stipulations.
  - The building height shall be measured pursuant to the Zoning Ordinance. Dimensions, at a minimum, shall be provided from the Lowest Finished Floor (as identified by the Civil Engineer) to the top of building. Additional dimensions may be required.
  - Building colors and materials shall address the Zoning Ordinance requirements, and their locations shall be clearly indicated on the elevations.
  - All roof-mounted equipment shall be dashed in on all elevations. Roof-mounted equipment shall be completely screened by parapet or a screen wall. Screen walls shall utilize architectural colors and material finishes that match the building. (Line of sight is not a recognized method of screening.)
  - Any wall-mounted lights shall be labeled and dimensioned to the top of the fixture. Exterior wall-mounted lights are considered site lighting and shall be included in the photometrics calculations.
  - The colors and materials shown on the color elevations shall match the color and material board.
  - Other \_\_\_\_\_

**ELEVATIONS WORK SHEET (PROJECTS ZONED DOWNTOWN OVERLAY “D”)**

- The following information indicated with an “” shall be provided on the elevation work sheets for all developments. Requirements may vary and additional information may be required, depending on the zoning district, development, ZN and UP stipulations.

**Inclined Step Back Elevation Plans**

- The following information indicated with an “” shall be provided on the elevations for all developments. Requirements may vary and additional information may be required, depending on the zoning district, development, ZN and UP stipulations.

- The elevations shall include the location of the curb adjacent to the building and a dimension from the curb to the closest building wall.
- Show and dimension the location of the inclined step back plane on all elevations.
- Label the corresponding line, 1:1 and 2:1 for the incline setback.
- Dimension the height of the inclined step back plane and each transition between the 1:1 and 2:1 step back on all elevations.
- The building height shall be measured pursuant to the Zoning Ordinance. Dimensions, at a minimum, shall be provided from the Lowest Finished Floor (as identified by the Civil Engineer) to the top of building. Additional dimensions may be required.
- Dimension the height of the mechanical screening.

#### **Inclined Step Back Encroach and Large Wall Elevation Plans**

- Provide the total surface area and the total allowable area of encroachment in a data table to the hundredth place.
- Indicate the location of the areas of the building that encroaches into the inclined step back with a hatch pattern. Each area shall be calculated separately, and each area's individual square footage shall be identified to the hundredth place. Provide the total area of encroachment in the data table.

#### **ELEVATIONS WORK SHEET (PROJECTS ZONED DOWNTOWN OVERLAY “DO”)**

- The following information indicated with an “” shall be provided on the elevation work sheets for all developments. Requirements may vary and additional information may be required, depending on the zoning district, development, ZN and UP stipulations.
  - The elevations shall include the location of the curb adjacent to the building and a dimension from the curb to the closest building wall.
  - Show and dimension the location of the inclined step back plane on all elevations.
  - Label the corresponding line, 1:1 and 2:1 for the incline setback.
  - Dimension the height of the inclined step back plane and each transition between the 1:1 and 2:1 step back on all elevations.
  - The building height shall be measured pursuant to the Zoning Ordinance. Dimensions, at a minimum, shall be provided from the Lowest Finished Floor (as identified by the Civil Engineer) to the top of building. Additional dimensions may be required.
  - Dimension the height of the mechanical screening.

#### **ROOF PLAN**

- The following information indicated with an “” shall be provided on the roof plan for all developments. Requirements may vary and additional information may be required depending on the zoning district, development, ZN, and UP stipulations.
- Roof plans shall be required when the mechanical screening will be screening exceed the allowable building height.
  - The total area of the roof shall be provided in a data table on the plan.
  - The area of the mechanical screen shall be identified by hatching, etc. Each separate area shall identify the total square footage to the hundredth place, and the total are shall be provide in the data table on the plan.
  - Developments in the ELS areas shall label to all parapets, peaks, and ridges with the above sea level elevations based on the '88 datum.
  - Dimension the location mechanical screening from the parapet.

#### **PERSPECTIVE ELEVATIONS**

- The perspective elevation shall be drawn to scale.
- The colors and materials shown on the color elevations shall match the color and material board.
- Any plant shown in the perspective shall match the plant type and location shown in the landscape plan.

## STREETSCAPE ELEVATIONS

- The streetscape plans shall include at least the buildings on both sides of the elevation; the project coordinator may require the elevation to include additional buildings of the existing streetscape.
- The material and color shall match the material board

## ELECTRICAL SITE PLAN

- The following information indicated with an “” shall be provided on the electrical site plan for all developments. Requirements may vary and additional information may be required depending on the zoning district, development, ZN, and UP stipulations.
  - The electrical site plan shall address the Zoning Ordinance, ZN, and UP stipulations regarding onsite lighting.
  - The electrical site plan shall match the architectural site plan, and shall provide a light fixture schedule that includes symbol, manufacture number, and lamp wattage.
  - All exterior lighting shall be identified on this plan.
  - All exterior lights shall include an identifier (symbol or letter, ex. ⊖ or SA) that shall be cross-referenced to the light schedule and photometrics.
  - The locations of the light poles shall not be located in the parking stall overhang.
  - Landscape lighting is considered on site lighting and shall be identified on the Plans. Landscape lighting maybe shown on a separate plan sheet
  - Other \_\_\_\_\_

## EXTERIOR ON SITE LIGHTING DETAILS

- All exterior fixture lighting manufacture cut sheets shall be provided on 24"x36" paper, 8 ½" x 11" separate sheets will not be accepted. Each cut sheet shall clearly identify the light fixture manufacture number utilized, the plan cross-reference identification, and be legible. (State law prohibits Mercury Vapor lighting.) The cut sheets shall include:
  - Light fixture manufacture number
  - Plan identification symbol or abbreviation
  - Fixture graphic
  - Fixture type
  - Fixture add-ons if utilize
  - Lamp type utilized
  - All photometric data
  - Candela distribution curve
- All exterior lighting manufacture cut sheets shall address the Zoning Ordinance, ZN, and UP stipulations. All cut sheet information shall be legible. Information that is not legible shall not be accepted. (State law prohibits Mercury Vapor lighting.)
- Up-lighting, if proposed, must be identified at the time of the DRB application. (State law prohibits the use of High Intensity Discharge up-lights over 70 watts.)
- Other \_\_\_\_\_

## PHOTOMETRICS

- Photometrics plans shall be provided for the entire site addressing Zoning Ordinance, ZN, UP, DRB, Design Guidelines, and the Staff Policy for Site Lighting. Additional information may be required by staff after they have evaluated the design.
- There is a minimum of two photometric studies required for each project. They are (1) the horizontal illuminance on the site, and (2) the vertical light trespass around the perimeter of the site. Each plan requires the following information:
  - A point-by-point foot-candle reading. The horizontal photometric plan grid points, utilizing distinctive grip point symbols (example: \*), shall have a maximum spacing of 10'-0" between each point across the entire site, and 10'-0" past the property line. The vertical photometric plan grid

point shall be provided only along the property line with a maximum spacing of 10'-0" between each point.

- A foot-candle reading shall also be provided under at least one of each light fixture type.
  - The plan shall include the lighting templates generated by the lighting design software program to calculate the foot-candle readings. The template shall be for the fixture and lamp specified on the plans. The plan's fixture type identification shall match the cut sheets, electrical site plans, and the lighting schedule. This information shall be provided in a summary table.
  - The plan shall identify the initial maximum, minimum, and average illuminance on the horizontal photometric plan and vertical photometric plan.
  - The plan shall identify the total maintenance (light loss) factor utilized.
- The maintained light loss factor for all horizontal photometric analysis shall not be below 0.70.

Plans shall only include one horizontal reading across the entire site. Only the building footprint shall be masked out from the reading. (Acceptable additional horizontal reading grids may be: gas station canopies, ATM drive-thrus, walk-up ATMs, and parking garage entries/exits. When separate grids are utilized on the same plan, a separate grid symbol (example: %) must be utilized, and a separate maintained maximum, minimum, average illuminance shall be provided for the grid.)

- The Light Trespass plan (vertical illuminance) shall provide point-by-point foot-candle readings 6'-0" above grade along the entire property line, with the reader at 90-degrees nadir and aimed perpendicular into the site. All light trespass plan readings shall be based on the initial illuminance, 1.00.
- The horizontal illuminance photometric plan, and the vertical light trespass plan may be combined into one sheet if the readings utilize distinctive symbols, a separate summary table for all fixtures utilized, and separate total light loss factors utilized.
- The Photometrics plan shall provide a lighting fixture summary table that presents the following information:
  - Plan identification symbol or abbreviation
  - Fixture type (include the manufacture product identification catalog number)
  - Lamp type (include the manufacture product identification catalog number and wattage)
  - Lamp Lumens
  - Lamp degree Kelvin
  - Fixture lens height above lowest adjacent finished grade
  - Total Light loss factor utilized.

## LANDSCAPE PLAN

- The following information indicated with an "☒" shall be provided on the landscape plan. Requirements may vary and additional information may be required, depending on the zoning district, development, ZN and UP stipulations.

### Plant Palette:

- The landscape plans shall contain an over plant palette.
  - ☒ Each plant type shall be identified by its common and botanical name
  - ☒ Each plant type including salvage plant material shall have its own individual symbol. (When the same plant is utilized in multiple sizes, each size shall be identified separately.)
  - ☒ All plants shall be assigned a planting size.
  - ☒ Trees over 15 gallons shall be identified by the trunk caliper size.
  - ☐ Turf shall be identified by the total square footage (sqft) provided.
  - ☒ All plants utilized in the right-of-way shall be listed on the Arizona Department of Water Resource's (ADWR) Phoenix Active Management Area plant list. All plant material utilized in the right-of-way in Environmental Sensitive Lands (ESL) areas shall be on the ADWR and ESLO the plant lists.
  - ☐ All plants utilized on site shall be listed on the Arizona Department of Water Resource's (ADWR) Phoenix Active Management Area plant list.
  - ☒ If water-intensive plants (any plant not on the ADWR) are utilized, the maximum allowable square feet (sqft) shall be indicated adjacent to the plant list, pursuant to the City of Scottsdale City Code Section 49-

245, 49-246, and 49-247 (show the calculation). The total growth area in sqft of the water intensive plants shall be provided.

- When water- intensive plants are utilized, the total landscape water usage shall be provided on the plans. The maximum water usage for the entire development shall not exceed 10 acre-feet per year. If usage exceeds this amount, written approval must be obtained from the City of Scottsdale's Water Resource Department (SWRD).

- All plant palettes in the ESL overlay zoning shall utilize plants from the City of Scottsdale's ESL Plant List.
- Hydro-seed mixtures shall be identified separately from the plant list. Each plant in the Hydro-seed mixture shall be identified by its common and botanical name. Depending on the location in the city, the mixture may be required to be selected from the ESLO plant list.

### **Landscape Planting Plan**

- The scale of the landscape plan shall match the scale utilized for the site plan.
- North arrow
- All disturbed areas without structures or hardscape improvements shall be revegetated.
- Show the location of all plants to be planted in accordance with the Zoning Ordinance and any landscaping to remain.
- Hydro-seed area shall be clear indicated on the plans by hatching, etc. The maximum separation of planted plants in a hydro-seed area is 10 feet.
- Scenic Corridors shall be maintained and/or revegetated in accordance with the City of Scottsdale's Scenic Corridors Design Guidelines.
- Medians landscaping shall be provided in accordance with the DS&PM.
- All easements shall be shown and labeled.
- All NAOS areas, natural and revegetated shall be shown and labeled.
- Trees shall not be planted in the Public utility Easements(s).
- All right-of-way improvements (streets, sidewalks, trails, etc.) adjacent to the project shall be shown and dimensioned.
- Sight visibility triangles (SVT), drawn pursuant to the Design Standards and Policy Manual (DS&PM), shall be shown to the curb line. (DS&PM Figure 5.3-26 at driveway entrances, and DS&PM Figures 5.3-26 and 5.3-27 at intersections).
- Multi-truck trees shall not be provided in the SVT.
- Trees shall not be planted within 7'-0" of a public water line and/or sewer line.
- Boulders are considered fixed objects and shall not be placed within the roadside clear zone. Refer to DS&PM for placement criteria.
- Other \_\_\_\_\_

### **WATER AND SEWER (WASTE WATER) BASIS OF DESIGN REPORTS**

- The Water and Sewer Basis of Design Reports shall be prepared in accordance with the DS&PM requirements. The reports shall also address the City of Scottsdale's City Code; additional information may be required, depending on the zoning district, development, ZN and UP stipulations.

### **WATER AND SEWER (WASTE WATER) MASTER PLANS**

- The Water and Sewer Master Plans shall be prepared in accordance with the DS&PM requirements. The reports shall also address the City of Scottsdale's City Code; additional information may be required, depending on the zoning district, development, ZN and UP stipulations.

### **DRAINAGE REPORT**

- The drainage report shall be prepared in accordance with the DS&PM requirements. The reports shall also address the City of Scottsdale's City Code; additional information may be required, depending on the zoning district, development, ZN and UP stipulations.

### **CIVIL GRADING AND DRAINAGE PLAN**

- The civil grading and drainage plan shall be prepared in accordance with the DS&PM requirements. The plan shall also address the City of Scottsdale's City Code; additional information may be required, depending on the zoning district, development, ZN and UP stipulations.
- Proposed roadway and driveway slopes shall be indication on the plans.
  - Driveway and roadway slopes shall comply with the DS&PM. ESL zoned areas also shall comply with the Design Guidelines & Policies for Environmentally Sensitive Lands handbook.
- Other \_\_\_\_\_

**FIRE DEPARTMENT REQUIREMENTS**

- The following information is to be utilized as a guide; all projects are subject to the City of Scottsdale's Fire Ordinance and shall be designed accordingly.
  - Show Fire Department design requirement in accordance with the DS&PM.
  - Show the fire truck turning radii on site at all drive corners and turns.
  - Show the proposed fire hydrate locations on the site plan.
  - A knox and strobe access system shall be provided for all gates. The location is to be shown on the site plan.
  - Two points of fire department access shall be provided unless otherwise determined by the Fire Department. These locations shall be shown on the site plan and shall address all Fire Ordinance requirements.
    - There shall be no parking within a fire lane. Fire lane shall be indicated on the site plan.
    - A minimum cross section for two-way traffic for drive aisle without parking adjacent shall be 20-feet. When parking is provided adjacent to the drive aisle, additional width requirements are required.
    - The minimum street cross section for one-way traffic shall be 20-feet in width from the face of curb to the face of curb.
    - The gate opening for gated entries shall be a minimum of 20-feet.
    - Looped water systems shall be provided on site as required by the Fire Ordinance.