

**Correspondence Between
Staff and Applicant
Approval Letter**



**Community & Economic Development Division
Planning, Neighborhood & Transportation**

7447 East Indian School Road
Scottsdale, Arizona 85251

December 15, 2014

9-DR-2014

David Gulino
Land Development Services LLC
7525 E Camelback Rd Ste 104
Scottsdale, AZ 85251

RE: DRB APPROVAL NOTIFICATION

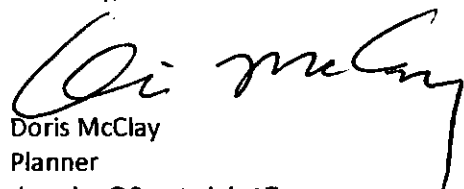
Case Reference No: 9-DR-2014 Reata Ranch Guest Ranch

The Development Review Board approved the above referenced case on November 20, 2014. For your use and reference, we have enclosed the following documents:

- Approved Stipulations/Ordinance Requirements
 - Fire Ordinance Requirements
 - Site Plan with Fire Dept. Requirements Notations
 - 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, Doris McClay, 480-312-4214.
 - 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 years fee schedule at: <http://www.scottsdaleaz.gov/bldgresources/Fees/default.asp>
- 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,



Doris McClay
Planner
dmccclay@ScottsdaleAZ.gov

About Fees -

The following table is intended to assist you in estimating your potential application, plan review, and building permit fees. Other fees may also apply, for example Water Resources non-Residential Development, Parking-in-Lieu Fees, or Assessment District Fees; and those fees are not listed in this package the plan review staff is responsible for determining additional applicable fees.

Type of Activity	Type of Fee	Subcategory	When paid?
Commercial	Application	<ul style="list-style-type: none"> Preapplication, Variance, Zoning Appeal, Continuance, Development Review Board, ESL, General Plan, Rezoning, Sign Review, Special Event, Staff Approval, Temporary Sales Trailer, Use Permit, or Zoning Text Amendment 	At time of application submittal
	Plan Review	<ul style="list-style-type: none"> Commercial, foundation, addition, tenant improvement/remodel Apartments/Condos Engineering site review Signs Plat fees Misc. Plan Review Lot Tie/Lot Split Pools & Spas Recordation 	At time of construction document submittal
	Building Permit	<ul style="list-style-type: none"> Commercial addition, remodel, tenant improvement, foundation only, shell only Fence walls or Retaining walls Misc. Permit Signs 	After construction document approval and before site construction begins
Residential	Application	<ul style="list-style-type: none"> Preapplication, Variance, Zoning Appeal, Continuance, Development Review Board, ESL, General Plan, Rezoning, Sign Review, Special Event, Staff Approval, Temporary Sales Trailer, Use Permit, or Zoning Text Amendment 	At time of application submittal
	Plan Review	<ul style="list-style-type: none"> Single family custom, addition, remodel, standard plans Engineering site review Misc. plan reviews 	At time of construction document submittal
	Building Permit	<ul style="list-style-type: none"> Single family custom, addition, remodel, detached structure, standard plans Fence walls or Retaining walls Misc. Permit Signs 	After construction document approval and before site construction begins

**Amended Stipulations for the
Development Review Board Application:
Reata Ranch Guest Ranch
Case Number: 9-DR-2014**

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, 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 Greey/Pickett, with a City staff date of 3/26/14.
 - b. The location and configuration of all site improvements shall be consistent with the site plan submitted by Greey/Pickett, with a City staff date of 9/11/14.
 - c. Landscape improvements, including quantity, size, and location shall be installed to be consistent with the preliminary landscape plan submitted by Greey/Pickett, with a City staff date of 7/3/14.
 - d. The case drainage report submitted by SKG Enterprises and accepted in concept by the Stormwater Management with a City staff date of 9/11/14.
 - e. Addendum to the Water Basis of Design Report for Water and Sewer submitted by SKG Enterprises, Inc. with a City staff date of 10/15/14.
2. The term "Accessible" shall mean compliance with the applicable requirements of the Americans with Disabilities Act of 1990 (ADA) Standards for Accessible Design.

RELEVANT CASES:

Ordinance

- A. At the time of review, the applicable Zoning and DRB case(s) for the site were: 15-ZN-2011, 1-MP-2013, 2-PP-2014, and 1-WM-2014.

ARCHITECTURAL DESIGN:

Ordinance

- B. The number of Accessible guest units shall be provided in accordance with the transient lodging requirements of 2010 ADA Standards for Accessible Design.
- C. The Accessible guest units shall be dispersed among the classes of guest units provided in accordance with the transient lodging requirements of 2010 ADA Standards for Accessible Design.
- D. An equal proportion of the Accessible parking spaces shall be provided in the unit garages, unit carports, unit driveways, and covered parking, and distributed among the classes of guest units.
- E. The Accessible parking spaces and adjoining access aisle shall be unobstructed and comply with the width, length, and vertical clearance requirements of the Zoning Ordinance.
- F. All mechanical equipment shall be screened in accordance with the Zoning Ordinance.
- G. All building colors shall have a Light Reflective Value of 35 or less.

SITE DESIGN:

Ordinance

- H. All resort and common amenities shall be provided in accordance with the applicable accessibility requirements of the City's Building Code, and 2010 ADA Standards for Accessible Design.
- I. All two-way traffic drive aisles that are adjacent to parking stalls shall have a width of twenty-four (24) feet.
- J. Parking provided for common amenities shall include Accessible parking in accordance with the Zoning Ordinance.

DRB Stipulations

- 3. All drive aisles that are fire lanes shall have a width of twenty-four (24) feet.
- 4. The drive aisles adjacent to the trailer parking shall have a width of twenty-four (24) feet.
- 5. In accordance with the Design Standards and Policies Manual, a total of two refuse enclosure shall be provided for the equestrian compound area as shown on Exhibit A. The refuse enclosure nearest to the restaurant building (labeled Reata Ranch Cantina) shall be provided in accordance with the City of Scottsdale Supplements to MAG Standards Details, standard detail #2146-2. The second enclosure shall be provided in accordance with City of Scottsdale Supplements to MAG Standards Details, standard detail #2146-1.
- 6. In accordance with the Design Standards and Policies Manual, a minimum of one refuse enclosure shall be provided for the Resort Lodge and Recreation Center shown on the site plan. The refuse enclosure shall be provided in accordance with the City of Scottsdale Supplements to

MAG Standards Details, standard detail #2146-1. If a restaurant is incorporated in to the Resort Lodge or Recreation Center, additional refuse enclosure shall be provided for the restaurant in accordance with the City of Scottsdale Supplements to MAG Standards Details, standard detail #2146-2.

7. A minimum six-foot-wide continuous Accessible sidewalk or path shall be provided on the eastside of the main entry drive from the East Rio Verde Road to the intersection of the main entry drive and E. Rusted Spur Lane.
8. A minimum six-foot-wide Accessible sidewalk or path shall connect the guest entrance of Resort Lodge to the sidewalk that is to be provided on the east side and adjacent to the main entry drive.
9. A minimum six-foot-wide Accessible sidewalk or path shall be provided from main entry drive to the arena and associated buildings and amenities shown on Exhibit A.
10. All site and resort amenities shall be connected by an Accessible pedestrian sidewalk or path.
11. The Accessible guest units shall be connected to the site and resort amenities by an Accessible sidewalk or path.
12. Prior to the issuance of a permit for the infrastructure associated with those portions (parcels F, G, and H) of the subdivision plat (case 2-PP-2014), the applicant shall receive approval of an exhibit that identifies all Accessible routes within the resort, excluding the equestrian compound area as shown on Exhibit A.
13. All site Accessible routes required in stipulation 12 above shall be constructed with the infrastructure associated with the subdivision plat (case 2-PP-2014), excluding the equestrian compound area as shown on Exhibit A.
14. A minimum six-foot-wide Accessible sidewalk or path connection shall be provided from the arena and associated buildings and amenities, in the area of the site as shown on Exhibit A, to the N. 136th Street driveway and N. 136th Street eight (8) foot trail.
15. A minimum 4-foot-wide continuous pedestrian sidewalk or path shall connect the casitas, lodge units, lodge and recreation center.

LANDSCAPE DESIGN:

DRB Stipulations

16. Prior to the issuance of a building permit, the owner shall submit landscape improvement plans that illustrate how the salvaged vegetation from the site will be incorporated into the design of the landscape improvements.
17. The issuance of a native plant permit for the Equestrian compound (Exhibit A) shall not be issued until the building permits are issued for structures shown in this area.
18. With the final plans submittal, no water features, except pool, spas, or similar resort amenities for guests, shall be constructed on the resort portion of the site.

19. Turf areas shall be limited to the park and event areas only.

EXTERIOR LIGHTING:

Ordinance

- K. All exterior luminaires shall have integral lighting shield and be directed downward, including landscape lighting.
- L. Luminaires with a total initial lumen output of greater than 3050 shall be directed downward and comply with the Illuminating Engineering Society of North America (IES) requirements for full cutoff.

DRB Stipulations

- 20. All light poles, pole fixtures and yokes, including bollards shall be a flat black or dark bronze.
- 21. Incorporate the following parking lot and site lighting into the project's design:

Parking Lot and Site Lighting:

- a. The maintained average horizontal luminance level, at grade on the site, shall not exceed 1-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 4-foot-candles. All exterior luminaires shall be included in this calculation.
- c. The initial vertical luminance at 6-foot above grade, along the entire property line shall not exceed 0.1-foot-candles. All exterior luminaires shall be included in this calculation.
- d. The total lumen per luminaire shall not exceed 24,000 lumens.

STREETS, IMPROVEMENTS AND RELATED DEDICATIONS:

DRB Stipulations

- 22. Before any building permit is issued for the site, the owner shall submit plans and receive plan approval to construct the following driveways:
 - a. The N. 136th Street driveways that access the equestrian compound area as shown on Exhibit A, shall be constructed with the permits for equestrian compound area. These driveways shall be designed and constructed in general conformance with City of Scottsdale's Supplement to the MAG Standard details, Detail# 2257, type CH-2. The curb returns for the driveways may be constructed with the N. 136th Street infrastructure improvements.
 - b. The southernmost driveway on N. 136th Street and the main access driveway on E. Rio Verde Drive shall be designed and constructed in general conformance with City of Scottsdale's Supplement to the MAG Standard details, Detail# 2257 Type CH-1. These driveway entrances shall be constructed with the infrastructure improvements for the N. 136th Street and E. Rio Verde Drive. N. 136th Street and E. Rio Verde Drive shall be constructed in accordance with case 2-PP-2014.

23. The driveway under the covered bridge shall be striped for two-way traffic that has a minimum width of 24 feet. Adjacent to the east travel lane a minimum six-foot-wide sidewalk shall be provided. The sidewalk shall be separated from the travel lane by a minimum of four feet, or vehicular barrier.
24. All the cul-de-sacs shall comply with the Design Standards and Policy Manual. Any modification to the Design Standards and Policy Manual cul-de-sacs requirements' shall be approved by the City's fire official.
25. Pavement/surface materials for drive aisles and parking spaces shall be identified on the final improvement plans.

WATER AND WASTEWATER STIPULATIONS:

DRB Stipulations

26. Before the improvement plan submittal to the Plan Review and Permit Services Division, the owner shall obtain approval of the Basis of Design reports (Water and Wastewater) for the resort area from the Water Resources Department. The improvement plans shall be consistent with the accepted Basis of Design Reports. The reports shall show the specific infrastructure required to support the resort area and demonstrate compliance with the accepted master plans. Any design that modifies the approved master report requires from the owner a site-specific addendum to the master report, subject to review and approval by City staff.

DRAINAGE AND FLOOD CONTROL:

DRB Stipulations

27. The equestrian compound area as shown on Exhibit A shall only be graded with the corresponding building permit for buildings shown in this area.
28. With the improvement plan submittal, the 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.
29. All headwalls and drainage structures shall be integrally colored concrete to blend with the color of the surrounding natural desert.

ADDITIONAL ITEMS:

Ordinance

- M. Accessible parking spaces shall be labeled and signed.
- N. Accessible parking space access aisles shall be marked in accordance with the Zoning Ordinance.

DRB Stipulations

30. No phasing, except for the equestrian compound area as shown on Exhibit A, of the development shall occur without a subsequent approval of a separate development review application that delineates all phases of construction and interim conditions of all future phases.



Construction Document Application Requirements

Case Name (9-DR-2014)



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



The Architectural Plan Application, Improvement Plan Application, Fire Department Deferred Shop Drawings, and Map of Dedication Application (if required) must be submitted at the same time, in separate packages as described below. The Native Plant Application, (This is also used for Downtown "D" zoned properties) may be submitted prior to any other application.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

To modify these requirements, the applicant must contact the City of Scottsdale's Project Coordinator in the Planning, Neighborhood, and Transportation Division. **Any modification to the Construction Document Application Requirements must be completed prior to coming into the City of Scottsdale's Planning, Neighborhood, and Transportation Division's One Stop Shop to submit for the first Construction Document Application plan review application.** The City of Scottsdale's Planning, Neighborhood, and Transportation Division Staff reserves the right to refuse to modify these requirements.



The applicant is responsible for consolidating each application submittal package by Section and each section must be separated by the review discipline (Building Review, Civil Review, Fire Review, Planning Review and Stormwater Review) prior to logging into the Planning and Development Services Department's One Stop Shop.

- The following Construction Document Applications must be in separate packages by Section and each section must be separated by the review discipline. See the individual sections herein for each of the application submittal content requirements:

- ☒ Native Plant Plan Application on Northeast corner of property (Section 1)
- ☒ Architectural Plan Application (Section 2)
- ☒ Improvement Plan Application on Northeast corner of the property (Section 3)
- ☒ Fire Department Requirements for Deferred Shop Drawings of the Sprinkler and/or Extinguishing System



Construction Document Application Requirements

Case Name (9-DR-2014)

SECTION I. Native 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 for construction on the northeast corner of the property
- 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:

<http://www.scottsdaleaz.gov/bldgresources/forms.asp#n>



Construction Document Application Requirements

Case Name (9-DR-2014)

SECTION II. Architectural Constuction Document Application Requirements



Items listed must be submitted with the first submittal of the construction document application, with a copy of this list. All plans must be signed and sealed. **Incomplete 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 www.scottsdaleaz.gov/bldgresources/planreview for minimal submittal and construction document preparation requirements.

- ☒ Architectural Construction Document Application plans shall include four (4) complete sets (Building, Planning, and Fire Reviews), each on 24" x 36" paper – minimum or 30" x 40" – maximum, drawn at 1/8-inch scale or larger. In addition to the complete sets, additional plans and/or reports as indicated below shall be included with the Architectural Construction Document Application.



The applicant is responsible for consolidating each review set and related documents by review discipline, (Building Review, Fire Review, and Planning Review) prior to logging into the Planning and Development Services Department's One Stop Shop.

How to read the submittal requirements checklist

Plans and Related Documents	Building Review	Fire Review	Planning Review
	Two (2) Sets	One (1) Set	One (1) Set
	Required Provided Included	Required Provided Included	Required Provided Included
Submittal Item	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>

The submittal item cell identifies the items to be submitted.

The 'Require' check boxes (completed by City Staff) indicate whether or not the submittal item is required.

The 'Provided' check box is to be completed by the applicant. Check the box if the submittal item is included with the submittal.

The 'Included' check box is to be completed by City Staff at the time the plans are submitted to the city.



Construction Document Application Requirements

Case Name (9-DR-2014)

Plans and Related Documents	Building Review			Fire Review			Planning Review		
	Two (2) Sets			One (1) Set			One (1) Set		
	Required	Provided	Included	Required	Provided	Included	Required	Provided	Included
Architectural Plan Set (4 Sets) : (PLANNING) <ul style="list-style-type: none"> • Architectural Plans • Electrical Plans • Foundation Plans • Mechanical Plans • Structural Plans • Photometrics Plans • Exterior Lighting Manufacture Cut Sheets (on 24" x 36" paper minimum) • Civil & Landscape Plans (for reference only) 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
One (1) copy of structural, electrical, and water calculations (may be on drawings)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>						
One (1) copy of soils report	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>						
Two (2) copies of the International Environmental Energy Code compliance documentation. (Energy modeling calculations and report, or Com-Check is acceptable).	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>						
One (1) copy of the Construction Specifications - 8 1/2" x 11" bound copies or on plan sheets	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>						
Two (2) copies of the Hazards Materials Report- 8 1/2" x 11" bound copies or on plan sheets				<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
One (1) copy of the Storage Report				<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			



Construction Document Application Requirements

Case Name (9-DR-2014)

Plans and Related Documents	Building Review			Fire Review			Planning Review		
	Two (2) Sets			One (1) Set			One (1) Set		
	Required	Provided	Included	Required	Provided	Included	Required	Provided	Included
One (1) copy of the Fire & Life Safety Report/Code report				<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
One (1) copy Owners Information Certificate (NFPA 13)				<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			



Construction Document Application Requirements

Case Name (9-DR-2014)

SECTION III. Improvement Plan Construction Document Application Requirements



Items listed must be submitted with the first submittal of the construction document application, with a copy of this list. **Incomplete 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 (DS&PM) for the minimal submittal and construction document preparation requirements.**

- ☒ Improvement Plan Construction Document Application shall include **four (4) complete sets** (Civil, Fire, Planning and Stormwater), each on 24" X 36" plan sheets, (no other plan size will be accepted) with a minimum horizontal Scale: 1" = 20', a minimum vertical scale: 1" = 2'. The landscape plans and improvement plans shall be drawn at the same scale. In addition to the complete sets, additional plans and/or reports as indicated in the table below shall be included with the Improvement Plan Construction Document Application.



The applicant is responsible for consolidating each review set and related documents by review discipline, (Building Review, Civil Review, Fire Review, Planning Review, and Stormwater Review) prior to logging into the Planning and Development Services Department's One Stop Shop.

Plans and Related Documents	Civil Review	Fire Review	Planning Review	Stormwater Review
	One (1) Set	One (1) Set	One (1) Set	One (1) Set
	Required Provided Included	Required Provided Included	Required Provided Included	Required Provided Included
Submittal Item	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
The 'Require' check boxes (completed by City Staff) indicate whether or not the submittal item is required. The 'Provided' check box is to be completed by the applicant. Check the box if the submittal item is included with the submittal. The 'Included' check box is to be completed by City Staff at the time the plans are submitted to the city.				



Construction Document Application Requirements

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Plans and Related Documents	Civil Review			Fire Review			Planning Review			Stormwater Review		
	One (1) Set			One (1) Set			One (1) Set			One (1) Set		
	Required	Provided	Included	Required	Provided	Included	Required	Provided	Included	Required	Provided	Included
Improvement Plan Set (4 copies): <ul style="list-style-type: none"> • Grading and Drainage Plans • Water Plans • Sewer Plans • Paving Plans (including striping & signage) • Structural Plans for Drainage Structures only • Landscape and Irrigation plans. (Please See Notes 1 and 2 below) • NAOS graphic & calculation worksheet. • ALTA Survey Plan (for reference only) • Final Subdivision Plat (for reference only) 	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Two (2) additional copies of NAOS graphic & calculation worksheet.							<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
One (1) copy of the Final Drainage Report										<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



Construction Document Application Requirements

Case Name (9-DR-2014)

Plans and Related Documents	Civil Review	Fire Review	Planning Review	Stormwater Review
	One (1) Set	One (1) Set	One (1) Set	One (1) Set
	Required Provided Included	Required Provided Included	Required Provided Included	Required Provided Included
One (1) full copy of the SWPPP booklet including erosion control plan.				<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
One (1) copy of the Geotechnical Report	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>			
One (1) copy of structural calculations for retaining walls, fences, and box culverts.	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>			
One (1) copy of the Engineer's Estimate for: <ul style="list-style-type: none"> Box culverts 	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>			<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
One (1) copy of the No-Conflict Forms (Originals must be signed by each utility prior to plan approval)	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>			

NOTES:

- Retaining walls, fence walls and fences over 3-feet, monuments over 3-feet, entry gate features, building structures, and high voltage electrical or panel electrical must be included in the Architectural Plan Application for review and approval. Walls may be designed by a Landscape Architect, but **shall not be included in the Landscape plan set**. High voltage connections, electrical panels, electrical meters, and high voltage electrical shall be designed by an electrical Engineer and submitted for Building Code Review.)
- Fountain/Water feature details and elevations (fountain structures shall be included in the Architectural Plan Application for review and approval, but **shall not be included in the Landscape plan set**.)
- All reports shall be accepted by the City prior to the first submittal of Improvement Plans. The owner shall, at a minimum, provide a copy of the cover sheet with the City Staff signatures of acceptance.

SECTION IV.

Fire Department Requirements For Deferred Shop Drawings of the Sprinkler, Extinguishing, and/or Alarm Systems

**INSTRUCTIONS -**

After building plan and civil plan approval, the installing contractor(s) shall submit the following information:

Plans and Related Documents	Fire Review		
	Required	Provided	Included
Submittal Item	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The 'Require' check boxes (completed by City Staff) indicate whether or not the submittal item is required. The 'Provided' check box is to be completed by the applicant. Check the box if the submittal item is included with the submittal. The 'Included' check box is to be completed by City Staff at the time the plans are submitted to the city.			
Three (3) copies of Sprinkler and/or Extinguishing System Plan Sets	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
One (1) copy of water and sprinkler calculations	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
One (1) copy of Material Safety Data Sheets	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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, and interpretations for each appropriate application. Additional information is available online under 'Fire' at:

<http://www.scottsdaleaz.gov/bldgresources/forms.asp#f>; and

<http://www.scottsdaleaz.gov/design/dspm.asp>



Construction Document Application Requirements

Case Name (9-DR-2014)

SECTION V. Additional 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 encroachment permits by city staff, the developer shall provide evidence to city staff that a Certificate of Approval to Construct Water and or Wastewater Systems has been submitted to the MCESD. The MCESD staff shall on a document developed County and date stamp this evidence.
- Before commencing construction, the developer shall submit evidence to city staff that Notification of Starting Construction has been submitted to the MCESD. The MCESD staff shall on a document developed County and date stamp this evidence.
- 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.

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.

Arizona Department of Environmental Quality (ADEQ) Requirements:



Construction Document Application Requirements

Case Name (9-DR-2014)

- 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 keep a copy on site;
- Submit a Notice of Intent (NOI) to ADEQ;
- Provide the NOI Certificate of Approval to the City before the final plan approval.
- Send a Notice of Termination (NOT) to ADEQ when construction is completed.
- Contact ADEQ at 602-771-4449 for further information. Forms are available from the City of Scottsdale One Stop Shop, or from ADEQ.

December 26, 2014

Mr. Taber Anderson
CA Rio Verde Investors, LLC
2398 E. Camelback Road
Suite 245
Phoenix, Arizona 85016

RE: Zoning Administrator decision - Reata Ranch Guest Ranch

Mr. Anderson,

It was a pleasure meeting with you last week to discuss your Reata Ranch development. This letter is to confirm my decision related to the required phasing of Reata Ranch, which we discussed during our meeting. It is my understanding from meeting with you that you wish to consider all of the dwelling units to be constructed within the Reata Ranch Development to be "guest ranch" units that satisfy the approved re-zoning ordinance's phasing requirements. As Zoning Administrator I disagree that this would be allowed and disagree that it would meet the requirements of your approved re-zoning ordinance. My reasoning is summarized as follows:

The Zoning Ordinance approved for the Reata Ranch development (Ordinance No. 3996) was "conditioned upon compliance with all stipulations" that were attached to the Ordinance as Exhibit 1 and thereby incorporated into the ordinance itself. Stipulations No. 1 requires the Reata Ranch development to comply with the Development Plan you prepared and submitted with the Rezoning case (15-ZN-2011) for which you sought the City's approval. There are more than 50 references in the approved Development Plan related to the Reata Ranch guest ranch and its benefits to the City, including such terms ashistorically-influenced lodging, major new tourism component, lodge suites, guest ranch operator, highly amenitized guest ranch lodging, guest ranch village, Scottsdale's only guest ranch, "experience" tourism, providing lodging resources, low density specialty resort, resort amenities, providing a lodging experience, provide lodging opportunities, 21st Century guest ranch, recreational resort services..... In short, Reata Ranch was represented as a "21st Century guest ranch."

On page 6 of the Development Plan you stated that Reata Ranch supported the Economic Vitality Element of the General Plan by "..... creating new bed and sales tax revenue for the City of Scottsdale...." All of these concepts helped to communicate a vision for Reata Ranch as a "guest ranch" in the traditional sense – as a tourism draw that focused on short-term stays and provided tax revenue for the community.

The Scottsdale Zoning Ordinance defines guest ranch as:

"a use incorporating two (2) or more guest rooms, other than a boardinghouse, hotel or motel, and including outdoor recreational facilities such as but not limited to horseback riding, swimming, tennis courts, shuffleboard courts, barbecue and picnic facilities, and dining facilities intended primarily for use by the guests of the guest ranch. Bars and restaurants, including drive-through restaurants and including drive-in restaurants, which cater primarily to those other than guests of the guest ranch are not permitted."

It is my decision that a guest ranch is primarily for short-term stays and it is reasonable and necessary to distinguish the guest ranch units required as a portion of your development from other proposed dwelling units that may be used more flexibly for residents or long-term stays.

Turning now to the timing or phasing of your project, the Planning Commission discussed the importance of the overnight guest ranch component of the proposed Reata Ranch Development during the first public hearing for your rezoning case. As a result of this hearing and in order to receive what the developer was promising and a favorable recommendation from the Planning Commission a stipulation was incorporated into the approved Zoning Ordinance itself, which required that "A CERTIFICATE OF OCCUPANCY FOR OVERNIGHT GUEST RANCH UNITS SHALL BE ISSUED PRIOR TO OR CONCURRENTLY WITH CERTIFICATE OF OCCUPANCY BEING ISSUED FOR ANY DWELLING UNITS THAT ARE NOT FOR OVERNIGHT ACCOMODATION".

The above quoted stipulation (No. 7) in the approved Zoning Ordinance is very clear that there is a distinction between the "Overnight Guest Ranch Units" and other dwelling units that are not for overnight accommodation. The focus on the overnight guest ranch units rather than long term residential units becomes more clear when viewed in the context of the approved Development Plan and the presentations that were made to the Planning Commission and City Council on your behalf. Mr. Berry confirmed the necessity of this stipulation during the Planning Commission public hearing by stating: "I think it is important to give comfort and assurance to folks that they're not going to have 330 houses built out there without any resort or guest ranch component to it." The City Council's recorded hearing as well as the minutes reflect that "John Berry, applicant representative, gave a presentation, which included a review of the proposed master plan, a land density comparison, and stipulations. He said there is a stipulations requiring that guest units be built prior to or concurrent with the residential units and the guest ranches were part of of Scottsdale's original tourism industry." During this portion of the hearing, Mr. Berry as your representative assured the Council that the opponents who felt that this proposed development was just a "Trojan horse" to get a vast residential subdivision approved and that the guest ranch overnight portion of the development would not be built were mistaken because the above referenced stipulation required that the guest ranch (overnight) portion of the development be built in order for any other residential component of the development to be built. His presentation on your behalf makes clear that you **agreed on the record** that the guest units were distinct from other residential units and that they must be built prior to or concurrent with any other residential units.

As the Zoning Administrator, I must enforce this requirement in your approved Zoning Ordinance. You have indicated that you define all of the units being proposed in Reata Ranch as "guest ranch" units – whether they are all sold outright to full-time residents, are all provided for overnight stays, or are any ratio of the two. I strongly disagree with that and cannot support this interpretation. I cannot approve any future permit request or application that would require the City consider all of the dwelling units you intend to construct to be "guest ranch" units regardless of whether they may become a permanent or long term residence under the current approved Zoning Ordinance for your project. While I have fully considered and understand your position, the approach that you indicate that taking to this project appears to be taking is not consistent with the Re-Zoning Ordinance you requested that the City Council approve, the definition of guest ranch found in the Zoning Ordinance or the presentations about the proposed Reata Ranch Development that were made on your behalf during the public hearing process. The timing stipulation quoted and set forth above (No. 7) was specifically discussed during the public hearing, included in the zoning ordinance with the concurrence of your representative and approved as a condition of the rezoning case to prohibit Reata Ranch from being developed into an entirely high-end residential subdivision that offered resort-type amenities to its long-term residents depending on market demands.

Staff has met with you on several occasions following the rezoning hearing and zoning ordinance approval and have repeatedly asked for assurance that the guest ranch units will be constructed prior to or concurrently with any residential units. You have responded that the phasing of units will be a function of market demand, and that the distinction of guest units will be made by the ultimate buyers and their desire to live in the unit full time or put the unit into the rental pool. That uncertainty does not satisfy the Zoning Ordinance requirement that a minimum of 110 overnight guest ranch units will be built prior to or concurrently with other residential units to satisfy the above referenced stipulation. The distinction between Overnight Guest Ranch Units and the other residential units must be identified and reviewed for zoning compliance prior to the necessary approvals. However, if your proposed development plan has changed, you can certainly propose to City Council that the zoning case stipulations be amended to reflect your current plan.

Of course you have and can proceed with your submittal of the improvement plans for Reata Ranch and the permits required to build those infrastructure improvements, but I want to make my decision as the Zoning Administrator responsible for enforcing and interpreting the current Zoning Ordinance clear. As the various requests for final plats and additional building permits for dwelling units come forward in Reata Ranch, they will be required to conform to the terms of the approved Zoning Ordinance/Development Plan and you must be able to show that the certificate of occupancy for all of the overnight guest ranch units will be issued prior to or concurrently with certificates of occupancy for any other dwelling units that are not for overnight accommodation in order to receive the various approvals you will require from City Staff. How this will be done must be resolved soon so that we can move forward on the same page. I look forward to hearing from you and working with you regarding how you intend to make a distinction between guest ranch and residential units and meet this zoning requirement.

Regards,

Randy Grant
Zoning Administrator
City of Scottsdale



October 1, 2014

David Gulino
Land Development Services LLC
7525 E Camelback Rd Ste 104
Scottsdale, AZ 85251

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

Dear Mr. Gulino:

Your case 9-DR-2014, Reata Ranch Guest Ranch is scheduled for the November 20, 2014 Development Review Board hearing. Please submit the following directly to me by 1:00 p.m. on November 6, 2014 in order to keep this hearing date:

- 1 copy of this letter (without this letter your packets will not be accepted)
- 11 – 11"x17" collated and staple copies into packets
- and 1 - 8 ½"x11" copy of the following not stapled

- ☒ Combined context aerial and Site Plan (color)
- ☒ Site Plan (black and white)
- ☒ Elevations of all buildings (color)
- ☒ Material and Color Board (color)
- ☒ Landscape Plans (black and white)

-
-
- 11 sets of the color context photos and the associated context photo key plan.

Please contact me at 480-312-4214 or at dmcclay@ScottsdaleAZ.gov to make a submittal meeting.

You will 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, the electronic file shall be submitted to me by 1:00 p.m. on Monday, November 17, 2014. Please limit the presentation to the application. Your presentation is limited to a maximum of 10 minutes.

Thank you,


Doris McClay
Planner

Doris McClay
City of Scottsdale
7447 East Indian School Road
Scottsdale, AZ 85251

Re: Reata Ranch- 9-DR-2014-Applicant Responses to 2nd Review comments dated 7/23/14

Dear Ms. McClay-

The following are our responses and explanations to questions and comments raised by city staff during the 2nd Review of the subject Development Review Board case.

Ordinance & Code Issues

Zoning:

1. Parking reduction request has been withdrawn.
2. Parking reduction request has been withdrawn.
3. Parking reduction request has been withdrawn.
4. Parking reduction request has been withdrawn.
5. Parking reduction request has been withdrawn.
6. ADA parking information and details have been added to the site plan and unit design information added to illustrate how garages and driveways will accommodate ADA parking requirements.
7. Driveway ADA parking information and details have been added to the site plan. Even though most driveways will accommodate ADA parking requirements, the minimum number required has been identified on the revised site plan.
8. Dimensions added as requested
9. Dimensions added as requested
10. Open space plan and calculations have been revised as requested.
11. Parking lot landscaping calculations have been revised to itemize each area separately as requested.
12. Scenic Corridor has been dimensioned

Fire:

13. There are 3 lanes provided at the Gate house-two inbound and 1 outbound. Only one of the inbound lanes is under the cover.

Drainage:

14. 2 copies of the revised drainage report are included in this submittal
15. Responses to drainage comments are included in the drainage report.

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Policy Related Issues

Site Design:

- 16. Roadways and paths have been dimensioned and path surface information included.
- 17. Main street has been revised to 24'
- 18. Trash enclosures have been revised to comply with DSPM.
- 19. Refuse & recycling collection for the resort units will be accomplished by individual containers. Containers will be stored in garages or behind screen walls.

Technical Corrections

Site:

- 20. Bicycle parking has been identified.
- 21. Terminology has been made consistent on each plan.
- 22. Understood.

Please contact me if there are any additional issues or questions I can address.

Thank you,

David Gulino



July 3, 2014

Doris McClay
Planner
City Of Scottsdale
7447 East Indian School Road
Scottsdale, AZ 85251

RE: Reata Ranch Guest Ranch; 9-DR-2014

Dear Ms. McClay:

The following is in response to the 1st Review Comments provided by city staff dated April 30, 2014. Responses are italicized & underlined.

Zoning Ordinance and Scottsdale Revise Code Significant Issues

Zoning:

1. Please revise the Project Narrative to address the Development Review Board criteria set forth in Section 1.904. of the Zoning Ordinance.

DRB criteria added. See page 2

2. The elevations of the Reata Ranch Cantina, Resort Lodge, Arena and Equestrian Barn show these structures are 26 feet in height. Zoning case 15-ZN-2011 stipulated height to 26 feet from the natural grade. The Cuts and Fills plan shows fill area over the locations for the Arena, Barn and a portion of the Cantina. Please show that based on the natural grade these building will not be over the maximum height allowed.

All structures at Reata Ranch will not exceed twenty-six (26) feet in height as measured from existing grade and have been modified to ensure compliance. The Arena's building height is twenty-six (26) feet at the highest point in the structure. The entire structure is not twenty-six (26) feet in height, but only a small portion. The proposed elevation of the building is such that the tallest point of the structure will not be located over any area where fill is occurring, but instead where the proposed elevation is "at grade" or in an area of small cut. An exhibit has been submitted to demonstrate this point."

3. Please provide the number of required Mobility Impaired Accessible spaces which is 4% of the provide parking spaces. Show location of these spaces, dimension the spaces and dimension the access aisle. (Zoning Ordinance Section 9.105).

HC spaces are shown on the site plan and calculations are included in the Parking Master Plan which has been included in this re-submittal.

4. Please provide a revised parking analysis. Parking required shows 494 parking spaces and the site plan indicates 478 proposed parking spaces. Please revise the parking calculation for the Cantina and Equestrian Lodge to match the square footage shown on the submitted

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7/3/2014

floor plan. All calculations which result in a fraction shall be rounded up (Zoning Ordinance Section 9.103.E and Table 9.103.A.).

Parking calculations have been revised and are included in the Parking Master Plan which has been included in this re-submittal.

5. Please provide the number of bicycle parking spaces and show location on site plan (Zoning Ordinance Section 9.103.C).

Parking for 36 bicycles will be provided in locations identified on the site plan. See Parking Master Plan for calculations.

6. Please provide the parking lot landscaping required and provided on the site plan. Dimension and provide the square footage of all parking lot landscape area and islands (Zoning Ordinance Section 10.501.H).

Areas and dimensions of all parking lot landscape areas and islands has been provided.

7. Please revise the landscaping plan to indicate caliper size of trees. 50% of the trees must be mature size: single trunk trees 2" caliper and multiple trunk trees 1" caliper average trunk (Zoning Ordinance Article III and Section 10.501).

Completed

Legal:

8. The signed 2011 option agreement with Pinnacle Peak East LLLP and Pinnacle Peak West LLLP doesn't meet the City's requirement for authorization from a property owner specifically to process the plat application. Please provide an authorization letter from Pinnacle Peak East LLLP and Pinnacle Peak West LLLP.

Copies of the authorization letters are included with this submittal. Originals were submitted with companion case 2-PP-2014.

Circulation:

9. Please remove access shown from the equestrian center to E. Rio Verde Drive. This access point was not shown on the approved site plan under 15-ZN-2011 or the approved MEDCP (1-MP-2013).

This access has been removed from the site plan.

10. Please provide a street connection from the internal street system to 136th Street; not a driveway connection through the equestrian area (Zoning Case Stipulations 15-ZN-2011).

A revised connection has been provided through Parcel G in accordance with discussions with Phil Kercher.

11. Please revise the site plan to show a street meeting City Standards accessing the lots for the lodges. All lots must have frontage on a dedicated street (Scottsdale Revised Code Sec. 48-7; DSPM 2-1.1105).

The site plan has been revised to accommodate this.

Fire:

12. All Gates shall be required to have "key switch & sensor pre-emption" (Fire Ord. 4045, 503.6.1): Please indicate that all gates will have this requirement on the plans.

This will be noted on the site plan

13. Please indicate locations of all existing and proposed fire hydrants on the site plan (Fire Ord 4045. 507.5.1).

Fire Hydrants will be shown on the site plan.

Drainage:

14. Please submit two (2) copies of the revised Drainage Report with the original red-lined copy of the report to me with the rest of the resubmittal material identified in Attachment A.
15. In general, case drainage reports and related information submitted in support of preliminary plat and development review applications should include a 90% level of design and analysis to allow an accurate analysis of the viability of the proposed project and an in-depth evaluation of the function and design of the storm water management system by City staff.

Response: Agreed. Reports are complete to 90% level of design as per above comment.

16. As an informational item, the City has received a best available data letter from the Federal Emergency Management Agency (FEMA) for the Rio Verde Area Drainage Master Study (RVADMS) which delineates special flood hazard areas impacting the development site. With receipt of the letter, the City is required to regulate the proposed special flood hazard areas within the development to the same standards as those for currently published special flood hazard areas. Scottsdale Revised Code requires development impacting special flood hazard areas obtain a letter of map revision for the areas of development impacting the special flood hazard areas. The City has been working with the applicant on the preparation of a conditional letter of map revision (CLOMR) for changes to proposed special flood hazard areas within the proposed development. In accordance with Scottsdale Revised Code Section 37-21, the letter of map revision (LOMR) will need to be approved by FEMA before the City can issue any permits for buildings within proposed special flood hazard areas. The applicant should be aware of the process and substantial timeframe required to obtain approval of the LOMR by FEMA and the associated impact on the project.

Response: Agreed. LOMR and CLOMR reports were submitted for this project, and are currently under review by FEMA.

17. The pre versus post analysis provided for detention volumes calculation and storm water storage basin design utilizes watershed areas for the pre development scenario that are the same as the post development scenario which do not reflect the actual boundaries and configuration of the pre development watersheds. The pre versus post analysis will need to

be revised to identify the outflow locations from the project site based on pre development conditions and illustrate, based on hydrologic calculations and the attenuation provided from proposed storm water storage facilities, that the 10 and 100-year developed condition flows at the outflow locations identified do not exceed those for the 10 and 100-year pre development scenario. The City will review the revised analysis upon re-submittal of the drainage report containing the analysis. Additionally, the calculations and exhibits appear to be confusing areas of disturbance used for storm water storage calculations with contributing watershed areas for basins; the two are not necessarily the same.

Response: Pre versus Post Development analysis is completed for 2-yr 10-yr and 100-yr storm events, and post development discharge is limited to a flow rate lesser than pre development per the storm water storage waiver requirement. Detailed narrative of the methodology is presented on Page 7 of the Preliminary Drainage report for Equestrian and Resort Center. Supporting calculations are included in Appendix B of report and results are summarized in Table 4 (Page 7).

18. The rational calculations contained in Appendix F appear to result in 100-year flow rates that are very small relative to the size of contributing watersheds as the result of using 15 minute minimum times of concentration. In general, the rational program in DDMSW should be used for rational calculations based on 5 minute minimum times of concentration. Additionally, C coefficients should be determined for each contributing watershed based on the zoning designation for the watershed; the use of a project wide C value is not acceptable.

Response: The methodology used to compute the Pre- Vs Post-Development flows are described as a separate section in the Preliminary Drainage report for Equestrian and Resort Center. (Page 7 & Page 15 of Reference 8 of the report). DDMSW Software is used to compute the post development runoff with minimum of 5 minutes of initial time of concentration. Also C value is based off the Zoning designation of Watershed and is computed using DDMSW Software, results of which are included in Appendix B (& Reference 8 of the report)

19. Based on a review of the plan, the project appears to propose the use of a number of storm water storage basins designed as retention basins that do not have positive outfalls. Section 4-1.402 of the Design Standards and Procedures Manual (DSPM) should be reviewed for requirements for the design of the proposed storm water storage facilities. In accordance with this section, the basins should be designed as detention facilities with positive outfalls. The preliminary grading and drainage plan should be revised to show outfalls for all storm water storage basins.

Response: All basins proposed have positive outfall into the wash in the form of 18" dia (min) pipes for bleed off purpose. Details of basins and bleed off pipe is included in Table 3 of the report (page 7)

20. Page 4 of the case drainage report states the HEC-1 model for the RVADMS was updated to reflect NOAA-14 rainfall. The report should provide a table showing the results of 100-year flow rates for the washes affecting the development parcel for both the NOAA-2 and NOAA-14 rainfall rainfalls and the differences between the two. The report should discuss any substantial discrepancies between the two. This information still needs to be provided

Response: Comparison of NOAA 2 and NOAA 14 discharges are summarized in Table 1 of the Preliminary Drainage report for Equestrian and Resort Center.

21. The report still needs to include a summary of culverts for proposed roadway crossing of washes within the development. This summary should be in the form of a table providing location, culvert description, and 100-year flow rate. The report still needs to provide a summary of any wet crossings of existing roads within or affected by the development site and discuss whether there are any hydraulic impacts from the project to the crossings.

Response: Culverts are designed as part of Appendix C and Appendix D. Culvert Details are summarized in Table 2 of Preliminary Drainage report for Equestrian and Resort Center.

22. The plan in conjunction with the case drainage report comprise the two primary pieces of information we review to evaluate the viability of the proposed project from a storm water perspective and the function and design of the storm water management system. As such, the two must provide adequate information to allow this evaluation. Accordingly, we have the following comments based on our review of the preliminary grading and drainage plan:

- a) The plan should clearly show and label existing improvements such as roads including their composition such as pavement or dirt. The existing paving for Dynamite Boulevard should be clearly shown on the plan. This still needs to be provided.

Response: Addressed.

- b) The plan should clearly show and provide preliminary grading for proposed perimeter half and full street improvements. This still needs to be provided. Grading in most cases does not tie into existing grades.

Response: Addressed.

- c) Existing contours should be labeled more frequently so that the elevation of any existing contour within the development can easily be determined. This still needs to be addressed.

Response: Addressed

- d) Proposed contours should be labeled more frequently so that the elevation of any proposed contour within the development can easily be determined and whether improved areas are in cut or fill and to what magnitude can easily be determined.

Response: Addressed.

- e) The 5 foot contours should be bolded relative to other contours for both proposed and existing contours for plan readability. This still needs to be provided for existing contours.

Response: Addressed.

- f) 100-year water surface elevations in larger washes should be provided much more frequently so the elevation affecting an adjacent lot can easily be determined. The City will evaluate the safety of proposed floor elevation when this is completed. See review comments on preliminary grading and drainage plan relative to accuracy of 100-year water surface elevations.

Response: Addressed.

- g) Sheet 22 shows a proposed storm water storage basin adjacent to a large wash whose 100-year floodplain is being encroached. The basin grading represents a levee condition that may impact FEMA's approval of a letter of map revision for this development. This situation should be evaluated as part of the CLOMR and any changes reflected on the plan. This issue should be coordinated with FEMA with city involvement.

Response: Zone AH is proposed at the above mentioned locations to address this comment. A section in the body of the report (Page 12 of Reference 8 of the report) explains the methodology used.

- h) The proposed bridge over 132nd Street on sheet 22 will need to illustrate how access for properties to the south is maintained. A scaled transverse section through the bridge showing the bridge deck and grades below should be provided illustrating adequate clearance and passage for vehicles. The section still needs to be provided.

23. Our review of the preliminary grading and drainage plan as part of this submittal determined a number of more significant design related issues. Some of the more important issues include incorrect existing contour labels and grossly inaccurate 100-year water surface elevations over large washes. Our previous first submittal review letter included a number of plan formatting related items that were largely not addressed in this submittal. The formatting related items must be addressed to enable an effective review of the proposed grading and drainage related design. Included as part of our review is a red line markup of the preliminary grading and drainage plan detailing the aforementioned design and formatting related comments that will need to be addressed before this project can be considered for approval of the preliminary plat application. A meeting with City review staff, design consultants and the owner is strongly recommended to discuss the review comments provided.

Response: Addressed.

Water and Waste Water:

24. Please submit three (3) copies of the revised Waste Water Design Report(s) with the original red-lined copy of the report to me with the rest of the resubmittal material identified in Attachment A.

The Waste Water Design Report that was submitted with the companion case 2-PP-2014 covers the entire project.

25. Gravity sewer crossing the major wash at south central part of development will need access paths to allow a vactor truck ingress and egress.

Access paths will be detailed on the final plans. Please provide a stipulation to address this.

26. The lift station site will require telemetry antennas and security light poles that extend above the 8-foot high wall.

Understood

Significant Policy Related Issues

Site Design:

27. Please revise site plan to dimension all drive aisles, adjacent streets, secondary access, pedestrian walkway, ADA access, fire primary access/secondary access, proposed cul-de-sac length, and proposed trails.

Done

28. Please demonstrate turning radii (40.5') on site plan (DS&PM 2-1.801(5)).

Done

29. Please demonstrate minimum roadway width of 24 feet to the back of curbs. Cul-de-sacs with islands must provide 24 feet of pavement width between the island and the outside curb. (DS&PM 2-1.802(2)).

Done

30. Please demonstrate 20' wide single drive entry lanes (DS&PM 2-1.802(2)) on site plan.

Done

31. Please demonstrate the proposed bridge is capable of supporting 83K lbs GVW (DS&PM 2-1.801 (3)).

Structural details of the bridge will be included in the final design and construction plans. Please provide a stipulation for this issue.

32. Please show locations of all trash enclosures. Trash enclosures for restaurants must include grease containment areas (DS&PM 2-1.804). Provide information on trash disposal for resort units.

Trash enclosure locations have been added to the site plan. Trash disposal information has been added to the narrative.

Landscape Design:

33. Please revise the landscape plan by relocating the following plants at least six feet between the edge of the walkway and pedestrian areas to the edge of the mature plant for the following plants: *Ferocactus wislizenii* Fish Hook Barrel, *Echinocactus grusonii* Golden Barrel Cactus, *Carnegiea gigantea* Saguaro, *Echinocereus coccineus coccineus* Scarlet Hedge Hog cactus, *Fouquieria splendens* Ocotillo, *Opuntia* 'Santa Rita' Purple Prickly Pear, *Opuntia basilaris* Beavertail Prickly Pear, *Opuntia engelmannii* Engelmann's Prickly Pear, *Celtis pallida* Spiny Hackberry, *Ferocactus cylindraceus* Compass Barrel, *Opuntia bigelovii* Teddy Bear Cholla, *Opuntia fulgida* Chainfruit Cholla, *Agave deserti* Desert Agave, or *Yucca baccata* Banana Yucca (DS&PM Section 2-1.1001.13).

Done

Technical Corrections

Site:

34. Please indicate on the site plan the locations of the Guest Ranch cabins, duplex units and resort suite as described in the narrative. The site plan shows lodges, casitas and cabins.

Done

35. Please provide a separate path and trail plan that identifies the pedestrian facilities that connect each casita and lodge units to the lodge and recreation center. These should be a min. 6 feet wide, 8 feet wide preferable.

Separate path and trail plan is included with this submittal.

36. Please provide 20 feet of drivable surface adjacent to all median islands/entry lanes – min. 16 feet of pavement with 4 feet of mountable curb

Done

Lighting:

37. Please show the locations of light poles on the site plan.

Done

If you have any questions or need additional information, please call me at (602) 330-5252 or email me at DGulino@LDServices.net

Thank you,

David Gulino

ATTACHMENT A

Resubmittal Checklist

Case Number: **9-DR-2014**

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

- ☒ One copy: COVER LETTER – Respond to all the issues identified in the first review comment letter.
- ☒ One original: Letter of Authorization-actual owner of record
- ☒ Five copies: Revised Narrative for Project
- ☒ Two copies of the Revised Parking Study / Analysis

☒ Site Plan:

10 24" x 36" 1 11" x 17" 1 8 ½" x 11"

☒ Landscape Plan:

B/W 2 24" x 36" 1 11" x 17" 1 8 ½" x 11"

☒ Trails Plan:

B/W 2 24" x 36" 1 11" x 17" 1 8 ½" x 11"

Technical Reports:

- ☒ 2 copies of Revised Drainage Report:
- ☒ 3 copies of Revised Waste Water Design Report:

Resubmit the revised Drainage Reports, Waste Water Report and/or Storm Water Waiver application to your Project Coordinator with any prior City mark-up documents.



July 23, 2014

David Gulino
Land Development Services LLC
7525 E Camelback Rd Ste 104
Scottsdale, AZ 85251

RE: Case Number
Reata Ranch Guest Ranch

Dear Mr. Gulino:

The Community & Economic Development Division has completed the review of the above referenced development application submitted on 7/3/14. The following **2nd Review Comments** represent the review performed on 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. Based on the Parking Table in Section 9.103.A under Travel Accommodations, the required parking is 496 parking spaces. With the parking spaces for the resort units including garages and driveway and the parking spaces in the resort core, the total number of parking spaces provided is 515 spaces (280 spaces in resort core, 152 spaces in duplex garages and 84 spaces garages, driveways and covered parking in the east resort area). Some of the proposed parking spaces may need to be eliminated in order to meet access and width requirements. If a request for a reduction in parking spaces is still proposed, please respond to #2 through #5.
2. In accordance with Section 9.104.F.5.f. of the Zoning Ordinance, please submit a revised Parking Master Plan that is seal by a Civil Engineer that is registered in the State of Arizona.
3. Please revise the propose Parking Master Plan and plan sheets so that calculated parking and provided parking numbers in the narrative and exhibits are consistent (Section 9.104. of the Zoning Ordinance). There are conflicts in this document. Also, please ensure the data information on the site plan and the Parking Master is consistent.

4. In accordance with Section 9.104.F.5.f. of the Zoning Ordinance, please submit a revised Parking Master Plan that includes the assumptions that support the proposed reduction in the required parking. Acceptable assumptions may be based on data that is provided by Institute of Transportation Engineers (ITE), the Urban Land Institute (ULI), or the Victoria Transport Policy Institute (VTPI) for a resort of similar character and locational characteristic. e.g. A urban parking ratio will not be accepted. Such data shall be included in the proposed Parking Master Plan.
5. Please revise the site plan to include the total required and provided standard and accessible parking calculations in accordance with the propose parking master plan (Section 9.104. and 9.105. of the Zoning Ordinance).
6. Please revise the site plan to indicate which resort units will provide accessible parking spaces in the associated garages (Section 9.105. of the Zoning Ordinance and the 2010 American With Disabilities Act Architectural Design Guidelines (ADAAG)). The accessible garages shall be proportionally distribute among each unit type. Please provide a revised floor plan of the units with garages to show that the garage meets the accessible width requirements (for example 2 car garage 11 feet plus 5 feet for accessible space and 9 feet for the standard space for a total width of 25 feet).".
7. If units will be provided with driveway parking only, please revise the site plan to indicate which driveway will be provided as accessible parking (Section 9.105. of the Zoning Ordinance and the 2010 American With Disabilities Act Architectural Design Guidelines (ADAAG)). The accessible driveway parking shall proportionally distribute among each unit type. Please be advise that the driveway providing accessible parking shall comply with accessible parking requirements of the Zoning Ordinance.
8. Please revise the site plan by labeling and dimensioning all accessible parking at resort lodge, and each common facility where parking is provided (scale 1" - 40'). Each parking area shall include accessible parking equally distributed throughout the development including the covered parking spaces. (Section 9.105. of the Zoning Ordinance and 2010 American With Disabilities Act Architectural Design Guidelines (ADAAG)).
9. Please dimension the parking lot drive aisle and parking stalls (scale 1"-40'). Drive aisles and parking stalls shall be provide in accordance with Section 9.106. of the Zoning Ordinance.
10. Please revise the open space to separately identify each of the parking lot landscaped areas (Section 1.204 of the Zoning ordinance, and the Plan and Report Requirements for Development Applications). Please ensure that the calculated areas comply with Section 10.501.H. of the Zoning Ordinance. Please be advise that any parking overhang area shall not be included in the provided parking lot landscape area.
11. Please revise the parking lot landscape median that are calculated as parking lot landscaping to comply Figure 9.106.C. of the Zoning Ordinance.
12. Please dimension the Scenic Corridor on the site plan from the existing right-of-way as stipulated at a minimum of 100 feet (2-PP-2014).

Fire:

13. Please revise the gate house entry to meet the unobstructed vertical clearance minimum of 13'6" (Fire Ordinance 4045, 503.2.1).

Drainage:

14. Please submit two (2) copies of the revised Drainage Report with the original red-lined copy of the report to me with the rest of the resubmittal material identified in Attachment A.

15. Review comments for case drainage report by SKG Enterprises, Inc. sealed June 19, 2014. Our review comments reflect the preliminary site plan submitted on July 3 2014, as contained in the 9-DR-2014 case folder. The date of our review is July 21, 2014. Our review comments are as follows:

- As previously stated, in general, case drainage reports and related information submitted in support of preliminary plat and development review applications should include a 90% level of design and analysis to allow an accurate analysis of the viability of the proposed project and an in-depth evaluation of the function and design of the stormwater management system by City staff.
- While the Reata Ranch preliminary drainage report and associated preliminary grading and drainage plan submitted under case number 2-PP-2014 and approved by the City on July 17, 2014 provides the required stormwater management related information for infrastructure and the guest ranch resort units as shown on the site plan, there is not adequate stormwater management related information provided for the proposed resort common area (tract J) and the equestrian area. In general, the applicant will need to prepare and submit information as needed to provide stormwater management related information for these areas. Consistent with comment 1 above, a preliminary grading and drainage plan should be submitted and include a 90% level of design and analysis for the resort common area and equestrian area. The preliminary grading and drainage plan should be similar in content and format to the preliminary grading and drainage plan provided under case number 2-PP-2014. The preliminary drainage report and preliminary grading and drainage plan will both need to be approved to consider this case for approval.
- The preliminary drainage report is unclear as to what stormwater storage basins are associated with which drainage areas and areas of development as identified on Exhibit 3 and whether the development of the resort common area and equestrian area were included in the storage calculations for preliminary drainage report for 2-PP-2014. The report should clarify this.
- The location of the four studio resort units in the resort common area should be reviewed against the limits of the existing 100-year floodplain from the Rio Verde Area Drainage Master Study to determine if a building permits for these structures can be obtained prior to approval of a letter of map revision for the project from FEMA.

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:

16. Please demonstrate that the minimum roadway width of 24 feet from back of curb is met on all streets and driveways to comply with the DS&PM 2-1.802.(2). Please show the dimensions of the roadways and paths at a scale of 1" = 40'. Please provide information on surface treatment

for accessible paths to comply with the 2010 American With Disabilities Act Architectural Design Guidelines (ADAAG).

17. Please revise the dimension on "Main Street" in the equestrian area to meet the 24 feet requirement to comply with the DS&PM 2-1.802.
18. Please revise the trash enclosure locations to comply with DS&PM 2-1.804. Each restaurant shall have a trash enclosure with a separate grease containment area. Please dimension all trash enclosure areas (scale 1" = 40'). Based on the commercial square footage, an additional trash enclosure area is required. Please show distance from all service exits to trash enclosure to comply with the maximum distance of 100 feet.
19. Please include more specific information on the refuse and recycling for the resort units (DS&PM 2-1.804.E).

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:

20. Please clearly indicate the bicycle parking locations and the number of bicycle spaces on the site plan to comply with the DS&PM 2-1.808.
21. Please revise all plans so that terminology utilized is consistent on each plan.
22. Please be aware that all resort units must meet the accessibility requirements under Section 36.406.(c) of the 2010 ADA Standards for Accessible Design. All garage doors of accessible units and covered accessible parking spaces must meet the height requirement of 8'2".

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 a decision regarding the application may be made, or if additional modifications, corrections, or additional information is necessary.

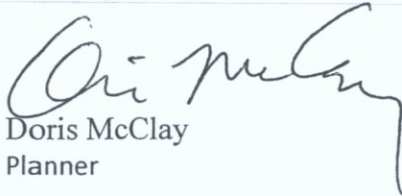
PLEASE CALL 480-312-7000 TO SCHEDULE A RESUBMITTAL MEETING WITH ME PRIOR TO YOUR PLANNED RESUBMITTAL DATE. DO NOT DROP OFF ANY RESUBMITTAL MATERIAL WITHOUT A SCHEDULED MEETING. THIS WILL HELP MAKE SURE I'M AVAILABLE TO REVIEW YOUR RESUBMITTAL AND PREVENT ANY UNNECESSARY DELAYS. RESUBMITTAL MATERIAL THAT IS DROPPED OFF MAY NOT BE ACCEPTED AND RETURN TO THE APPLICANT.

The Community & Economic Development Division has had this application in review for 40 Staff Review Days since the application was determined to be administratively complete.

These 2nd 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 480-312-4214 or at dmcclay@ScottsdaleAZ.gov.

Sincerely,



Doris McClay
Planner

cc: Taber Anderson

ATTACHMENT A
Resubmittal Checklist

Case Number: 9-DR-2014

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

- ☒ One copy: COVER LETTER – Respond to all the issues identified in the first review comment letter.
- ☒ One copy: Revised Narrative for Project
- ☒ Two copies of the Revised Parking Study / Analysis (if applicable)

☒ Site Plan:

_____ 7 _____ 24" x 36" _____ 1 _____ 11" x 17" _____ 1 _____ 8 ½" x 11"

☒ Floor plan for garage units:

_____ 2 _____ 24" x 36" _____ 11" x 17" _____ 1 _____ 8 ½" x 11"

☒ Parking Landscape Plan:

_____ 2 _____ 24" x 36" _____ 1 _____ 11" x 17" _____ 1 _____ 8 ½" x 11"

☒ Elevations Gate Entry:

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

Technical Reports:

☒ 3 copies of Revised Drainage Report: _____

Resubmit the revised Drainage Reports, Water and Waste Water Report and/or Storm Water Waiver application to your Project Coordinator with any prior City mark-up documents.



April 30, 2014

David Gulino
Land Development Services LLC
7525 E Camelback Rd Ste 104
Scottsdale, AZ 85251

RE: Case Number 9-DR-2014
Reata Ranch Guest Ranch

Dear Mr. Gulino:

The Community & Economic Development Division has completed the review of the above referenced development application submitted on 3/26/14. The following **1st Review Comments** represent the review performed on 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 Revised 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. Please revise the Project Narrative to address the Development Review Board criteria set forth in Section 1.904. of the Zoning Ordinance.
2. The elevations of the Reata Ranch Cantina, Resort Lodge, Arena and Equestrian Barn show these structures are 26 feet in height. Zoning case 15-ZN-2011 stipulated height to 26 feet from the natural grade. The Cuts and Fills plan shows fill area over the locations for the Arena, Barn and a portion of the Cantina. Please show that based on the natural grade these building will not be over the maximum height allowed.
3. Please provide the number of required Mobility Impaired Accessible spaces which is 4% of the provide parking spaces. Show location of these spaces, dimension the spaces and dimension the access aisle. (Zoning Ordinance Section 9.105).
4. Please provide a revised parking analysis. Parking required shows 494 parking spaces and the site plan indicates 478 proposed parking spaces. Please revise the parking calculation for the Cantina and Equestrian Lodge to match the square footage shown on the submitted floor plan. All

calculations which result in a fraction shall be rounded up (Zoning Ordinance Section 9.103.E and Table 9.103.A.).

5. Please provide the number of bicycle parking spaces and show location on site plan (Zoning Ordinance Section 9.103.C).
6. Please provide the parking lot landscaping required and provided on the site plan. Dimension and provide the square footage of all parking lot landscape area and islands (Zoning Ordinance Section 10.501.H).
7. Please revise the landscaping plan to indicate caliper size of trees. 50% of the trees must be mature size: single trunk trees 2" caliper and multiple trunk trees 1" caliper average trunk (Zoning Ordinance Article III and Section 10.501).

Legal:

8. The signed 2011 option agreement with Pinnacle Peak East LLLP and Pinnacle Peak West LLLP doesn't meet the City's requirement for authorization from a property owner specifically to process the plat application. Please provide an authorization letter from Pinnacle Peak East LLLP and Pinnacle Peak West LLLP.

Circulation:

9. Please remove access shown from the equestrian center to E. Rio Verde Drive. This access point was not shown on the approved site plan under 15-ZN-2011 or the approved MEDCP (1-MP-2013).
10. Please provide a street connection from the internal street system to 136th Street; not a driveway connection through the equestrian area (Zoning Case Stipulations 15-ZN-2011).
11. Please revise the site plan to show a street meeting City Standards accessing the lots for the lodges. All lots must have frontage on a dedicated street (Scottsdale Revised Code Sec. 48-7; DSPM 2-1.1105).

Fire:

12. All Gates shall be required to have "key switch & sensor pre-emption" (Fire Ord. 4045, 503.6.1). Please indicate that all gates will have this requirement on the plans.
13. Please indicate locations of all existing and proposed fire hydrants on the site plan (Fire Ord 4045. 507.5.1).

Drainage:

14. Please submit two (2) copies of the revised Drainage Report with the original red-lined copy of the report to me with the rest of the resubmittal material identified in Attachment A.
15. In general, case drainage reports and related information submitted in support of preliminary plat and development review applications should include a 90% level of design and analysis to allow an accurate analysis of the viability of the proposed project and an in-depth evaluation of the function and design of the stormwater management system by City staff.
16. As an informational item, the City has received a best available data letter from the Federal Emergency Management Agency (FEMA) for the Rio Verde Area Drainage Master Study (RVADMS) which delineates special flood hazard areas impacting the development site. With receipt of the letter, the City is required to regulate the proposed special flood hazard areas within the development to the same standards as those for currently published special flood hazard areas. Scottsdale Revised Code requires development impacting special flood hazard areas obtain a letter of map revision for the areas of development impacting the special flood hazard areas. The City has

been working with the applicant on the preparation of a conditional letter of map revision (CLOMR) for changes to proposed special flood hazard areas within the proposed development. In accordance with Scottsdale Revised Code Section 37-21, the letter of map revision (LOMR) will need to be approved by FEMA before the City can issue any permits for buildings within proposed special flood hazard areas. The applicant should be aware of the process and substantial timeframe required to obtain approval of the LOMR by FEMA and the associated impact on the project.

17. The pre versus post analysis provided for detention volumes calculation and stormwater storage basin design utilizes watershed areas for the pre development scenario that are the same as the post development scenario which do not reflect the actual boundaries and configuration of the pre development watersheds. The pre versus post analysis will need to be revised to identify the outflow locations from the project site based on pre development conditions and illustrate, based on hydrologic calculations and the attenuation provided from proposed stormwater storage facilities, that the 10 and 100-year developed condition flows at the outflow locations identified do not exceed those for the 10 and 100-year pre development scenario. The City will review the revised analysis upon resubmittal of the drainage report containing the analysis. Additionally, the calculations and exhibits appear to be confusing areas of disturbance used for stormwater storage calculations with contributing watershed areas for basins; the two are not necessarily the same.
18. The rational calculations contained in Appendix F appear to result in 100-year flow rates that are very small relative to the size of contributing watersheds as the result of using 15 minute minimum times of concentration. In general, the rational program in DDMSW should be used for rational calculations based on 5 minute minimum times of concentration. Additionally, C coefficients should be determined for each contributing watershed based on the zoning designation for the watershed; the use of a project wide C value is not acceptable.
19. Based on a review of the plan, the project appears to propose the use of a number of stormwater storage basins designed as retention basins that do not have positive outfalls. Section 4-1.402 of the Design Standards and Procedures Manual (DSPM) should be reviewed for requirements for the design of the proposed stormwater storage facilities. In accordance with this section, the basins should be designed as detention facilities with positive outfalls. The preliminary grading and drainage plan should be revised to show outfalls for all stormwater storage basins.
20. Page 4 of the case drainage report states the HEC-1 model for the RVADMS was updated to reflect NOAA-14 rainfall. The report should provide a table showing the results of 100-year flow rates for the washes affecting the development parcel for both the NOAA-2 and NOAA-14 rainfall rainfalls and the differences between the two. The report should discuss any substantial discrepancies between the two. This information still needs to be provided
21. The report still needs to include a summary of culverts for proposed roadway crossing of washes within the development. This summary should be in the form of a table providing location, culvert description, and 100-year flow rate. The report still needs to provide a summary of any wet crossings of existing roads within or affected by the development site and discuss whether there are any hydraulic impacts from the project to the crossings.
22. The plan in conjunction with the case drainage report comprise the two primary pieces of information we review to evaluate the viability of the proposed project from a stormwater perspective and the function and design of the stormwater management system. As such, the two must provide adequate information to allow this evaluation. Accordingly, we have the following comments based on our review of the preliminary grading and drainage plan:

- a) The plan should clearly show and label existing improvements such as roads including their composition such as pavement or dirt. The existing paving for Dynamite Boulevard should be clearly shown on the plan. This still needs to be provided.
- b) The plan should clearly show and provide preliminary grading for proposed perimeter half and full street improvements. This still needs to be provided. Grading in most cases does not tie into existing grades.
- c) Existing contours should be labeled more frequently so that the elevation of any existing contour within the development can easily be determined. This still needs to be addressed.
- d) Proposed contours should be labeled more frequently so that the elevation of any proposed contour within the development can easily be determined and whether improved areas are in cut or fill and to what magnitude can easily be determined.
- e) The 5 foot contours should be bolded relative to other contours for both proposed and existing contours for plan readability. This still needs to be provided for existing contours.
- f) 100-year water surface elevations in larger washes should be provided much more frequently so the elevation affecting an adjacent lot can easily be determined. The City will evaluate the safety of proposed floor elevation when this is completed. See review comments on preliminary grading and drainage plan relative to accuracy of 100-year water surface elevations.
- g) Sheet 22 shows a proposed stormwater storage basin adjacent to a large wash whose 100-year floodplain is being encroached. The basin grading represents a levee condition that may impact FEMA's approval of a letter of map revision for this development. This situation should be evaluated as part of the CLOMR and any changes reflected on the plan. This issue should be coordinated with FEMA with city involvement.
- h) The proposed bridge over 132nd Street on sheet 22 will need to illustrate how access for properties to the south is maintained. A scaled transverse section through the bridge showing the bridge deck and grades below should be provided illustrating adequate clearance and passage for vehicles. The section still needs to be provided.

23. Our review of the preliminary grading and drainage plan as part of this submittal determined a number of more significant design related issues. Some of the more important issues include incorrect existing contour labels and grossly inaccurate 100-year water surface elevations over large washes. Our previous first submittal review letter included a number of plan formatting related items that were largely not addressed in this submittal. The formatting related items must be addressed to enable an effective review of the proposed grading and drainage related design. Included as part of our review is a red line markup of the preliminary grading and drainage plan detailing the aforementioned design and formatting related comments that will need to be addressed before this project can be considered for approval of the preliminary plat application. A meeting with City review staff, design consultants and the owner is strongly recommended to discuss the review comments provided.

Water and Waste Water:

- 24. Please submit three (3) copies of the revised Waste Water Design Report(s) with the original red-lined copy of the report to me with the rest of the resubmittal material identified in Attachment A.
- 25. Gravity sewer crossing the major wash at south central part of development will need access paths to allow a vector truck ingress and egress.

36. Please provide 20 feet of drivable surface adjacent to all median islands/entry lanes – min. 16 feet of pavement with 4 feet of mountable curb

Lighting:

37. Please show the locations of light poles on the site plan.

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.

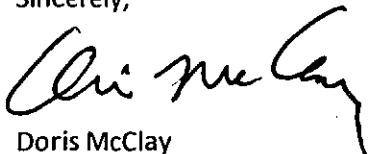
PLEASE CALL 480-312-7000 TO SCHEDULE A RESUBMITTAL MEETING WITH ME PRIOR TO YOUR PLANNED RESUBMITTAL DATE. DO NOT DROP OFF ANY RESUBMITTAL MATERIAL WITHOUT A SCHEDULED MEETING. THIS WILL HELP MAKE SURE I'M AVAILABLE TO REVIEW YOUR RESUBMITTAL AND PREVENT ANY UNNECESSARY DELAYS. RESUBMITTAL MATERIAL THAT IS DROPPED OFF MAY NOT BE ACCEPTED AND RETURN TO THE APPLICANT.

The Community & Economic Development Division has had this application in review 26 Staff Review Days since the application was determined to be administratively complete.

These 1st **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 480-312-4214 or at dmcclay@ScottsdaleAZ.gov.

Sincerely,



Doris McClay
Planner

cc: Taber Anderson

26. The lift station site will require telemetry antennas and security light poles that extend above the 8-foot high wall.

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:

27. Please revise site plan to dimension all drive aisles, adjacent streets, secondary access, pedestrian walkway, ADA access, fire primary access/secondary access, proposed cul-de-sac length, and proposed trails.
28. Please demonstrate turning radii (40.5') on site plan (DS&PM 2-1.801(5)).
29. Please demonstrate minimum roadway width of 24 feet to the back of curbs. Cul-de-sacs with islands must provide 24 feet of pavement width between the island and the outside curb. (DS&PM 2-1.802((2)).
30. Please demonstrate 20' wide single drive entry lanes (DS&PM 2-1.802(2) on site plan.
31. Please demonstrate the proposed bridge is capable of supporting 83K lbs GVW (DS&PM 2-1.801 (3)).
32. Please show locations of all trash enclosures. Trash enclosures for restaurants must include grease containment areas (DS&PM 2-1.804). Provide information on trash disposal for resort units.

Landscape Design:

33. Please revise the landscape plan by relocating the following plants at least six feet between the edge of the walkway and pedestrian areas to the edge of the mature plant for the following plants: *Ferocactus wislizenii* Fish Hook Barrel, *Echinocactus grusonii* Golden Barrel Cactus, *Carnegiea gigantea* Saguaro, *Echinocereus coccineus coccineus* Scarlet Hedge Hog cactus, *Fouquieria splendens* Ocotillo, *Opuntia 'Santa Rita'* Purple Prickly Pear, *Opuntia basilaris* Beavertail Prickly Pear, *Opuntia engelmannii* Engelmann's Prickly Pear, *Celtis pallida* Spiny Hackberry, *Ferocactus cylindraceus* Compass Barrel, *Opuntia bigelovii* Teddy Bear Cholla, *Opuntia fulgida* Chainfruit Cholla, *Agave deserti* Desert Agave, or *Yucca baccata* Banana Yucca (DS&PM Section 2-1.1001.13).

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:

34. Please indicate on the site plan the locations of the Guest Ranch cabins, duplex units and resort suite as described in the narrative. The site plan shows lodges, casitas and cabins.
35. Please provide a separate path and trail plan that identifies the pedestrian facilities that connect each casita and lodge units to the lodge and recreation center. These should be a min. 6 feet wide, 8 feet wide preferable.

ATTACHMENT A

Resubmittal Checklist

Case Number: 9-DR-2014

Please provide the following documents, in the quantities indicated, with the resubmittal (all plans larger than 8 1/2 x 11 shall be folded):

- ☒ One copy: COVER LETTER – Respond to all the issues identified in the first review comment letter.
- ☒ One original: Letter of Authorization-actual owner of record
- ☒ Five copies: Revised Narrative for Project
- ☒ Two copies of the Revised Parking Study / Analysis

☒ Site Plan:

10 24" x 36" 1 11" x 17" 1 8 1/2" x 11"

☒ Landscape Plan:

B/W 2 24" x 36" 1 11" x 17" 1 8 1/2" x 11"

☒ Trails Plan:

B/W 2 24" x 36" 1 11" x 17" 1 8 1/2" x 11"

Technical Reports:

- ☒ 2 copies of Revised Drainage Report:
- ☒ 3 copies of Revised Waste Water Design Report:

Resubmit the revised Drainage Reports, Waste Water Report and/or Storm Water Waiver application to your Project Coordinator with any prior City mark-up documents.

From: [McClay, Doris](#)
To: ["David Gulino"](#)
Subject: RE: Reata Ranch
Date: Thursday, October 24, 2013 4:45:22 PM

Hi David

You don't need to submit the photometric analysis or the lighting cut sheets. We can stipulate the lighting and the MEDCP also addressed some of the lighting details. Cross sections are the same in #7 and #4. Please submit a copy of the approved BODs. Unstable slope/Boulder Rolling Map not required.

Doris McClay

From: David Gulino [mailto:DGulino@LDServices.net]
Sent: Tuesday, October 22, 2013 11:51 AM
To: McClay, Doris
Subject: Reata Ranch

Doris-

The following are some items I found on the DRB submittal ck list for the site plan that I would like to comment on or get some direction so our submittal package is complete

I was not anticipating to have detailed information on lighting until the final plan stage. Can the Photometric Analysis (part IV, #1) and Lighting Cut Sheets (#3) be stipulated to be included as part of the final plan submittal?

Are the Cross section in Part V #7 the same as Part II #4 Cross sections?

#8 & 9 Water and sewer BOD's are approved. Would you like copies included in the submittal? Doug currently has copies on file.

Part VI #8 unstable slopes-I don't think this is applicable to this site given its topography.

Thanks

David G. Gulino



www.LDServices.net

9-DR-2014
3/26/2014



Community & Economic Development Division
Planning, Neighborhood & Transportation

7447 East Indian School Road
Scottsdale, Arizona 85251

Date:

3/26/14

Contact Name:

DAVID GULINO

Firm name:

Address:

City, State Zip:

RE: Application Accepted for Review.

Dear

DAVID GULINO

It has been determined that your Development Application for

REATA RANCH RESORT

has been accepted for review.

Upon completion of the Staff's review of the application material, you will be informed in writing or electronically either: 1) the steps necessary to submit additional information or corrections; 2) the date that your Development Application will be scheduled for a public hearing or, 3) City Staff will issue a written or electronic determination pertaining to this application. If you have any questions, or need further assistance please contact me.

Sincerely,

Doris McCarty

Name:

Doris McCarty

Title:

PLANNER

Phone number:

480-312-4244

Email address:

9-DR-2014
3/26/2014