

**Correspondence Between
Staff and Applicant
Approval Letter**



December 22, 2016,

Kurt Jones
Tiffany & Bosco, PA
2525 E Camelback Rd
Phoenix, AZ 85016

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

Dear Mr. Jones

Your case 78-DR-2005#3, Sterling at Silverleaf, is scheduled for the January 19, 2016 Development Review Board hearing. The hearing will begin at 1:00 PM in City Hall, 3939 N. Drinkwater Blvd.

Thank you,

Keith Niederer
Senior Planner



November 16, 2016

Keith Niederer
City of Scottsdale
7447 E. Indian School Road
Scottsdale, AZ 85251

RE: Responses to City Staff Comments - 78-DR-2005#3 – The Sterling at Silverleaf

Dear Mr. Niederer:

The following are our responses to the City's Planning & Development Services Divisions first review comments.

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/Site Design:

1. As was done on the architectural site plan for case 78-DR-2005#2, with the next submittal please submit a revised site plan which includes a project data block/table that lists all the Zoning Ordinance development standards, required/permitted numbers, and proposed/provided numbers, and show all calculations.

RESPONSE: THE RESUBMITTAL PACKAGE CONTAINS AN UPDATED ARCHITECTURAL SITE PLAN AND THE REQUESTED DATA TABLES.

THE REVISED ILLUSTRATIVE SITE PLAN PROVIDES THE REQUESTED DATA TABLES.

2. With the next submittal, please submit a revise site plan that list required and provided parking spaces, ADA parking space and bicycle parking spaces, and show calculations. Reference Article IX of the Zoning Ordinance.

RESPONSE: THE RESUBMITTAL PACKAGE CONTAINS AN UPDATED SITE PLAN ADDRESSING THIS COMMENT. THE REVISED ILLUSTRATIVE SITE PLAN NOTES THE LOCATION AND CALCULATION FOR REQUIRED AND PROVIDED PARKING THIS INFORMATION IS ALSO SHOWN ON THE PARKING PLAN, WITH GARAGE PARKING SHOWN FOR REFERENCE.

3. Please utilize a dashed or dotted line to show the locations and dimensions of bicycle parking spaces and rack design, in conformance with City of Scottsdale Standard Detail No. 2285, on the site plan. Detail No. 2285 is for 4 bicycle parking spaces and requires 6.5 feet by 9.5 feet of site area. Please refer to the Plan & Report Requirements for Development Applications. Please refer to DSPM Sec. 2- 1.808



B. Please refer to Zoning Ordinance Section 1.303.

RESPONSE: THE REVISED LANDSCAPE PLANS WITHIN THIS RESUBMITTAL DESIGNATE THE LOCATIONS OF THE BICYCLE PARKING SPACES. 16 TOTAL SPACES HAVE BEEN ADDED. REFER TO PARKING PLAN FOR CALCULATIONS.

THE REVISED LANDSCAPE PLANS WITHIN THIS RESUBMITTAL DESIGNATE THE LOCATIONS OF THE BICYCLE PARKING SPACES. THEY ARE ALSO KEYNOTED ON THE ILLUSTRATIVE SITE PLAN FOR LOCATION REFERENCE.

4. With the next submittal, please submit a site plan that identifies the locations of all screen walls, retaining walls, site walls and fences, per Sections 5.2506, 7.105, 9.106.F, and 10.501.H of the Zoning Ordinance.

RESPONSE: THE RESUBMITTAL PACKAGE CONTAINS AN UPDATED SITE PLAN ADDRESSING THIS COMMENT. PLAN WAS PREVIOUSLY SUBMITTED WITH FIRST REVIEW. SEE SHEET 2 OF THE LANDSCAPE SET, "CONCEPTUAL WALLS", FOUNTAINS AND HARDSCAPE PLAN. PLANS WERE PROVIDED SUPPLEMENTALLY TO STEVE VENKER AT THE 11.4.2016 MEETING.

THE LOCATIONS OF ALL WALLS ARE KEYNOTED ON THE REVISED ILLUSTRATIVE SITE PLAN.

5. With the next submittal, please submit a revised site plan indicating the location and method of screening for all above ground mechanical and utility equipment. Please refer to the Plan & Report Requirements for Development Applications, per Sections 7.105 and 7.200.B of the Zoning Ordinance.

Response: THE RESUBMITTAL PACKAGE CONTAINS AN UPDATED SITE PLAN ADDRESSING THIS COMMENT.

THE REVISED ILLUSTRATIVE SITE PLAN NOTES THE LOCATION OF EQUIPMENT SCREENING. ELECTRICAL TRANSFORMERS ARE THE ONLY GROUND-MOUNTED EQUIPMENT. A/C UNITS ARE PROVIDED ON BUILDING ROOFTOPS, AND THE SCREENING FOR THIS EQUIPMENT IS NOTED ON THE REVISED ROOF PLANS AND BUILDING ELEVATIONS.

Fire:

6. With the next submittal, please submit revised plans demonstrating the minimum drive widths of 24-feet are being met, in conformance with Fire Ordinance 4045, 503.2.1.

RESPONSE: PER OUR MEETING AND AGREEMENTS WITH MR. KING, MR. NIEDERER AND TRANSPORTATION STAFF ON OCTOBER 12, 2016, WE HAVE UPDATED THE FIRE ACCESS AND CIRCULATION PLANS TO ADDRESS THIS ISSUE. SEE ATTACHED EXHIBIT ENTITLED "FIRE AND CIRCULATION EXHIBIT".

7. With the next submittal, please verify that the unobstructed vertical clearance minimum requirement of 13'6" is being met, per Fire Ordinance 4045, 503.2.1

RESPONSE: PER OUR MEETING AND AGREEMENTS WITH MR. KING, MR. NIEDERER AND TRANSPORTATION STAFF ON OCTOBER 12, 2016, WE HAVE UPDATED THE FIRE ACCESS AND CIRCULATION PLANS TO ADDRESS THIS ISSUE. THERE IS NO OVERHANG OVER THE INGRESS AND EGRESS FIRE ACCESS ROADWAYS.



8. With the next submittal, please demonstrate the existing and proposed fire hydrant spacing requirements are being met, per Fire Ordinance 4045, 507.5.1.2.

RESPONSE: PER OUR MEETING AND AGREEMENTS WITH MR. KING, MR. NIEDERER AND TRANSPORTATION STAFF ON OCTOBER 12, 2016, WE HAVE UPDATED THE FIRE ACCESS AND CIRCULATION PLANS TO ADDRESS THIS ISSUE. SEE ATTACHED "FIRE AND CIRCULATION EXHIBIT" FOR EXISTING AND PROPOSED FIRE HYDRANTS AND SEPARATION TO FDC'S.

9. With the next submittal, please demonstrate the FDC meets spacing requirements in accordance with Fire Ordinance 4045, 912 & I's&A's, 8.17.2.4.6.1

RESPONSE: PER OUR MEETING AND AGREEMENTS WITH MR. KING, MR. NIEDERER AND TRANSPORTATION STAFF ON OCTOBER 12, 2016, WE HAVE UPDATED THE FIRE ACCESS AND CIRCULATION PLANS TO ADDRESS THIS ISSUE. SEE ATTACHED "FIRE AND CIRCULATION EXHIBIT" FOR EXISTING AND PROPOSED FIRE HYDRANTS AND SEPARATION TO FDC'S.

10. There will be a requirement to designate Fire Lanes for all Commercial/ Multi-Family per Fire Ordinance 4045 & 503.3

RESPONSE: PER OUR MEETING AND AGREEMENTS WITH MR. KING, MR. NIEDERER AND TRANSPORTATION STAFF ON OCTOBER 12, 2016, WE HAVE UPDATED THE FIRE ACCESS AND CIRCULATION PLANS TO ADDRESS THIS ISSUE.

11. A "Key switch/pre-emption sensor" will be required for Commercial/Multi-family/Gated communities per Fire Ordinance 4045 & 503.6.1

RESPONSE: PER OUR MEETING AND AGREEMENTS WITH MR. KING, MR. NIEDERER AND TRANSPORTATION STAFF ON OCTOBER 12, 2016, WE HAVE UPDATED THE FIRE ACCESS AND CIRCULATION PLANS TO ADDRESS THIS ISSUE. ADDITIONALLY, A QUALIFYING NOTE TO ADDRESS THIS REQUIREMENT HAS BEEN ADDED TO THE GATE ELEVATION ON SHEET 3 "CONCEPTUAL WALL ELEVATIONS".

PER OUR MEETING AND AGREEMENTS WITH MR. KING, MR. NIEDERER AND TRANSPORTATION STAFF ON OCTOBER 12, 2016, WE HAVE UPDATED THE FIRE ACCESS AND CIRCULATION PLANS TO ADDRESS THIS ISSUE. THE LOCATION OF THE "KEY SWITCH/PRE-EMPTION SENSOR" IS SHOWN ON THE "FIRE AND CIRCULATION EXHIBIT"

Drainage:

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

RESPONSE: THE PRELIMINARY DRAINAGE REPORT HAS INCORPORATED THE REDLINE COMMENTS RECEIVED.



13. Please see red-line review comments in returned drainage report. Issues include:
- a. Report is referencing an on-site drainage exhibit for a previous project but did not include a copy of the exhibit.
 - b. Project needs to address water quality via first flush storage or other means.
 - c. On-site drainage exhibit is so conceptual that it is not possible to tell where flows are going or their magnitude.

RESPONSE: THE REPORT NOW INCLUDED THE ON-SITE DRAINAGE EXHIBIT, ADDRESSES POTENTIAL WATER QUALITY MITIGATION MEASURES AND HAS AN EXPANDED ON-SITE EXHIBIT THAT PROVIDES THE DETAILS REQUESTED.

Water and Waste Water:

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

RESPONSE: REDLINE COMMENTS HAVE BEEN ADDRESSED FOR THIS SUBMISSION.

15. Per Section 6-1.419 of the Design Standards and Policies Manual, the proposed water line shall be located within a 20-foot-wide water easement. Please identify easement on a revised site plan.

RESPONSE: THE BOD EXHIBIT SHOWS THE INTENDED WATER EASEMENT.

Building Elevations:

16. With the next submittal, please provide information and details related to screening devices that will be utilized to screen any mechanical equipment. Please refer to Zoning Ordinance Sec. 1.904.A.4 and Sec. 7.105.

RESPONSE: ROOF MOUNTED A/C UNITS WILL BE SCREENED FROM VIEW BY LOUVERED SCREEN WALLS. SEE REVISED ROOF PLANS AND BUILDING ELEVATIONS.

17. With the next submittal, please provide information and details related to the roof drainage system. Please refer to Zoning Ordinance Section 7.105.

RESPONSE: LOCATION OF ROOF DRAINS ARE NOTED ON THE REVISED ROOF PLANS. COLLECTED STORMWATER WILL BE PIPED DOWN TO GRADE WITHIN THE BUILDING WALLS, AND CONNECT TO UNDERGROUND STORM WATER SYSTEM.

Landscape Design:

18. Based on the mature size of the proposed plants, on a revised landscape plan, please modify the planting density and layout so that it is representative of the mature size of the proposed species, relative to the planting area. In general, a twenty to thirty percent (20 - 30%) reduction of planting intensity should be implemented in order to avoid overcrowding of plants, and so that there will be no need to trim excessively or shear the plants, resulting in sustainable landscape improvements. Please refer to Zoning Ordinance Sections 10.100 and 10.700.

RESPONSE: PLANT SYMBOLS SHOWN ARE SHOWN AT INTENDED SIZE. MANY OF THE PLANTS SHOWN ARE TO BE HEDGES, THEREFORE THEIR ON-CENTER



SPACING/SIZE HAVE BEEN TIGHTENED TO ACHIEVE THAT LOOK. PLANTING DENSITY HAS BEEN REDUCED BY @ 10% OVERALL. THIS WAS ACCEPTABLE PER THE MEETING WITH STEVE VENKER ON 11.4.2016.

19. With the next submittal, please coordinate the landscape plan with the lighting plan in order to avoid conflicts between mature-size trees and light pole/fixtures. Please refer to Sec. 7.600 of the Zoning Ordinance.

RESPONSE: TREES HAVE BEEN COORDINATED WITH THE LIGHTING PLAN TO MINIMIZE CONFLICTS. BOTH TREES AND LIGHT LOCATIONS HAVE BEEN ADJUSTED.

20. With the next submittal, please submit a revised landscape plan indicating that all proposed shrubs will have a minimum five-gallon container size, in conformance with Section 10.501.E of the Zoning Ordinance.

RESPONSE: ALL SHRUBS WILL BE 5 GALLON. ADDITIONALLY, A NOTE IS ON THE FIRST SHEET INDICATING ALL SHRUBS WILL BE 5 GALLON.

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:

21. With the next submittal, please provide a site plan and project data that complies with the Plan & Report Requirements for Development Applications. There will be comments regarding the site plan after it has been received and reviewed by staff. Please refer to Zoning Ordinance Section 1.303.

Response:

- a. Provide a vicinity map on the site plan.
- b. Revise the site plan to indicate the zoning district of all adjacent and abutting parcels.
- c. Revise the project data to indicate bicycle parking - required, provided, show calculations.
- d. Revise the project data to indicate open space - required, provided, show calculations - on the site plan. Please refer to Zoning Ordinance Section 5.2506.
- e. Revise the project data to indicate the density - allowed, provided, show calculations.
- f. Revise the project data to indicate vehicle parking, including accessible parking, and covered parking - required, provided, show calculations. Please refer to Zoning Ordinance Section 9.103.
- g. Revise the site plan to indicate the location and dimensions of all abutting tracts for vehicular access.
- h. Revise the site plan to indicate the dimension between each building/structure.
- i. Revise the site plan to indicate the dimension from each building/structure to the adjacent/abutting property line.
- j. Revise the site plan to indicate the location of sidewalks, with pavement types, and dimensions.



- k. Revise the site plan to indicate the location of above ground utility equipment.
- l. Revise the site plan to indicate the location of street lights, if applicable
- l. Show all existing and proposed easement.

RESPONSE: THE RESUBMITTAL PACKAGE CONTAINS AN UPDATED SITE PLAN ADDRESSING THIS COMMENT. THE RESUBMITTAL PACKAGE CONTAINS AN UPDATED ILLUSTRATIVE SITE PLAN ADDRESSING THESE COMMENTS.

22. With the next submittal, please provide site plan that is a black line drawing, without any gray tones, colors, or landscape symbols so that all copies of the site plan will be readable. Showing the landscape symbols on the site plan results in too much information on the plan, making it difficult to read. Please refer to the Development Review Board Application Checklist, and the Plan & Report Requirements for Development Applications. Please refer to Zoning Ordinance Section 1.303.

RESPONSE: THE RESUBMITTAL PACKAGE CONTAINS AN UPDATED SITE PLAN ADDRESSING THIS COMMENT. THE REVISED ILLUSTRATIVE SITE PLAN IS NOW A BLACK LINE DRAWING WITH NOT TONES OR LANDSCAP INFORMATION.

23. Notes and dimensions on the site plan and the open space plan appear to be 6-point font size, or less. With the next submittal, please revise the notes on the plans so that they are 12-point font size (1/6'h of an inch). Please refer to the Plan & Report Requirements for Development Applications. Please refer to Zoning Ordinance Section 1.303.

RESPONSE: NOTES and dimensions on the plans are revised to be 12 point font size.

24. Screen walls, retaining walls, site walls, fences, etc., shall be constructed with 6 or 8 inch wide concrete masonry blocks, 8 inches wide brick, stone, concrete, or a similar solid and durable material to match the building. Stucco and paint the surface of concrete block walls to match the on-site buildings unless they are split-faced, grid or similar decorative types of block. Grade breaks shall be located at the top of the wall at piers or corners wherever possible. Include varied setbacks, alignments, and/or heights and/or piers or buttresses for walls over 200 feet long. Vary the horizontal and vertical alignment of the wall for visual interest. Please refer to Scottsdale Design Standards & Policies Manual Section 2-1.401.5.

RESPONSE:

• **A NOTE HAS BEEN ADDED THAT ALL SCREEN WALLS/RETAINING/SITE WALLS WILL BE CONSTRUCTED OUT OF 6" OR 8" C.M.U. WITH A FINISH TO MATCH/COMPLIMENT THE ARCHITECTURE.**

• **A NOTE HAS BEEN ADDED THAT "GRADE CHANGES SHALL BE AT THE TOP OF THE WALLS, AT PIERS, AND CORNERS WHEREVER POSSIBLE".**

• **CURRENT WALL ALIGNMENT DO NOT EXTEND BEYOND 200' WITHOUT A HORIZONTAL OR VERTICAL CHANGE.**

25. With the next submittal, please submit a revised site plan indicating the locations of building mounted and free standing exterior light fixtures. Please refer to the Plan & Report Requirements for Development Applications. Please refer to Zoning Ordinance Section 1.303.

RESPONSE: THE RESUBMITTAL PACKAGE CONTAINS AN UPDATED SITE PLAN ADDRESSING THIS COMMENT. THE REVISED ILLUSTRATIVE SITE PLAN NOW INDICATES LOCATION OF BUILDING MOUNTED LIGHT FIXTURES. SEE LIGHTING



PLAN FOR MORE INFORMATION ON SITE LIGHTING.

Landscape Design:

26. With the next submittal, please provide a landscape plan that indicates the building footprint and does not indicate the interior spaces within each building. Showing the interior spaces on the landscape plan results in too much information on the plan, making it difficult to read. Please refer to the Plan & Report Requirements for Development Applications. Please refer to Zoning Ordinance Section 1.303.

RESPONSE: INTERIOR BUILDING INFORMATION HAS BEEN TURNED OFF. HOWEVER, DOORS AND POINTS OF BUILDING PENETRATION REMAIN VISIBLE.

27. With the next submittal, please submit a revised landscape plan indicating the location of above ground utility equipment and vaults on the landscape plan. Please refer to the Plan & Report Requirements for Development Applications. Please refer to Design Standards & Policies Manual, Section 2-1.401.1. Please refer to Zoning Ordinance Section 1.303.

RESPONSE: DO NOT KNOW AT THIS POINT. PER MEETING ON 11.4.2016 A STIPULATION THAT LANDSCAPE CONSTRUCTION PLANS WILL MEET THE REQUIREMENTS AT THE TIME OF SUBMITTAL.

28. With the next submittal, please submit a revised landscape plan utilizing a dashed line to indicate the sight distance visibility triangles on the landscape plan. Please refer to the Plan & Report Requirements for Development Applications. Please refer to the Scottsdale Design Standards & Policies Manual Section 5-3.119. Please refer to Zoning Ordinance Section 1.303.

RESPONSE: THE SIGHT VISIBILITY TRIANGLES HAVE BEEN ADDED TO THE PLAN AND READ AS A DASHED LINE. THEY ARE ALSO LABELED.

29. With the next submittal, please submit a revised landscape plan utilizing a dashed or dotted line to indicate the site area that needs to be allocated as bicycle parking spaces. Modify the location of either the landscape improvements or the bicycle parking spaces and racks if there is a conflict between landscape plants and bicycle parking spaces. Please refer to Design Standards and Policies Manual Sec. 2-1.808 B.

RESPONSE: COMPLIED, SEE COMMENT 3.

30. Due to the broad arching form of the leaves and flower stems of Yellow Yucca Hesperaloe parviflora 'Yellow', please revise the landscape plan so that the mature size of this plant will be at least four (4) feet from the edge of any parking spaces, pedestrian pathways or areas. Please refer to the Design Standards and Policies Manual Sec. 2-1.1001.13.

Response: PER MEETING ON 11.4.2016 YELLOW HESPERALOE DO NOT ACHIEVE THIS SIZE, HOWEVER THEY WILL BE MAINTAINED 36" FROM HARDSCAPE PER DESIGN STANDARDS AND POLICIES MANUAL SEC. 2-1.1001.13.

31. With the next submittal, please submit a revised landscape plan so that Variegated Century Plant Agave americana 'Variegata', Tropical Agave Agave desmetiana, and Weber Agave Agave weberi, will be installed a distance of at least four feet between the edge of the walkway and pedestrian areas to the edge of the mature plant, due to the thorny spines on these plants. Please refer to the Design Standards and Policies Manual Sec. 2-1.1001.13.



RESPONSE: ALL AGAVE AMERICANA, AGAVE WEBERII AND AGAVE DESMETIANA HAVE BEEN MOVED SO THEY ARE 4'0" FROM THE EDGE OF ANY PEDESTRIAN PATHWAY AREAS.

32. To avoid conflicts between the size of mature trees and light fixtures, please submit a revised landscape plan shifting either the location of trees or the location of light fixtures so that there is at least twenty (20) feet between tree trunks and light fixtures. Please refer to Scottsdale Sensitive Design Principle 13.

RESPONSE: REFER TO COMMENT 19 FOR RESPONSE.

Building Elevation Design:

33. With the next submittal, please consider revising the 'Rear' building elevations for 'Building A' so that the pavilion roof form will be located above the balconies, similar to the pavilion roof location that is on the 'Right' and 'Left' building elevations for 'Building A'. Please refer to Scottsdale Sensitive Design Principle 8.

RESPONSE: REVISED EXTERIOR ELEVATIONS ARE PROVIDED, ADDRESSING THIS COMMENT.

34. On the 'Right', 'Left' and 'Rear' sides of the 4-story apartment buildings, a majority of the balconies are exposed instead of being protected from the effects of their solar orientation. With the next submittal, please modify these 'Right', 'Left' and 'Rear' facing balconies so that they are recessed or partially recessed into the body of the building. Please refer to Scottsdale Sensitive Design Principle 9.

RESPONSE: REVISED EXTERIOR ELEVATIONS ARE PROVIDED, ADDRESSING THIS COMMENT.

35. With the next submittal, please consider revising the building elevations and provide a material, such as stone, at the base of the buildings, so that the buildings will rest on a regional material that extends to and engages with the ground.

RESPONSE: REVISED EXTERIOR ELEVATIONS ARE PROVIDED, ADDRESSING THIS COMMENT.

36. With the next submittal, please consider revising the proposed materials and color scheme so that it includes textures and muted colors that are found in the surrounding desert context. Please refer to Scottsdale Sensitive Design Principle 9.

RESPONSE: REVISED EXTERIOR ELEVATIONS AND NEW COLOR SCHEMES ARE PROVIDED, ADDRESSING THIS COMMENT.

37. With the next submittal, please submit paint color drawdowns for all proposed building colors, and revise the color and material boards to show all proposed colors. The only drawdown staff received was SW 7675 Sealskin Matte. Please reference the Development Review Development Application Checklist, Part III - Samples & Models.

RESPONSE: COMPLETE COLOR DRAWDOWNS FOR ALL PROPOSED COLOR SCHEMES ARE PROVIDED WITH THE RESUBMITTAL MATERIALS.



38. With the next submittal, please provide window sections that indicate that all exterior window glazing will be recessed a minimum of fifty (50) percent of the wall depth, including glass curtain walls/windows within any tower/clerestory elements. Please demonstrate the amount of recess by providing dimensions from the face of the exterior wall to face of glazing, exclusive of external detailing. Please refer to the Scottsdale Sensitive Design Principle 9.

RESPONSE: TYPICAL WINDOW DETAILS ARE PROVIDED, DEMONSTRATING THAT THE REQUIRED WINDOW RECESS IS PROVIDED.

39. With the next submittal, please provide door sections that indicate that all exterior doors will be recessed a minimum of thirty (30) percent of the wall depth. Please demonstrate the amount of recess by providing dimensions from the face of the exterior wall to the face of the door frame or panel, exclusive of external detailing. Please refer to the Scottsdale Sensitive Design Principle 9.

RESPONSE: TYPICAL DOOR DETAILS ARE PROVIDED, DEMONSTRATING THAT THE REQUIRED DOOR RECESS IS PROVIDED.

40. With the next submittal, please provide section drawings of the proposed exterior shade devices. Provide information that describes the shadow/shade that will be accomplished by the proposed shade devices, given the vertical dimensions of the wall opening. All shade devices should be designed so that the shade material has a density of 75%, or greater, in order to maximize the effectiveness of the shade devices. Please refer to Scottsdale Sensitive Design Principle 9. Please refer to the following internet link: <http://www.scottsdaleaz.gov/design/Shading>.

RESPONSE: ADDITIONAL INFORMATION ON THE SHADING DEVICES ARE PROVIDED WITH THE RESUBMITTAL DOCUMENTS

41. With the next submittal, please indicate and illustrate the location of the electrical service entrance section or electrical meters and service panels for each unit on the site plan. Service entrance sections (SES) or electrical meters and service panels shall be incorporated into the design of the building, either in a separate utility room, or the face of the SES shall be flush with the building face. An SES that is incorporated into the building, with the face of the SES flush with the building, shall not be located on the side of a building that is adjacent to a public right-of-way, roadway easement, or private streets. Please refer to the Scottsdale Design Standards and Policies Manual, Section 2-1.402.

RESPONSE: ELECTRICAL METERS AND EQUIPMENT ARE NOW NOTED ON THE BUILDING FLOOR PLANS. THEY ARE LOCATED WITHIN A DEDICATED ELECTRICAL ROOM, RECESSED INTO THE FOOTPRINT OF THE BUILDING.

42. Roof drainage systems shall be interior to the building, except that overflow scuppers are permitted. If overflow scuppers are provided, they shall be integrated with the architectural design. Areas that are rooftop drainage shall be designed and constructed to minimize erosion or staining of nearby building walls and directs water away from the building foundations. Please refer to Scottsdale Design Standards & Policies Manual Section 2-1.401.4.

RESPONSE: PROVISIONS FOR ROOF DRAINAGE ARE NOW NOTED ON THE ROOF PLANS. COLLECTED STORM WATER IS PIPED DOWN THROUGH CONCEALED SPACE WITHIN THE BUILDING, AND ROUTED TO UNDERGROUND STORM WATER SYSTEM.



43. With the next submittal, please submit revised elevations indicating the locations of all building mounted lighting fixtures. Please refer to the Plan & Report Requirements for Development Applications. Please refer to Zoning Ordinance Section 1.303.

Response: REVISED EXTERIOR ELEVATIONS NOW SHOW THE LOCATIONS FOR ALL BUILDING-MOUNTED LIGHT FIXTURES.

44. With the next submittal, please submit revised building elevations providing a notation regarding the locations of the colors that will be utilized on the building elevations. Please refer to the Development Review Board Application Checklist and the Plan & Report Requirements for Development Applications. There may be comments regarding the building elevations after the materials and colors information has been received and reviewed by staff. Please refer to Zoning Ordinance Section 1.303

RESPONSE: EXTERIOR COLORS ARE NOTED ON THE COLOR ELEVATIONS PROVIDED.

45. In order to improve readability of the building elevations, with the next submittal, please revise the building elevations to add number notations (0.0, +1.5, -0.5, etc.) that indicate the differences between planer surfaces or utilize thicker and thinner lines to indicate portions of the building that are nearer or farther from view. Please refer to Zoning Ordinance Section 1.303.

RESPONSE: REQUESTED NOTATIONS HAVE BEEN ADDED TO THE EXTERIOR BUILDING ELEVATIONS.

46. Notes and dimensions on the building elevations appear to be 6-point font size, or less. With the next submittal, please submit revised building elevations revising the notes so that they are 12-point (1/6 inch) font size. Please refer to the Plan & Report Requirements for Development Applications. Please refer to Zoning Ordinance Section 1.303.

RESPONSE: NOTES AND DIMENSIONS ON THE PLANS ARE REVISED TO BE 12 POINT FONT SIZE.

47. Please provide building elevations that are black line drawings, without any gray tones, so that all copies of the building elevations will be readable. Please refer to the Development Review Board Application Checklist, and the Plan & Report Requirements for Development Applications. Please refer to Zoning Ordinance Section 1.303.

RESPONSE: BUILDING ELEVATIONS ARE NOW SHOWN AS BLACK AND WHITE LINE DRAWINGS AS REQUESTED.

Floor Plans:

48. With the next submittal, please submit revised floor plans that add dashed lines that indicate the extent of overhang portions of the roof, shade canopies, building areas, etc. Please refer to the Plan & Report Requirements for Development Applications. Please refer to Zoning Ordinance Section 1.303.

RESPONSE: THE REQUESTED INFORMATION HAS BEEN ADDED TO THE FLOOR PLANS.



49. With the next submittal, please provide dimensional information and notations on a revised basement/garage floor plan so that compliance with Zoning Ordinance Section 9.106.A is demonstrated.

RESPONSE: THE REQUESTED INFORMATION HAS BEEN ADDED TO THE FLOOR PLANS.

50. With the next submittal, please submit revised roof plans and third floor plans that indicate and illustrate the location of the roof access ladder. Please refer to Scottsdale Design Standards & Policies Manual Section 2-1.401.3.

RESPONSE: ROOF ACCESS IS PROVIDED BY A LADDER DEVICE AT THE TOP OF THE EXIT STAIRS THAT CONTINUE UP TO THE ROOF THROUGH AN ACCESS HATCH. NO LADDER WILL BE VISIBLE FROM THE EXTERIOR OF THE BUILDING.

51. Notes on the floor plan appear to be 6-point font size, or less. Please revise the floor plans so the notes so that they are 12-point (1/6 inch) font size. Please refer to the Plan & Report Requirements for Development Applications. Please refer to Zoning Ordinance Section 1.303.

RESPONSE: NOTES AND DIMENSIONS ON THE PLANS ARE REVISED TO BE 12 POINT FONT SIZE.

Lighting Design:

52. With the next submittal, please submit an exterior electrical site plan that clearly shows the locations of all exterior lighting fixtures by identifier. Please reference the Plan & Report Requirements for Development Applications.

RESPONSE: ON PLAN IN COMPLIANCE.

53. With the next submittal, please provide revised light fixture cut-sheets per the Plan & Report Requirements for Development Applications. Clearly identify each option chosen on the cut sheets, and make sure the cut sheets contains an identifier that cross references with the exterior lighting site plan, and the photometric analysis.

RESPONSE: CUT-SHEETS UPDATED AND SHOWN ON PLAN AS REQUIRED.

54. With the next submittal, please submit a revised photometric analysis that shows the entire property out to the property lines, and conforms to the Plan & Report Requirements for Development Applications. Please also reference the following internet link: <http://www.scottsdaleaz.gov/design/design-guidelines/lighting#Photometrics>

RESPONSE: ON PLAN IN COMPLIANCE.

55. With the next submittal, please submit a revised photometric analysis for the entire property that has an average horizontal fc measured at grade of 2.0, and a maximum of 8.0. The light trespass vertical fc measured at 6' above grade at the property lines shall not exceed 0.8 fc.

RESPONSE: PHOTOMETRICS REVISED AND SHOWN ON PLAN AS REQUIRED.

56. Notes on the lighting plans and cut-sheets appear to be 6-point font size, or less. With the next submittal, please submit revised plans with notes that they are 12-point (1/6 inch) font size. Please refer to the Plan & Report Requirements for Development Applications. Please refer to Zoning



Ordinance Section 1.303.

RESPONSE: FONT SIZES INCREASED TO 1/6".

57. To avoid conflicts between the light fixtures and the size of mature trees, please shift either the location of trees or the location of light fixtures so that there is at least twenty (20) feet between tree trunks and light fixtures on a revised exterior lighting, photometric and landscape plan. Please refer to the Scottsdale Sensitive Design Principle 13.

RESPONSE: LIGHTS HAVE BEEN COORDINATED WITH THE LANDSCAPE PLAN TO MINIMIZE CONFLICTS. BOTH TREES AND LIGHT LOCATIONS HAVE BEEN ADJUSTED.

58. All fixtures shall be IESNA full cutoff, and directed downward. (City of Scottsdale Exterior Lighting Policy)

RESPONSE: REVISED DECORATIVE FIXTURE TYPE 'ZW' TO BE FULL CUTOFF AND REMOVED ALL TYPE 'LA' LANDSCAPE LIGHTS. TYPE 'P' IS DC RANCH/SILVERLEAF STANDARD FIXTURE TO MATCH EXISTING.

59. No lighting fixture shall be mounted higher than sixteen (16) feet, and shall be a bronze or black color. Please reference the City of Scottsdale Exterior Lighting Policy and Design Standards and Policies Manual.

RESPONSE: ALL LIGHTING IN COMPLIANCE.

Circulation:

60. With the next submittal, please submit a revised Site Plan and Pedestrian and Vehicular Circulation plan providing a minimum 6-foot wide sidewalk throughout the development, including along 101" Street. The Pedestrian and Vehicular Circulation plan shall clearly identify the sidewalk widths. Please reference Sec. 5-3.100 of the Design Standards and Policies Manual, and per Chapter 7, Section 8 of the 2008 Transportation Master Plan and per Section 2.1-808 of the Design Standards and Polices Manual.

RESPONSE: PER OUR MEETING AND AGREEMENTS WITH MR. KING, MR. NIEDERER AND TRANSPORTATION STAFF ON OCTOBER 12, 2016, WE AGREED THAT OUR REQUESTED 5' WIDE SIDEWALKS WERE ACCEPTABLE AS THAT IS THE WIDTH OF ALL SIDEWALKS WITHIN DC RANCH.

THE "FIRE AND CIRCULATION EXHIBIT" PRESENTS THE ROADWAY CONFIGURATIONS DISCUSSED AT THE MEETING.

61. Per Section 2-1.804 of the Design Standards and Polices Manual, please provide a refuse container and enclosure for every 20 multi-family dwelling units -4 required on the site. With the next submittal, please identify the location on the site plan; containers must be located on the site, not in the adjacent parking lot.

RESPONSE: PER OUR MEETING AND AGREEMENTS WITH MR. KING, MR. NIEDERER AND TRANSPORTATION STAFF ON OCTOBER 12, 2016, WE HAVE PROVIDED UPDATED PLANS TO DEMONSTRATE HOW REFUSE WILL BE HANDLED FOR THIS SITE.



62. Site driveways along 101" Street, Desert Sage, and Legacy Boulevard shall be designed and constructed in conformance with City of Scottsdale Type CL-1, Standard Detail #2256 (taper can be eliminated). DSPM 5-3.200; DSPM Sec. 5-3.205

RESPONSE: SO NOTED.

63. Site driveways along 101" Street, Desert Sage, and Legacy Boulevard shall be designed and constructed in conformance with City of Scottsdale Type CL-1, Standard Detail #2256 (taper can be eliminated). Please reference Sections 5-3.200 and 5-3.205 of the Design Standards and Policies Manual.

RESPONSE: SO NOTED.

64. With the next submittal, please provide a signing and pavement marking plan to show how intersections will be controlled on-site and near the site. Plan should include:
- How two-way traffic is controlled and directed along Legacy Boulevard near the intersection adjacent to the proposed guard gate.
 - How one-way traffic is controlled and directed along Legacy Boulevard near the intersection at the southwest corner of Building 1. Direction should be provided for westbound vehicles via signage/pavement marking/median islands to force the right turn and avoid wrong way traffic along the Legacy Boulevard Entry.
 - Circulation at the intersections that are located north of Buildings 3 and 4 should be one-way, in a counter clockwise direction around the park, to prevent traffic from cutting the corner on the south side. This should be accomplished with signage/stripping/raised medians as necessary.

RESPONSE: PER OUR MEETING AND AGREEMENTS WITH MR. KING, MR. NIEDERER AND TRANSPORTATION STAFF ON OCTOBER 12, 2016, WE HAVE UPDATED THE FIRE ACCESS AND CIRCULATION PLANS TO ADDRESS THIS ISSUE.

PER OUR MEETING AND AGREEMENTS WITH MR. KING, MR. NIEDERER AND TRANSPORTATION STAFF ON OCTOBER 12, 2016, WE HAVE UPDATED THE FIRE ACCESS AND CIRCULATION PLANS TO ADDRESS THIS ISSUE. THE "FIRE AND CIRCULATION EXHIBIT" PRESENTS THE ROADWAY CONFIGURATIONS AND STRIPING DISCUSSED AT THE MEETING.

65. With the next submittal, please consider revising the Pedestrian Circulation Plan to address the following concerns:
- There is no direct connection to the pool building from the north side (Buildings 3 and 4).
Specific Response: There is a graphic into Transportation based on Staff meeting 11-4-2016 showing walk options on the west side of the entry drive connecting to the pool building.
 - The sidewalk on the west side of Building 1 terminates at Legacy Boulevard; this should be brought along the southern edge of Building 1 and tied into a crosswalk at the intersection.
Specific Response: This has been complied with.
 - Mid-block pedestrian crossings should be avoided unless enhanced crossings are created by



the use of raised crossings; sidewalk should lead to intersection crossings.

Specific Response: Mid-block crossing will remain and is consistent with other mid-block crossing at DC Ranch Canyon Village. The walk will be clearly defined with paving or striping or both.

OVERALL RESPONSE: PER OUR MEETING AND AGREEMENTS WITH MR. KING, MR. NIEDERER AND TRANSPORTATION STAFF ON OCTOBER 12, 2016, WE HAVE UPDATED THE FIRE ACCESS AND CIRCULATION PLANS TO ADDRESS THIS ISSUE.

Fire:

66. With the next submittal, please submit a site plan that demonstrates the commercial turning radii (25' inner/49' outside/55' bucket swing) requirements are being met, per Section 2-1.802(5) of the Design Standards and Policies Manual.

RESPONSE: PER OUR MEETING AND AGREEMENTS WITH MR. KING, MR. NIEDERER AND TRANSPORTATION STAFF ON OCTOBER 12, 2016, WE HAVE UPDATED THE FIRE ACCESS AND CIRCULATION PLANS TO ADDRESS THIS ISSUE.

67. With the next submittal, please submit a site plan that the divided entrances and drive-thru bypass lanes at the gate house are a minimum of 20-feet-wide, per Section 2-1.802(2) of the Design Standards and Policies Manual.

RESPONSE: PER OUR MEETING AND AGREEMENTS WITH MR. KING, MR. NIEDERER AND TRANSPORTATION STAFF ON OCTOBER 12, 2016, WE HAVE UPDATED THE FIRE ACCESS AND CIRCULATION PLANS TO ADDRESS THIS ISSUE. BASED ON PREVIOUS DISCUSSIONS WITH THE FIRE DEPARTMENT THE ACCESS ROADWAYS AT THE GUARD GATE ARE 16 FEET WIDE F/C TO F/C.

68. Dead ends over 300-feet, shall provide a turn-around for emergency vehicles, per Section 2-1.802(8) of the Design Standards and Policies Manual.

RESPONSE: PER OUR MEETING AND AGREEMENTS WITH MR. KING, MR. NIEDERER AND TRANSPORTATION STAFF ON OCTOBER 12, 2016, IT WAS AGREED THAT THERE ARE NO DEAD ENDS OVER 300 FEET.

69. There will be a requirement to show the location of the Fire Riser room, per Section 6-1.504(1) of the Design Standards and Policies Manual.

RESPONSE: WE HAVE UPDATED OUR PLANS TO ADDRESS THIS ISSUE. THE REQUESTED INFORMATION IS NOW PROVIDED AND NOTED ON THE BUILDING FLOOR PLANS.

Considerations

The following considerations have been identified in the first review of this application. While these considerations are not critical to scheduling the application for public hearing, they may improve the quality and may reduce the delays in obtaining a decision regarding the proposed development. Please consider addressing the following:



Circulation:

70. With the next submittal, consider revising the site plan to create a more traditional 4-legged perpendicular intersection at the entrance to the site on Legacy Boulevard; eliminate the Y design. Need to sign for one-way entry and exit operation.

RESPONSE: PER OUR MEETING AND AGREEMENTS WITH MR. KING, MR. NIEDERER AND TRANSPORTATION STAFF ON OCTOBER 12, 2016, WE HAVE UPDATED THE FIRE ACCESS AND CIRCULATION PLANS TO ADDRESS THIS ISSUE.

PER OUR MEETING AND AGREEMENTS WITH MR. KING, MR. NIEDERER AND TRANSPORTATION STAFF ON OCTOBER 12, 2016, WE HAVE UPDATED THE FIRE ACCESS AND CIRCULATION PLANS TO ADDRESS THIS ISSUE. THE "FIRE AND CIRCULATION EXHIBIT" PRESENTS THE ROADWAY CONFIGURATIONS AND STRIPING DISCUSSED AT THE MEETING

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:

71. With the next submittal, please submit an updated DC Ranch Town Center Land Use and Open Space Budget. The version that was submitted with the DRB application is dated May 11, 2006.

RESPONSE: UPDATED DC RANCH TOWN CENTER LAND USE AND OPEN SPACE BUDGET ARE A PART OF THIS RESUBMITTAL.

72. Note: There will be a requirement to do a map of easement release with the final plan submittal to remove any old, no longer needed easements.

RESPONSE: SO NOTED.

73. Note: There will be a requirement for a Condominium Plat with the final plan submittal, which will tie lots 30A and 308 together and dedicate all new easements.

RESPONSE: SO NOTED.

Water/Wastewater:

74. Onsite sewer for a guard house and pool needs to be a private system.

RESPONSE: SEWER MAIN REPLACED WITH PRIVATE SEWER SERVICE.

75. Existing water stubs not reused shall have the gate valve closed, blind flanged and have the box removed per Sec. 6-1.402 of the Design Standards and Policies Manual.

RESPONSE: NOTE ADDED TO EXHIBIT THAT OUTLINES PROCEDURES TO BE FOLLOWED TO ABANDON THESE STUBS, IF ABANDONED.



76. Existing sewer stubs not reused shall be securely capped at the right-of-way line and abandoned.

RESPONSE: NOTE ADDED TO EXHIBIT THAT OUTLINES PROCEDURES TO BE FOLLOWED TO ABANDON THESE STUBS, IF ABANDONED

77. Existing water services not reused shall have the main corps closed and the service line cut and crimped, per Sec. 6-1.416 of the Design Standards and Polices Manual.

RESPONSE:

Circulation:

78. There will be a requirement to complete the hammer-head turn-around area on Desert Sage adjacent to Building 3 as shown on the site plan. Currently it is only partially constructed.

RESPONSE: SO NOTED.

Fire:

79. There will be a requirement to demonstrate that the fire lane surface will support 83,000 lb GVW to include any bridge/culvert crossing per Section 2-1.802(3) of the Design Standards and Policies Manual.

RESPONSE: SO NOTED.

80. Cross access easements will need to be dedicated or demonstrated prior to any final plan approval.

RESPONSE: SO NOTED.

81. Emergency vehicle access easements will be required to be dedicated prior to any final plan approval.

RESPONSE: SO NOTED.

82. At the time of final plans, there will be a requirement to identify the type of fire suppression system (13, 13R, 13d) being installed.

RESPONSE: THESE WILL BE IDENTIFIED ON THE FINAL PLANS SUBMITTAL. SO NOTED. THE FIRE SUPPRESSIONS SYSTEMS PROVIDED ARE NOW NOTED WITHIN THE PROJECT TABULATIONS.

Sincerely,

Kurt Jones, AICP



October 19, 2016,

Kurt Jones
Tiffany & Bosco, PA
2525 E Camelback Rd
Phoenix, AZ 85016

RE: 78-DR-2005#3
The Sterling at Silverleaf

Dear Mr. Jones,

The Planning & Development Services Division has completed the review of the above referenced development application submitted on 9/15/2016. The following **1st Review Comments** represent the review performed by our team, and is intended to provide you with guidance for compliance with city codes, policies, and guidelines related to this application.

Zoning Ordinance and Scottsdale Revise Code Significant Issues

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

Zoning/Site Design:

1. As was done on the architectural site plan for case 78-DR-2005#2, with the next submittal please submit a revised site plan which includes a project data block/table that lists all the Zoning Ordinance development standards, required/permitted numbers, and proposed/provided numbers, and show all calculations.
2. With the next submittal, please submit a revised site plan that list required and provided parking spaces, ADA parking space and bicycle parking spaces, and show calculations. Reference Article IX of the Zoning Ordinance.
3. Please utilize a dashed or dotted line to show the locations and dimensions of bicycle parking spaces and rack design, in conformance with City of Scottsdale Standard Detail No. 2285, on the site plan. Detail No. 2285 is for 4 bicycle parking spaces and requires 6.5 feet by 9.5 feet of site area. Please refer to the Plan & Report Requirements for Development Applications. Please refer to DSPM Sec. 2-1.808 B. Please refer to Zoning Ordinance Section 1.303.
4. With the next submittal, please submit a site plan that identifies the locations of all screen walls, retaining walls, site walls and fences, per Sections 5.2506, 7.105, 9.106.F, and 10.501.H of the Zoning Ordinance.

5. With the next submittal, please submit a revised site plan indicating the location and method of screening for all above ground mechanical and utility equipment. Please refer to the Plan & Report Requirements for Development Applications, per Sections 7.105 and 7.200.B of the Zoning Ordinance.

Fire:

6. With the next submittal, please submit revised plans demonstrating the minimum drive widths of 24-feet are being met, in conformance with Fire Ordinance 4045, 503.2.1.
7. With the next submittal, please verify that the unobstructed vertical clearance minimum requirement of 13'6" is being met, per Fire Ordinance 4045, 503.2.1
8. With the next submittal, please demonstrate the existing and proposed fire hydrant spacing requirements are being met, per Fire Ordinance 4045, 507.5.1.2.
9. With the next submittal, please demonstrate the FDC meets spacing requirements in accordance with Fire Ordinance 4045, 912 & I's&A's, 8.17.2.4.6.1
10. There will be a requirement to designate Fire Lanes for all Commercial / Multi-Family per Fire Ordinance 4045 & 503.3
11. A "Key switch/pre-emption sensor" will be required for Commercial/Multi-family/Gated communities per Fire Ordinance 4045 & 503.6.1

Drainage:

12. Please submit two (2) copies of the revised Drainage Report with the original red-lined copy of the report with the resubmittal material identified in Attachment A.
13. Please see red-line review comments in returned drainage report. Issues include:
 - a. Report is referencing an on-site drainage exhibit for a previous project but did not include a copy of the exhibit.
 - b. Project needs to address water quality via first flush storage or other means.
 - c. On-site drainage exhibit is so conceptual that it is not possible to tell where flows are going or their magnitude.

Water and Waste Water:

14. Please submit three (3) copies of the revised Water and Waste Water Design Report(s) with the original red-lined copy of the report with the resubmittal material identified in Attachment A.
15. Per Section 6-1.419 of the Design Standards and Policies Manual, the proposed water line shall be located within a 20-foot-wide water easement. Please identify easement on a revised site plan.

Building Elevations:

16. With the next submittal, please provide information and details related to screening devices that will be utilized to screen any mechanical equipment. Please refer to Zoning Ordinance Sec. 1.904.A.4 and Sec. 7.105.

17. With the next submittal, please provide information and details related to the roof drainage system. Please refer to Zoning Ordinance Section 7.105.

Landscape Design:

18. Based on the mature size of the proposed plants, on a revised landscape plan, please modify the planting density and layout so that it is representative of the mature size of the proposed species, relative to the planting area. In general, a twenty to thirty percent (20 - 30%) reduction of planting intensity should be implemented in order to avoid overcrowding of plants, and so that there will be no need to trim excessively or shear the plants, resulting in sustainable landscape improvements. Please refer to Zoning Ordinance Sections 10.100 and 10.700.
19. With the next submittal, please coordinate the landscape plan with the lighting plan in order to avoid conflicts between mature-size trees and light pole/fixtures. Please refer to Sec. 7.600 of the Zoning Ordinance.
20. With the next submittal, please submit a revised landscape plan indicating that all proposed shrubs will have a minimum five-gallon container size, in conformance with Section 10.501.E of the Zoning Ordinance.

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:

21. With the next submittal, please provide a site plan and project data that complies with the Plan & Report Requirements for Development Applications. There will be comments regarding the site plan after it has been received and reviewed by staff. Please refer to Zoning Ordinance Section 1.303.
 - a. Provide a vicinity map on the site plan.
 - b. Revise the site plan to indicate the zoning district of all adjacent and abutting parcels.
 - c. Revise the project data to indicate bicycle parking - required, provided, show calculations.
 - d. Revise the project data to indicate open space - required, provided, show calculations - on the site plan. Please refer to Zoning Ordinance Section 5.2506.
 - e. Revise the project data to indicate the density - allowed, provided, show calculations.
 - f. Revise the project data to indicate vehicle parking, including accessible parking, and covered parking - required, provided, show calculations. Please refer to Zoning Ordinance Section 9.103.
 - g. Revise the site plan to indicate the location and dimensions of all abutting tracts for vehicular access.
 - h. Revise the site plan to indicate the dimension between each building/structure.
 - i. Revise the site plan to indicate the dimension from each building/structure to the adjacent/abutting property line.
 - j. Revise the site plan to indicate the location of sidewalks, with pavement types, and dimensions.
 - k. Revise the site plan to indicate the location of above ground utility equipment.
 - l. Revise the site plan to indicate the location of street lights, if applicable.

m. Show all existing and proposed easement.

22. With the next submittal, please provide site plan that is a black line drawing, without any gray tones, colors, or landscape symbols so that all copies of the site plan will be readable. Showing the landscape symbols on the site plan results in too much information on the plan, making it difficult to read. Please refer to the Development Review Board Application Checklist, and the Plan & Report Requirements for Development Applications. Please refer to Zoning Ordinance Section 1.303.
23. Notes and dimensions on the site plan and the open space plan appear to be 6-point font size, or less. With the next submittal, please revise the notes on the plans so that they are 12-point font size (1/6th of an inch). Please refer to the Plan & Report Requirements for Development Applications. Please refer to Zoning Ordinance Section 1.303.
24. Screen walls, retaining walls, site walls, fences, etc., shall be constructed with 6 or 8 inch wide concrete masonry blocks, 8 inches wide brick, stone, concrete, or a similar solid and durable material to match the building. Stucco and paint the surface of concrete block walls to match the on-site buildings unless they are split-faced, grid or similar decorative types of block. Grade breaks shall be located at the top of the wall at piers or corners wherever possible. Include varied setbacks, alignments, and/or heights and/or piers or buttresses for walls over 200 feet long. Vary the horizontal and vertical alignment of the wall for visual interest. Please refer to Scottsdale Design Standards & Policies Manual Section 2-1.401.5.
25. With the next submittal, please submit a revised site plan indicating the locations of building mounted and free standing exterior light fixtures. Please refer to the Plan & Report Requirements for Development Applications. Please refer to Zoning Ordinance Section 1.303.

Landscape Design:

26. With the next submittal, please provide a landscape plan that indicates the building footprint and does not indicate the interior spaces within each building. Showing the interior spaces on the landscape plan results in too much information on the plan, making it difficult to read. Please refer to the Plan & Report Requirements for Development Applications. Please refer to Zoning Ordinance Section 1.303.
27. With the next submittal, please submit a revised landscape plan indicating the location of above ground utility equipment and vaults on the landscape plan. Please refer to the Plan & Report Requirements for Development Applications. Please refer to Design Standards & Policies Manual, Section 2-1.401.1. Please refer to Zoning Ordinance Section 1.303.
28. With the next submittal, please submit a revised landscape plan utilizing a dashed line to indicate the sight distance visibility triangles on the landscape plan. Please refer to the Plan & Report Requirements for Development Applications. Please refer to the Scottsdale Design Standards & Policies Manual Section 5-3.119. Please refer to Zoning Ordinance Section 1.303.
29. With the next submittal, please submit a revised landscape plan utilizing a dashed or dotted line to indicate the site area that needs to be allocated as bicycle parking spaces. Modify the location of either the landscape improvements or the bicycle parking spaces and racks if there is a conflict between landscape plants and bicycle parking spaces. Please refer to Design Standards and Policies

Manual Sec. 2-1.808 B.

30. Due to the broad arching form of the leaves and flower stems of Yellow Yucca *Hesperaloe parviflora* 'Yellow', please revise the landscape plan so that the mature size of this plant will be at least four (4) feet from the edge of any parking spaces, pedestrian pathways or areas. Please refer to the Design Standards and Policies Manual Sec. 2-1.1001.13.
31. With the next submittal, please submit a revised landscape plan so that Variegated Century Plant *Agave americana* 'Variegata', Tropical Agave *Agave desmetiana*, and Weber Agave *Agave weberi*, will be installed a distance of at least four feet between the edge of the walkway and pedestrian areas to the edge of the mature plant, due to the thorny spines on these plants. Please refer to the Design Standards and Policies Manual Sec. 2-1.1001.13.
32. To avoid conflicts between the size of mature trees and light fixtures, please submit a revised landscape plan shifting either the location of trees or the location of light fixtures so that there is at least twenty (20) feet between tree trunks and light fixtures. Please refer to Scottsdale Sensitive Design Principle 13.

Building Elevation Design:

33. With the next submittal, please consider revising the 'Rear' building elevations for 'Building A' so that the pavilion roof form will be located above the balconies, similar to the pavilion roof location that is on the 'Right' and 'Left' building elevations for 'Building A'. Please refer to Scottsdale Sensitive Design Principle 8.
34. On the 'Right', 'Left' and 'Rear' sides of the 4-story apartment buildings, a majority of the balconies are exposed instead of being protected from the effects of their solar orientation. With the next submittal, please modify these 'Right', 'Left' and 'Rear' facing balconies so that they are recessed or partially recessed into the body of the building. Please refer to Scottsdale Sensitive Design Principle 9.
35. With the next submittal, please consider revising the building elevations and provide a material, such as stone, at the base of the buildings, so that the buildings will rest on a regional material that extends to and engages with the ground.
36. With the next submittal, please consider revising the proposed materials and color scheme so that it includes textures and muted colors that are found in the surrounding desert context. Please refer to Scottsdale Sensitive Design Principle 9.
37. With the next submittal, please submit paint color drawdowns for all proposed building colors, and revise the color and material boards to show all proposed colors. The only drawdown staff received was SW 7675 Sealskin Matte. Please reference the Development Review Development Application Checklist, Part III – Samples & Models.
38. With the next submittal, please provide window sections that indicate that all exterior window glazing will be recessed a minimum of fifty (50) percent of the wall depth, including glass curtain walls/windows within any tower/clerestory elements. Please demonstrate the amount of recess by providing dimensions from the face of the exterior wall to face of glazing, exclusive of external detailing. Please refer to the Scottsdale Sensitive Design Principle 9.

39. With the next submittal, please provide door sections that indicate that all exterior doors will be recessed a minimum of thirty (30) percent of the wall depth. Please demonstrate the amount of recess by providing dimensions from the face of the exterior wall to the face of the door frame or panel, exclusive of external detailing. Please refer to the Scottsdale Sensitive Design Principle 9.
40. With the next submittal, please provide section drawings of the proposed exterior shade devices. Provide information that describes the shadow/shade that will be accomplished by the proposed shade devices, given the vertical dimensions of the wall opening. All shade devices should be designed so that the shade material has a density of 75%, or greater, in order to maximize the effectiveness of the shade devices. Please refer to Scottsdale Sensitive Design Principle 9. Please refer to the following internet link: <http://www.scottsdaleaz.gov/design/Shading>.
41. With the next submittal, please indicate and illustrate the location of the electrical service entrance section or electrical meters and service panels for each unit on the site plan. Service entrance sections (SES) or electrical meters and service panels shall be incorporated into the design of the building, either in a separate utility room, or the face of the SES shall be flush with the building face. An SES that is incorporated into the building, with the face of the SES flush with the building, shall not be located on the side of a building that is adjacent to a public right-of-way, roadway easement, or private streets. Please refer to the Scottsdale Design Standards and Policies Manual, Section 2-1.402.
42. Roof drainage systems shall be interior to the building, except that overflow scuppers are permitted. If overflow scuppers are provided, they shall be integrated with the architectural design. Areas that are rooftop drainage shall be designed and constructed to minimize erosion or staining of nearby building walls and directs water away from the building foundations. Please refer to Scottsdale Design Standards & Policies Manual Section 2-1.401.4.
43. With the next submittal, please submit revised elevations indicating the locations of all building mounted lighting fixtures. Please refer to the Plan & Report Requirements for Development Applications. Please refer to Zoning Ordinance Section 1.303.
44. With the next submittal, please submit revised building elevations providing a notation regarding the locations of the colors that will be utilized on the building elevations. Please refer to the Development Review Board Application Checklist and the Plan & Report Requirements for Development Applications. There may be comments regarding the building elevations after the materials and colors information has been received and reviewed by staff. Please refer to Zoning Ordinance Section 1.303
45. In order to improve readability of the building elevations, with the next submittal, please revise the building elevations to add number notations (0.0, +1.5, -0.5, etc.) that indicate the differences between planer surfaces or utilize thicker and thinner lines to indicate portions of the building that are nearer or farther from view. Please refer to Zoning Ordinance Section 1.303.
46. Notes and dimensions on the building elevations appear to be 6-point font size, or less. With the next submittal, please submit revised building elevations revising the notes so that they are 12-point (1/6 inch) font size. Please refer to the Plan & Report Requirements for Development Applications. Please refer to Zoning Ordinance Section 1.303.
47. Please provide building elevations that are black line drawings, without any gray tones, so that all copies of the building elevations will be readable. Please refer to the Development Review Board Application Checklist, and the Plan & Report Requirements for Development Applications. Please refer to Zoning Ordinance Section 1.303.

Floor Plans:

48. With the next submittal, please submit revised floor plans that add dashed lines that indicate the extent of overhang portions of the roof, shade canopies, building areas, etc. Please refer to the Plan & Report Requirements for Development Applications. Please refer to Zoning Ordinance Section 1.303.
49. With the next submittal, please provide dimensional information and notations on a revised basement/garage floor plan so that compliance with Zoning Ordinance Section 9.106.A is demonstrated.
50. With the next submittal, please submit revised roof plans and third floor plans that indicate and illustrate the location of the roof access ladder. Please refer to Scottsdale Design Standards & Policies Manual Section 2-1.401.3.
51. Notes on the floor plan appear to be 6-point font size, or less. Please revise the floor plans so the notes so that they are 12-point (1/6 inch) font size. Please refer to the Plan & Report Requirements for Development Applications. Please refer to Zoning Ordinance Section 1.303.

Lighting Design:

52. With the next submittal, please submit an exterior electrical site plan that clearly shows the locations of all exterior lighting fixtures by identifier. Please reference the Plan & Report Requirements for Development Applications.
53. With the next submittal, please provide revised light fixture cut-sheets per the Plan & Report Requirements for Development Applications. Clearly identify each option chosen on the cut sheets, and make sure the cut sheets contains an identifier that cross references with the exterior lighting site plan, and the photometric analysis.
54. With the next submittal, please submit a revised photometric analysis that shows the entire property out to the property lines, and conforms to the Plan & Report Requirements for Development Applications. Please also reference the following internet link:
<http://www.scottsdaleaz.gov/design/design-guidelines/lighting#Photometrics>
55. With the next submittal, please submit a revised photometric analysis for the entire property that has an average horizontal fc measured at grade of 2.0, and a maximum of 8.0. The light trespass vertical fc measured at 6' above grade at the property lines shall not exceed 0.8 fc.
56. Notes on the lighting plans and cut-sheets appear to be 6-point font size, or less. With the next submittal, please submit revised plans with notes that they are 12-point (1/6 inch) font size. Please refer to the Plan & Report Requirements for Development Applications. Please refer to Zoning Ordinance Section 1.303.
57. To avoid conflicts between the light fixtures and the size of mature trees, please shift either the location of trees or the location of light fixtures so that there is at least twenty (20) feet between tree trunks and light fixtures on a revised exterior lighting, photometric and landscape plan. Please refer to the Scottsdale Sensitive Design Principle 13.
58. All fixtures shall be IESNA full cutoff, and directed downward. (City of Scottsdale Exterior Lighting Policy)

59. No lighting fixture shall be mounted higher than sixteen (16) feet, and shall be a bronze or black color. Please reference the City of Scottsdale Exterior Lighting Policy and Design Standards and Policies Manual.

Circulation:

60. With the next submittal, please submit a revised Site Plan and Pedestrian and Vehicular Circulation plan providing a minimum 6-foot wide sidewalk throughout the development, including along 101st Street. The Pedestrian and Vehicular Circulation plan shall clearly identify the sidewalk widths. Please reference Sec. 5-3.100 of the Design Standards and Policies Manual, and per Chapter 7, Section 8 of the 2008 Transportation Master Plan and per Section 2.1-808 of the Design Standards and Policies Manual.

EMP,
5-A. Sidewalk

61. Per Section 2-1.804 of the Design Standards and Policies Manual, please provide a refuse container and enclosure for every 20 multi-family dwelling units – 4 required on the site. With the next submittal, please identify the location on the site plan; containers must be located on the site, not in the adjacent parking lot.

Compactor
provided

62. Site driveways along 101st Street, Desert Sage, and Legacy Boulevard shall be designed and constructed in conformance with City of Scottsdale Type CL-1, Standard Detail #2256 (taper can be eliminated). DSPM 5-3.200; DSPM Sec. 5-3.205

63. Site driveways along 101st Street, Desert Sage, and Legacy Boulevard shall be designed and constructed in conformance with City of Scottsdale Type CL-1, Standard Detail #2256 (taper can be eliminated). Please reference Sections 5-3.200 and 5-3.205 of the Design Standards and Policies Manual.

64. With the next submittal, please provide a signing and pavement marking plan to show how intersections will be controlled on-site and near the site. Plan should include:

- a. How two-way traffic is controlled and directed along Legacy Boulevard near the intersection adjacent to the proposed guard gate.
- b. How one-way traffic is controlled and directed along Legacy Boulevard near the intersection at the southwest corner of Building 1. Direction should be provided for westbound vehicles via signage/pavement marking/median islands to force the right turn and avoid wrong way traffic along the Legacy Boulevard Entry.
- c. Circulation at the intersections that are located north of Buildings 3 and 4 should be one-way, in a counter clockwise direction around the park, to prevent traffic from cutting the corner on the south side. This should be accomplished with signage/stripping/raised medians as necessary.

65. With the next submittal, please consider revising the Pedestrian Circulation Plan to address the following concerns:

- a. There is no direct connection to the pool building from the north side (Buildings 3 and 4).
- b. The sidewalk on the west side of Building 1 terminates at Legacy Boulevard; this should be brought along the southern edge of Building 1 and tied into a crosswalk at the intersection.
- c. Mid-block pedestrian crossings should be avoided unless enhanced crossings are created by the use of raised crossings; sidewalk should lead to intersection crossings.

Fire:

66. With the next submittal, please submit a site plan that demonstrates the commercial turning radii (25' inner/49' outside/55' bucket swing) requirements are being met, per Section 2-1.802(5) of the Design Standards and Policies Manual.
67. With the next submittal, please submit a site plan that the divided entrances and drive-thru bypass lanes at the gate house are a minimum of 20-feet-wide, per Section 2-1.802(2) of the Design Standards and Policies Manual.
68. Dead ends over 300-feet, shall provide a turn-around for emergency vehicles, per Section 2-1.802(8) of the Design Standards and Policies Manual.
69. There will be a requirement to show the location of the Fire Riser room, per Section 6-1.504(1) of the Design Standards and Policies Manual.

Considerations

The following considerations have been identified in the first review of this application. While these considerations are not critical to scheduling the application for public hearing, they may improve the quality and may reduce the delays in obtaining a decision regarding the proposed development. Please consider addressing the following:

Circulation:

70. With the next submittal, consider revising the site plan to create a more traditional 4-legged perpendicular intersection at the entrance to the site on Legacy Boulevard; eliminate the Y design. Need to sign for one-way entry and exit operation.

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:

71. With the next submittal, please submit an updated DC Ranch Town Center Land Use and Open Space Budget. The version that was submitted with the DRB application is dated May 11, 2006.
72. Note: There will be a requirement to do a map of easement release with the final plan submittal to remove any old, no longer needed easements.
73. Note: There will be a requirement for a Condominium Plat with the final plan submittal, which will tie lots 30A and 30B together and dedicate all new easements.

Water/Wastewater:

74. Onsite sewer for a guard house and pool needs to be a private system.
75. Existing water stubs not reused shall have the gate valve closed, blind flanged and have the box removed per Sec. 6-1.402 of the Design Standards and Policies Manual.
76. Existing sewer stubs not reused shall be securely capped at the right-of-way line and abandoned.

77. Existing water services not reused shall have the main corps closed and the service line cut and crimped, per Sec. 6-1.416 of the Design Standards and Polices Manual.

Circulation:

78. There will be a requirement to complete the hammer-head turn-around area on Desert Sage adjacent to Building 3 as shown on the site plan. Currently it is only partially constructed.

Fire:

79. There will be a requirement to demonstrate that the fire lane surface will support 83,000 lb GVW to include any bridge/culvert crossing per Section 2-1.802(3) of the Design Standards and Policies Manual.

80. Cross access easements will need to be dedicated or demonstrated prior to any final plan approval.

81. Emergency vehicle access easements will be required to be dedicated prior to any final plan approval.

82. At the time of final plans, there will be a requirement to identify the type of fire suppression system (13, 13R, 13d) being installed.

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 RETURNED TO THE APPLICANT.

The Planning & Development Services Division has had this application in review for 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 480-312-2953 or at kniederer@ScottsdaleAZ.gov.

Sincerely,


Keith Niederer
Senior Planner

**ATTACHMENT A
Resubmittal Checklist**

Case Number: **78-DR-2005#3**

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 1st Review Comment Letter

Context Aerial with the proposed Site Plan superimposed

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

Site Plan:

 10 24" x 36" 1 11" x 17" 1 8 ½" x 11"

Elevations:

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

Perspective(s):

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

Streetscape Elevation(s):

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

Landscape Plan:

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

Lighting Site Plan(s):

 2 24" x 36" 1 11" x 17" 1 8 ½" x 11"

Photometric Analysis Plan(s):

2 24" x 36" 1 11" x 17" 1 8 ½" x 11"

Manufacturer Cut Sheets of All Proposed Lighting:

2 24" x 36" 1 11" x 17" 1 8 ½" x 11"

Floor Plan(s):

2 24" x 36" 1 11" x 17" 1 8 ½" x 11"

Vehicular and Pedestrian Circulation Plan:

2 24" x 36" 1 11" x 17" 1 8 ½" x 11"

Other Supplemental Materials:

Updated DC Ranch Town Center Land Use and Open Space Budget

Technical Reports:

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



Community & Economic Development Division
Planning, Neighborhood & Transportation

7447 East Indian School Road
Scottsdale, Arizona 85251

Date: 9-14-2016
Contact Name: KURT JONES
Firm name: TIFFANY + BOSCO, PA
Address: 2525 E. CAMELBACK RD. #7TH FLOOR
City, State Zip: SCOTTSDALE, AZ 85016
PHOENIX

RE: Application Accepted for Review.
575 - PA - 2016

Dear KURT JONES:

It has been determined that your Development Application for THE STERLING AT SILVERLEAF has been accepted for review.

Upon completion of the Staff's review of the application material, I will inform you 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,

Name: Keith Niederer
Title: Sr. Planner
Phone number: 480-312-2953
Email address: kniederer@scottsdaleaz.gov

78-DR-2005#3
09/14/16