

**Correspondence Between
Staff and Applicant
Approval Letter**

PENSCO TRUST COMPANY

PO Box 173859
Denver, CO 80217-3859

TEMP-RETURN SERVICE REQUESTED

PRESORTED
FIRST CLASS



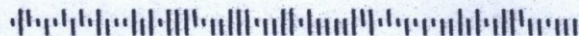
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August 4, 2016

MS LORRAINE CASTRO
PO BOX 1000
SCOTTSDALE AZ 85252-1000

Subject: **UNIDENTIFIABLE NOTICE**

To Whom It May Concern:

PENSICO Trust Company recently received the enclosed notice; however, we are unable to identify the appropriate client based on the information provided.

We are returning this notice and requesting that you provide additional information to allow us to process this request. Please identify our client's name and/or account number on any future notices.

Thank you,

PENSICO Trust Company

Enclosure

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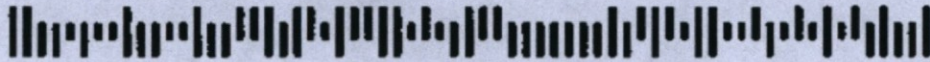
Ms Lorraine Castro
PO Box 1000
Scottsdale, AZ 85252-1000

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WS2749529 8/3/2016_005

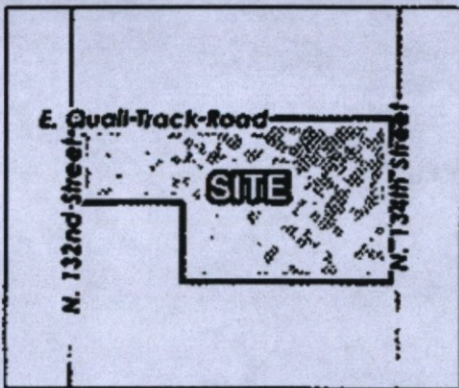
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PENSCO TRUST CO/ETAL
PO Box 173859
Denver, CO 80217-3859



KEEPING YOU INFORMED

Postcard Date: 7/20/2016



Site Location:
27077 N. 132nd St.

Case Name:
Preserve Ranch 2

Case Number:
20-ZN-2016

Dear Property Owner:

Case Objective*

- Rezoning Request

This is to inform you of a request to rezone an approx site from the Single-family Residential District (R1-130 Single-family Residential District (R1-70 ESL) for in an 9-lot subdivision community.

Applicant contact: Keith Nichter, 480-994-0994

City contact: Jesus Murillo, 480-312-7849

*For more information enter case number at:

<https://eservices.scottsdaleaz.gov/bldgresources/> or to comment, e-mail projectinput@scottsdaleaz.gov. file may be viewed at Current Planning, 7447 E Indian Sch 105



January 25, 2017

Keith Nichter
Lva Urban Design Studio LLC
120 S Ash Ave
Tempe, AZ 85281

Re:
20-ZN-2016
Quail Crest Estates

Dear Keith Nichter,

This is to advise you that the case referenced above was approved at the January 24, 2017 City Council meeting. The ordinance may be obtained from the City Clerk's office or city website @ <https://eservices.scottsdaleaz.gov/eServices/ClerkDocs/Default.aspx>. Please remove the red hearing sign as soon as possible. If you have any questions, please contact me at 480-312-7849.

Sincerely,

Jesus Murillo
Senior Planner



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

7447 East Indian School Road
Scottsdale, Arizona 85251

Date: _____
Contact Name: ANNIE VOSS
Firm name: LVA
Address: _____
City, State Zip: _____

RE: Application Accepted for Review.

390 - PA - 2016

Dear _____:

It has been determined that your Development Application for _____
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: JESUS MURILLO
Title: SENIOR PLANNER
Phone number: 480.812.7847
Email address: jmurillo@scottsdaleaz.gov

20-ZN-2016
7/20/2016



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

7447 East Indian School Road
Scottsdale, Arizona 85251

Date: _____
Contact Name: _____
Firm name: _____
Address: _____
City, State Zip: _____

RE: Minimal Submittal Comments

_____ - PA- _____

Dear _____:

It has been determined that your Development Application for _____ does not contain the minimal information, and has not been accepted for review.

Please refer to the application checklist and the Minimal Information to be Accepted for Review Checklist, and the Plan & Report Requirements pertaining to the minimal information necessary to be accepted for review.

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.

These **Minimal Submittal 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).

Sincerely,

Name: _____
Title: _____
Phone number: _____
Email address: _____

RE: SECOND SUBMITTAL OF THE 20-ZN-2016 "Quail Crest Estates" APPLICATION ON 9/30/2016

APPLICANT RESPONSES TO 1ST REVIEW COMMENTS PROVIDED IN **BOLD** TEXT BELOW.

RE: 20-ZN-2016
Quail Crest Estates

Dear Mr. Murillo:

The following **1st Review Response to Comments** represent the review performed by our team, and is intended to address the proposed revisions to be in 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:

2001 General Plan Analysis:

1. The 2001 General Plan is a policy document that establishes the long term vision and guides the physical development in the City. The Plan encourages a high-quality, attractive community for residents, businesses and visitors alike. To this end, as a means to serve the community more openly and transparently, please identify each 2001 General Plan and Dynamite Foothill Character Plan Goal & Approach citations in their entirety. Please number all relevant goals and approaches (bullets) so they are easily identifiable.

RESPONSE: The narrative has been updated to identify each 2001 General Plan and Dynamite Foothill Character Plan Goal along with the proposed consistent approach. While this proposal seeks to conform to each Plan Goal & Approach, responses have been provided to those that are most relevant to this proposal.

2. In relation to (1), please respond to Open Space and Recreation Element, Goal #1. Please expand on the discussion of what this proposal is providing in terms of buffering between the subject property, adjacent to neighbors and planned roadways. Please discuss the method of application in providing these open spaces. Consider the provisions of Desert Scenic Roadways in the response. Please address bullets 1, 9, 20, 22 and 23.

RESPONSE: The narrative has been updated to include an expanded discussion of what this proposal is providing in terms of buffering between the subject property, adjacent neighbors, and planned roadways particularly in light of the Desert Scenic Roadways provisions.

3. This application includes a request for amended development standards. Please state what the proposal is providing to justify the amended development standards. For example, the application requests amended development standards to accommodate sensitive areas; specifically Page 6 of the narrative refers to the Guiding Principle to Preserve Meaningful

20-ZN-2016
09/29/16

Open Space and speaks to the amount of NAOS that is proposed. However, this NAOS is proposed as on-lot rather than tract NAOS. Tract NAOS provides greater assurances that the open space will be retained and preserved. Therefore, in consideration to the request for amended development standards, please consider replacing on lot NAOS with Tract NAOS so that the open space provided by this development proposal will be protected permanently.

Upon resubmittal please update the graphics provided with the 1st submittal narrative as noted below:

- a. To ensure the protection of significant environmental features - i.e. boulder outcroppings, significant landforms, etc., please provide additional detail that identifies these environmental features on the conceptual site plan that also identifies planned roadways, drainage corridors, and any other planned improvements.

RESPONSE: The Site Plan has been updated to better identify environmental features on the site. In addition, the narrative has been updated to address the environmental features to be protected.

- b. Please graphically depict, if any, individual lot or site walls associated with the proposed subdivision. If there are to be such improvements, please respond in the project narrative as to the consideration made in locating the wall and further, how the goal of preserving Natural Area Open Space (NAOS) will be maintained. Please consider the guidelines of the Dynamite Foothills Character Area Implementation Plan, Page 29.

RESPONSE: Per discussions with City Staff, this detail will be provided at the preliminary plat level of analysis. Notes both on the site plan and narrative clarify that all site, lot and retaining walls will comply with the DSPM, Zoning ordinance and/or as approved by Staff. Specific wall locations and details will be provided with subsequent City reviews. In keeping with the guidelines and policies of the City, no walls be constructed around the perimeter of the community.

4. With a resubmittal, please provide an updated Citizen Involvement Report.

RESPONSE: An updated Citizen Involvement Report has been included with this submittal.

Dynamite Foothills Character Area Analysis:

5. Please respond to the Dynamite Foothills Character Area Plan's Implementation Program Design and Performance Guidelines 1 and related bullets addressing Location Standards and Sensitivity to Setting. As needed, revise the provided narrative to address how the proposed project is consistent with the Guidelines. Specifically, please address the location of construction envelopes on slopes exceeding 15% and also how the project will minimize any needed cut and fill on slopes of 10% or steeper. Lots 3, 4 and 5 are heavily impacted by areas of 10% to 25%+ slope categories. Therefore, please provide cuts and fills exhibit and update the conceptual site plan to show conceptual, but strategic, building envelopes that respond to how the proposed development will protect this sensitive terrain.

RESPONSE: The Dynamite Foothills Character Area Plan's Implementation Program Design and Performance Guidelines 1 and related bullets addressing Location Standards and Sensitivity to Setter states: "Construction Envelopes should not be placed on slopes exceeding 15% if there is reasonably sufficient land with slopes less than 15% on which to place the homes." And "Where construction envelopes are placed on slopes of 10% or steeper, the building and surrounding improved areas should be stepped or terraced in order to minimize cuts and fills and the visual impact."

Construction envelopes have been strategically located to avoid the most sensitive environmental features. They carefully avoid major washes, large boulders and significant vegetation. Unfortunately, not all slopes and features can be reasonably avoided. In areas where some grading must still occur to accommodate development careful grading will be utilized in accordance with City of Scottsdale standards.

Zoning:

6. Applicant had stated proposing amended development standards. The applicant thus far has only submitted for a rezoning request. Applicant will have to submit a preliminary plat application to request amended development standards. Update narrative to clarify that if the applicant proposes amended development standards, they shall do so in a future preliminary plat application.

RESPONSE: The narrative has been updated to reflect the fact that the request for amended development standards will be made with the submittal of the preliminary plat application for DRB approval.

7. The Environmentally Sensitive Lands (ESL) ordinance expresses the importance of Natural Area Open Space (NAOS) to be placed in tracts. Identified NAOS areas should be placed in a tracts wherever possible (Ordinance Section 6.1010.E).

RESPONSE: The NAOS plan has been amended to increase the amount of NAOS provided within tracts.

After a thorough reading of the Environmentally Sensitive Lands (ESL) ordinance, the development team could not find any language suggesting that it is preferable for NAOS to be placed in tracts rather than on-lot for lots greater than 22,000 feet. What the ESL ordinance does express preference for is that the dedicated NAOS, whether on-lot or in tracts, be strategically located to preserve the Site's most vulnerable features. On this Site, the most vulnerable features include the large wash along the south of the Site, the boulder features located on lots 6, 7 & 8 and a small "knoll" between lots 5 and 6. Development envelopes have been carefully drawn to avoid these features so that they can be preserved as on-lot NAOS. Additionally the ESL Ordinance expresses interest in having NAOS be distributed throughout the Site so that it serves as wildlife corridors and as buffers to neighboring properties. The NAOS for the project has been strategically located to achieve their ordinance goals. The fact that the owner has agreed to dedicate 45% of the site as NAOS as opposed to the 33% required demonstrates this projects commitment to preserving Scottsdale's natural treasures for generations to come.

See attached analysis of the ESL Ordinance.

8. The existing subject request proposes to amend the minimum net lot area requirement from the proposed R1-70 zoning district requirement from 70,000 square feet to 52,250 square feet. The proposed preliminary plat identifies several lots considerable over the proposed minimum requirement. The proposed preliminary plat identifies a small amount of NAOS being located within a tract. Update the preliminary plat to reduce the net lot area of the proposed lots to provide more NAOS in tracts (Zoning Ordinance Section 6.1071.2).

RESPONSE: Given the large size of lots 5 & 6, applicant has agreed to reduce these lot sizes and provide additional large NAOS tracts at the southeast and northeast corners of the site.

9. Natural Area Open Space (NAOS) is calculated from the subject site's gross acreage, not the net acreage (Zoning Ordinance Section 6.1060).

RESPONSE: The NAOS is routinely calculated from the Site's net acreage rather than the gross. This is the same way that frontage open space and common open space is calculated in non-ESL areas within Scottsdale. If the NAOS were based on the gross site area, lots with large street frontages such as corner or narrow lots would be unfairly compared to lots without these large street areas. There is no specific reference within the Zoning Ordinance, DS&PM, ESL Ordinance, or Dynamite Foothills Character area plan requiring that NAOS be calculated from the gross acreage of the Site.

10. The ESL ordinance limits the maximum revegetated NAOS area to thirty (30%) percent of the required NAOS area (Ordinance Sec. 1060.D.2). Additionally provided NAOS may not be disturbed. Revise NAOS data table accordingly.

RESPONSE: The amount of revegetated NAOS has been reduced to no more than 30% of the required NAOS area.

11. The zoning ordinance requires the dedication of Natural Area Open Space (NAOS) in high priority areas, as per the ESL ordinance. The zoning ordinance requires the minimum NAOS width to be thirty (30 ft.) feet. Please update the project preliminary plat to identify a minimum 30-foot NAOS width provided by each proposed parcel (Zoning Ordinance Section 6.1060.F).

RESPONSE: The ESL Ordinance states: "The minimum horizontal dimension for NAOS is thirty (30) feet, except that there minimum horizontal dimension for NAOS located along roadsides will be twenty (20) feet".

Nowhere on this Site Plan does the width of NAOS area become narrower than 30 feet per this ordinance.

Circulation:

12. The owner will likely be required to dedicate 20 feet of fee simple right-of-way along the entire E. Quail Track Road frontage; currently only dedicated along the western half of E. Quail Track Road frontage (SRC Section 47-10; DSPM Section 5-3.100).

RESPONSE: The owner intends to dedicate 20-feet of fee simple right-of-way along the western portion of the E. Quail Trach Road frontage to match what has already been dedicated along the eastern half of the street frontage.

Fire:

13. Please update the project site plan and preliminary plat to demonstrate a minimum drive width of twenty-four (24 ft.) feet (Fire Ordinance 4045 and 503.2.1).

RESPONSE: The required Rural/ESL local residential cross section depicts a minimum drive width of twenty (20) feet and twenty four (24) feet to back of rolled curb. This dimension is what the development team intends to provide for this Site.

14. Please update the project site plan to demonstrate "Key switch/pre-emption sensor" required for commercial/Multi-family/Gated communities (Fire Ordinance 4045 and 503.6.1).

RESPONSE: A note has been provided on the site plan demonstrating the "Key switch/pre-emption sensor required for commercial/multi-family/gated communities.

15. Please update the project site plan and preliminary plat to demonstrate Hydrant spacing, both existing and proposed (Fire Ordinance 4045 and 507.5.1.2).

RESPONSE: The project site plan has been updated to demonstrate existing and proposed fire hydrant locations.

16. Please update the project site plan to remove the proposed cul-de-sac island, unless, it is decorative only and flush with street and drivable. (Fire Ordinance 4045 and 503.4).

RESPONSE: Proposed fire turning radii and clearances are consistent with Ord. 4045, 503.4 and 503.2.1 as well as DSPM figures 2.1-2, 2.1-3 and 5.3-50.

Drainage:

17. 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.

RESPONSE: Two copies of the revised Drainage Report and the original red-lined copy have been included with this submittal.

18. Please review the redlined case drainage report for comments. Please update the provided narrative and development plan to provide a minimum ninety (90%) percent level of design analysis to allow for the review and evaluation of the proposed project application.

RESPONSE: Drainage report comments have been addressed accordingly. One redline comment questioned why the pre and post development peak discharges for CON25 and COFF05 were identical. The reason for this is that routed flow from COFF05 through sub-basin ON25 causes the peak discharge at CON25 after the runoff generated internal to the sub-basin has been discharged. Per discussion with Rich Anderson, the design analysis provided with this report is sufficient as it exceeds the 50% level of design analysis that normally accompanies the zoning application.

Water and Waste Water:

19. Please submit three (3) copies of the revised Water and 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.

RESPONSE: There are no original red-lined copies of the Water or Wastewater Design Reports as they were not required with this zoning application. Please refer to the

Rezoning Development Application Checklist for clarification. Per the pre-application meeting, a Water Basis of Design Report will be provided with the Preliminary Plat application.

20. The owner will likely be required to dedicate sewer and/or water line easements, and infrastructure extensions, along the property's E. Quail Track Road, N. 132nd Street, and N. 134th Street frontages (SRC Sec. 49-219, and DSPM Sec. 6-1.400 B).

RESPONSE: Design for sewer and water easements as well has infrastructure extensions will be provided with the Preliminary Plat submittal.

Significant Policy Related Issues

The following policy related issues have been identified in the first review of this application. While 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. The proposed gated entrance does not comply with the number of properties necessary for a gated community, less than twenty (20) lots (DSPM Section 2-1.1104,). If the proposed gate is approved as per a decision made by the City Council, the project site plan to show the proposed gate to meet the Design Standards and Policies Manual (DSPM Section 2-1.806).

RESPONSE: It is understood, consistent with many gated communities under 20 lots, that this decision is made by City Council. An HOA and CC&R's will be set up to ensure ongoing maintenance for the gate, open space areas, and Private Street. The gated entry as shown on the Site Plan has been designed to be in full compliance with the standards laid out in the DS&PM.

22. Please update the project site plan to identify the location of all site walls on the site plan (DSPM Section 2-2.405).

RESPONSE: See comment response #3.b

23. Site walls shall be constructed with a six (6 in.) or eight (8 in.) 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 (DSPM Section 2-1.401.5).

RESPONSE: See comment response #3.b. All site walls to be designed to Scottsdale standards and to be reviewed with subsequent submittals.

Water and Wastewater:

24. Please update the case water and wastewater design reports to demonstrate the sewer and/or water extensions necessary to provide service to this project, and those properties adjacent to it, compliant with the guidelines of our Local Area Infrastructure Plan.

Preliminary water and sewer design reports must be accepted by the Water Resources Department prior to the zoning hearing (DSPM Chapter 6 and 7, Sec. 6-1.200 and 7-1.200).

RESPONSE: Please see response to comment response #20. Per the pre-application meeting, a Water Basis of Design Report will be provided with the Preliminary Plat application.

Circulation:

25. The owner will likely be required to improve N. 132nd Street, along the entire subject site frontage, to a "Local Collector, Rural/ESL" standard (DSPM Fig. 5.3-16).

RESPONSE: Per coordination with City transportation staff, the owner will construct 22' of pavement with 2' of curb along the eastern side of the 132nd st. frontage.

26. The owner will likely be required to provide a paved vehicular connection from the subdivision, north, to E. Rio Verde Drive. The improvements must be minimum 22 feet wide asphalt paved street with Maricopa edge, beginning at the northern edge of the required N 132nd Street improvements (DSPM Section 5-3.100).

RESPONSE: The owner has agreed to provide a 22' wide paved vehicular connection from the subdivision north to the required Reata Ranch improvements.

27. The owner will likely be required to construct an 8-foot-wide multi-use trail along the entire subject site frontage along N. 132nd Street (DSPM Section 8-3.200, Trail Classifications, 8-3.202).

RESPONSE: After discussion with City staff, it has been agreed that a trail is unnecessary in this location.

28. Proposed one-way lanes, adjacent to entry medians, must provide a minimum 20 feet of pavement width to meet fire standards (DSPM Sec. 5-3.109). Update the project preliminary plat to identify 20 feet of pavement adjacent to proposed entry medians.

RESPONSE: Consistent with DSPM Figure 2.1-3, the proposed one-way lanes adjacent to entry medians will be a minimum of twenty (20) feet in width from back of rolled curb.

Fire:

29. Please update the project site plan to provide turn-around for emergency vehicles at the end of a dead-end over 300 feet (DSPM Section 2-1.802(8)).

RESPONSE: The project site plan shows a turn-around for emergency vehicles at the end of the proposed dead-end road. This radii is consistent with DSPM 2-1.702.

30. Please update the project site plan to demonstrate fire lane surface will support 83,000 lb. GVW to include any bridge/culvert crossing (DSPM Section 2-1.802(3)).

RESPONSE: There is a note in the lower right corner of the site plan stating that the fire land surface will support 83,000 lb. GVW.

Landscape Design:

31. Please utilize a dashed line to indicate the sight distance visibility triangles on the landscape plan. Please refer to the Plan & Report Requirements for Development Applications (Zoning Ordinance Section 1.303 DSPM Section 5-3.119).

RESPONSE: The conceptual landscape plan has been updated to show sight distance visibility triangles.

32. The conceptual landscape plan appears to indicate a planting area in the center of the proposed cul-de-sac. Please provide an enlarged plan of the proposed cul-de-sac. Please refer to the Plan & Report Requirements for Development Applications (Zoning Ordinance Section 1.303).

RESPONSE: The conceptual landscape plan has been updated to include an enlarged plan of the proposed cul-de-sac.

33. Please add a note to the conceptual landscape plan to indicate that the plants that are proposed to be installed in Detention Basin A, B, and C (DSPM Section 2-1.903 Native Plants in Detention Basins and Drainage Channels).

RESPONSE: A note has been added to the conceptual landscape plan indicating that plants are to be installed in all detention basins.

34. Please provide information, illustrations, and details regarding the proposed walls, fences, columns, signage, and gates that are listed on the conceptual landscape plan. Please refer to the Plan & Report Requirements for Development Applications (Zoning Ordinance Section 1.303).

RESPONSE: The landscape plan has been updated to include information, illustrations, and details regarding proposed signage and gates.

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:

Zoning:

35. The project narrative and site plan propose amending the R1-70 side yard development standard from thirty (30 ft.) feet to twenty-two-point-five (22.5 ft.) feet. In-field reviews of 0.5-foot increment setbacks are difficult to analyze, please consider amending the proposed required side yard setback to twenty-three (23 ft.) feet.

RESPONSE: The applicant has agreed to amend the proposed development standards to the nearest whole number, twenty-three (23) feet.

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:

36. Please update the project site plan to include the location of all proposed wall and retaining wall locations that will be required to provide improvements with recordation of the preliminary plat.

RESPONSE: Proposed retaining wall locations will be provided with the Preliminary Plat.

The revised application requirements and additional/supplemental information identified in Attachment A, Resubmittal Checklist, and a written summary response addressing the comments/corrections identified above is being submitted for further review. We look forward to the City reviewing the revisions to determine if the application is to be scheduled for a hearing date, or if additional modifications, corrections, or additional/supplemental information is necessary.

Sincerely,

Keith Nichter,
Senior planner, planning manager
LVA urban design studio
120 south ash avenue · tempe, arizona 85281

**ATTACHMENT A
Resubmittal Checklist**

Case Number: **20-ZN-2016**

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 copy: Revised CD of submittal (DWG or DWF format only)
- One copy: Revised Narrative for Project

Site Plan/Preliminary Plat:

10	24" x 36"	1	11" x 17"	1	8 1/2" x 11"
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NAOS Plan:

2	24" x 36"	1	11" x 17"	1	8 1/2" x 11"
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Construction Envelope Exhibit:

2	24" x 36"	1	11" x 17"	1	8 1/2" x 11"
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Landscape Plan:

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

Lighting Site Plan(s):

1	24" x 36"	1	11" x 17"	1	8 1/2" x 11"
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Manufacturer Cut Sheets of All Proposed Lighting:

1	24" x 36"	1	11" x 17"	1	8 1/2" x 11"
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Cuts & Fills Site Plan

2	24" x 36"	1	11" x 17"	1	8 1/2" x 11"
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ENGINEERS SAID OK NOT NEEDED

Technical Reports:

- 2 copies of Revised Drainage Report:
- 1 copies of Revised Storm Water Waiver:
- 3 copies of Revised Water Design Report:
- 3 copies of Revised Waste Water Design Report:

PER ENGINEERS NOT NEEDED

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