

**Correspondence Between
Staff and Applicant
Approval Letter**



**City of Scottsdale
Stormwater Management**

Drainage Review Memorandum

From: Nerijus Baronas, P.E., CFM
Senior Stormwater Engineer
City of Scottsdale
480-312-7072
nbaronas@scottsdaleaz.gov

Re: Silverstone Parcel "G"
Case number: 9-PP-2017

1st Review 6/27/2017
2nd Review 9/19/2017

Review comments for preliminary drainage report prepared by Sustainability Engineering Group, sealed August 31st, 2017. Our review comments reflect the preliminary grading and drainage plan and other information submitted on September 1st, 2017 as contained in the 9-PP-2017 case folder. The date of our review is September 19th, 2017. Our review comments are as follows:

1. 1st Review: In general, preliminary drainage reports and related information submitted in support of preliminary plat and development review applications should include a 90% level of design and analysis to allow an accurate analysis of the viability of the proposed project and an in-depth evaluation of the function and design of the stormwater management system by City staff. A number of our comments contained below relate to meeting this requirement and our ability to understand and evaluate the proposed stormwater management system.
2. 1st Review: The preliminary grading and drainage plan (plan), in conjunction with the preliminary drainage report (report), comprise the two primary pieces of information we review to evaluate the proposed project from a stormwater perspective. As such, the two must provide adequate information to allow this evaluation. Accordingly, we have the following comments based on our review of the plan that will need to be addressed in a revised plan for resubmittal (for preliminary grading and drainage plan):
 - a. Existing contours should be labeled much more frequently so that the elevation of any existing contour within the development can easily be determined. At present, most of the existing contours depicted on preliminary grading and drainage plan are not labeled. Contours that are labeled are difficult to read due to small label size. Please increase contour label size.



- b. The existing 5-foot contour should be bolded relative to minor contours for plan readability.
- c. Drainage arrows on roadways should be depicted more frequently; identify all grade break locations.
- d. Curb cuts or other drainage exits from the roadway or entries into stormwater storage basins should be clearly shown on the plan, add flow direction arrows and call out design discharge.
- e. The plan should clearly indicate improvements and show and provide preliminary grading for proposed perimeter half and full street improvements.
- f. The plan should include typical preliminary lot grading detail, typical roadway section and preliminary information of perimeter/retaining walls to be used on subject project.
- g. The presence of smaller washes will need to be clearly indicated on the plan via flow line and 100-year flow rate. Approximate 100-year floodplain limits should be shown and labeled.
- h. Existing and proposed condition 100-year flows should be provided at entries and exits of the development to demonstrate no increased outflow at property boundary locations.

The revised plan will be reviewed in detail on second review in conjunction with the revised report to provide a more in-depth evaluation of the proposed stormwater management system.

3. 1st Review: Please provide typical roadway section for 46' tract.

Table 1B – 46' Roadway Tract C_{wt} Calculations:

46' Roadway Tract		
	Area	C
Pavement	40	0.95
Landscape	6	0.45
Cwt	46	0.88

4. 1st Review: Depict and callout major off-site infrastructure (culverts, channels, food walls) adjacent to subject project. Show and discuss design flows.

4.4 OFF-SITE FLOW:

There are no runoff contributions to the site from off-site sources.



5. 1st Review: Please review and revise proposed FF elevations to be compliant with section 5.0 of preliminary drainage report. Some structures have less than identified 12” of freeboard from retention basin high water level.

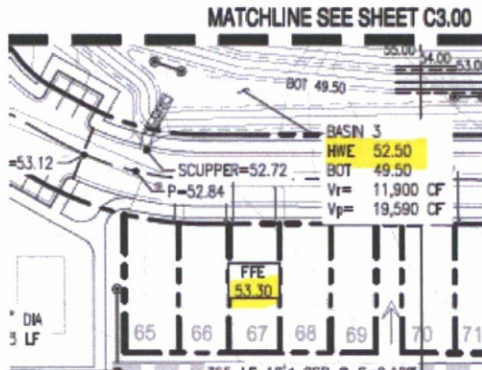
5. FLOOD SAFETY FOR DWELLINGS

5.1 FINISHED FLOOR ELEVATIONS

All building finished floor elevations will be set a minimum of:

- 14 inches above emergency overflow points. Emergency overflow locations may include low point inlets / curb of the drainage system, lowest top of curb (overland flow) outletting to the public R.O.W., etc.
- A minimum of 12 inches above the 100-year high-water elevation of any adjacent streets, retention basins and drainage paths.

This will ensure that each building will be well above the 100-year water level.



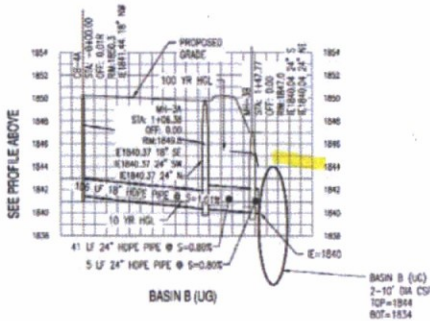
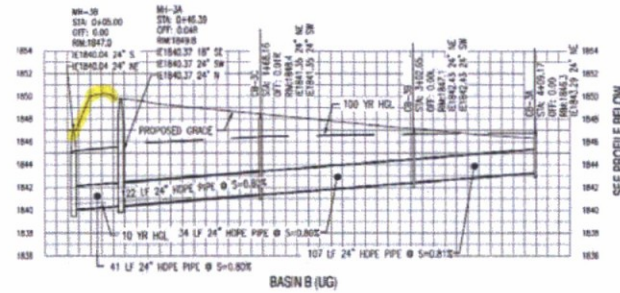
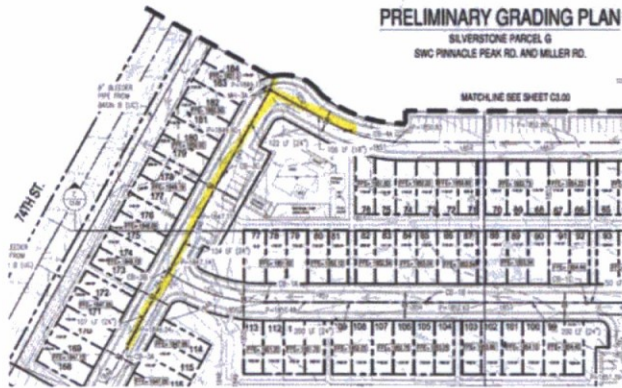
6. 1st Review: Identify all proposed basin overflow locations and elevations on preliminary grading and drainage plan.

2nd Review: It appears that some location of overflow have been identified clearly. Basins A, C, and E don't have overflow location and elevation identified, please review and add required identifiers.



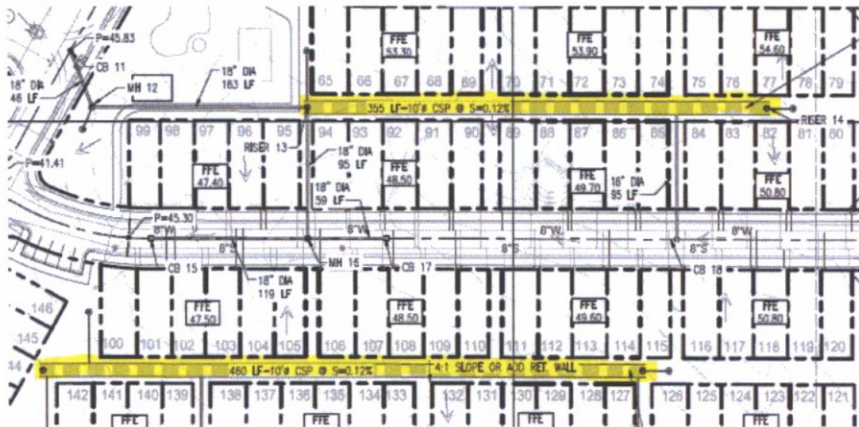
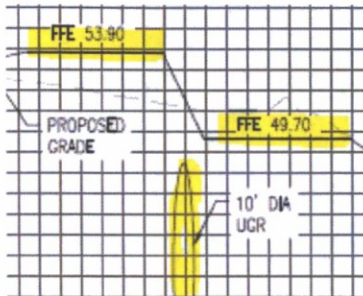
7. 1st Review: Profile all 18" or greater diameter storm drains. Depict HGL in profile view.

2nd Review: Review profiles to ensure that improvement plan sheets match storm drain profiles. Profile for Basin B (UG) has number of discrepancies when compared to storm drain alignment depicted on the plan sheets. See mark-up on the C sheets.



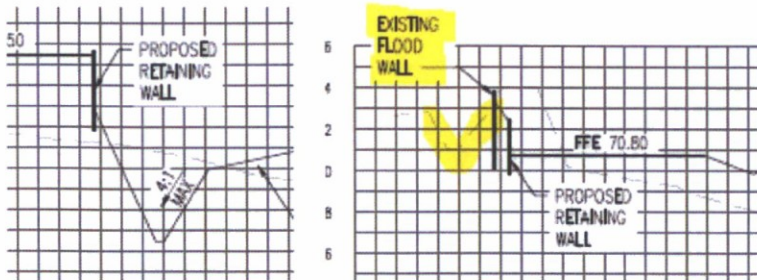


8. 1st Review: Based on the review of preliminary grading and drainage plan it appears that proposed layout does not comply with the City Underground Stormwater Storage Policy. The underground storage areas must be accessible and provide easement with 5 feet of clearance. The site plan will need to be revised to reflect this. The city recommends the proposed underground storage be placed in open space areas. The storage systems placed between houses will not be allowed. No trees, bushes or other major landscaping work will be allowed over underground storage tanks.

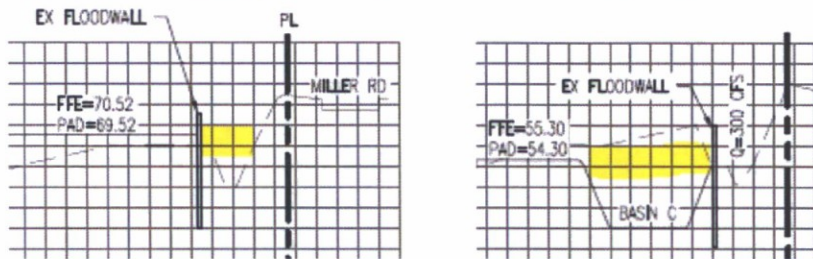




9. 1st Review: Depict HWL in all swales and/or adjacent washes in profile sections. Consider adequacy of existing food walls. What is flow, velocity and scour depth in highlighted wash section below?



- 2nd Review: Missing HWL labels on sections B-B and C-C



10. 1st Review: Preliminary Drainage report section 4.5, 4.5.1 and 4.5.2 are presenting inconsistent stormwater storage volumes. Please see below:

4.5 STORMWATER RETENTION:
 Addendum No. 2^d to the Master Drainage Report for Silverstone, Table 4.1 – Parcel Detention Requirements” indicates the storage required for Parcel “G” is 138,239 cf (3.63 ac-ft). Basins 1 through 6 provide a total of 160,471 cf of storage.

Section 4.5.1

Calculations in Section 4.5.1 require an overall site retention volume of 154,260 cf
 Total proposed storage volume = 29,307 cf + 38,452 cf + 19,390 cf + 27,882 cf + 36,128 cf + 5,970 cf = 157,329 CF

Please note, currently proposed stormwater storage volume for 100 year 2 hour analysis, possibly yields more conservative results than pre versus post development analysis. Also note, any deviation in required stormwater storage volume from approved Addendum No. 2 to the Master Drainage Report for Silverstone, will require update to subject addendum.



2nd Review: Proposed volume of 151,197 CF is less than storage volume identified in Silverstone –Master Drainage Report Addendum discussed in 1st review comment letter. Subject Masterplan Addendum identifies required storage volume of 158,239 CF. Current proposal is lacking 7042 CF. Please revise your design to add 7042 CF of stormwater storage volume. Below you will find excerpts from submitted Preliminary Drainage Report and the herein discussed drainage masterplan addendum. Please add discussion to Preliminary Drainage Report identify

PRELIMINARY DRAINAGE REPORT



"LEEDing and Developing Smart Projects"

BASIN E

Required Retention Volume: 5,756 CF

Proposed Retention Volume: 5,861 CF TOTAL Open Retention

Calculations in Section 4.5.1 require an overall site retention volume of 147,479 cf

Total proposed storage volume = 22,033 cf + 50,138 cf + 24,819 cf + 39,377 cf + 8,968 cf + 5,861 cf = **151,197 CF**

Development ultimate overflow is the historical outfall at the southwest corner of the property near the emergency drive entrance. The approximate elevation is 1836'. The lowest finished floor elevation is 1847.07'

ADDENDUM NO. 3 TO THE MASTER DRAINAGE REPORT FOR SILVERSTONE

Revisions to the Master Drainage Report (MDR) are as follows:

- Table 4.1 – Parcel Detention Requirements (Revisions shown in **BOLD**)

Table 4.1- Parcel Detention Requirements

Parcel	Tributary Area (ac)	Weighted runoff coefficient	Required Volume (cf)	Required Volume (ac-ft)
1 Basin				
A&B	4.5	0.9	41,274	0.95
C*	12.35	See Appendix B	47,766	1.10
D*	13.5	0.9	106,291	2.44
E*	16.7	See Appendix B	43,534	0.99
F	22.1	See Appendix B	98,677	2.27
G*	23.8	0.76	158,239	3.63
H	32.8	0.76	254,867	5.85
Park	1.9	0.33	6,998	0.16

* Revised in a previous Addendum



11.
2nd Review: Add Q100 pre vs post comparison statement to section 4.2 in drainage report, page 7.

4.2 DESIGN STORM REQUIREMENTS:

In accordance with City of Scottsdale requirements, storm water storage for the 100-year 2-hour storm event based on **pre-development versus post development C values.**

4.3 CHARACTERISTICS OF BASINS:

The proposed basins are a combination of R-5 single-family duplexes/townhomes and road rights-of-way 46 feet wide. Based on Figure 4.1-4 of the DS&PM, runoff coefficients for the 100-year storm event used are as follows:

- C=0.45 for undisturbed natural desert or desert landscaping without **and Q100 pre vs post. comparison.** barrier.
- C=0.94 for the lots in R-5 zones

2nd Review: Section 3.6 of drainage report discusses pre development flow of 50 cfs, however sheet C3.10 identifies 88 cfs. What is 50 cfs based on? Include all supporting hydraulic analysis upon re-submittal. Please review and revise for consistency. Depict pre and post development flows along project site southern limit on Post Development Drainage Area Map.

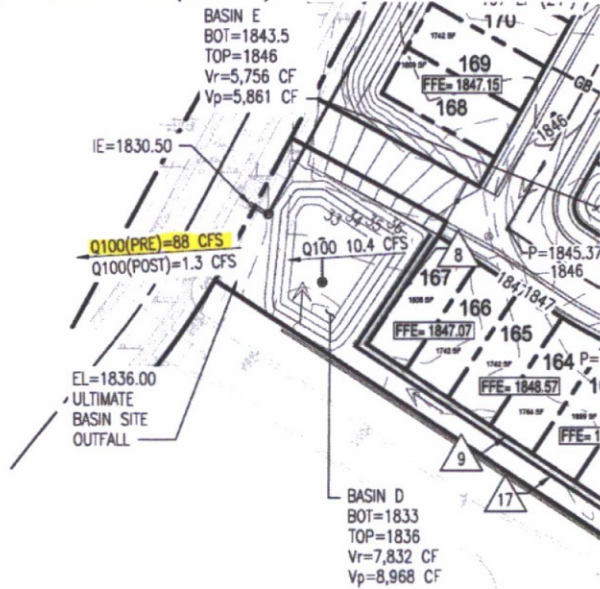
3.6 Pre- and Post-Development Runoff Characteristics at Concentration Points

The existing site consists of approximately 21.2 acres of vacant land that drains from the northeast to the southwest. The existing drainage patterns have three concentration

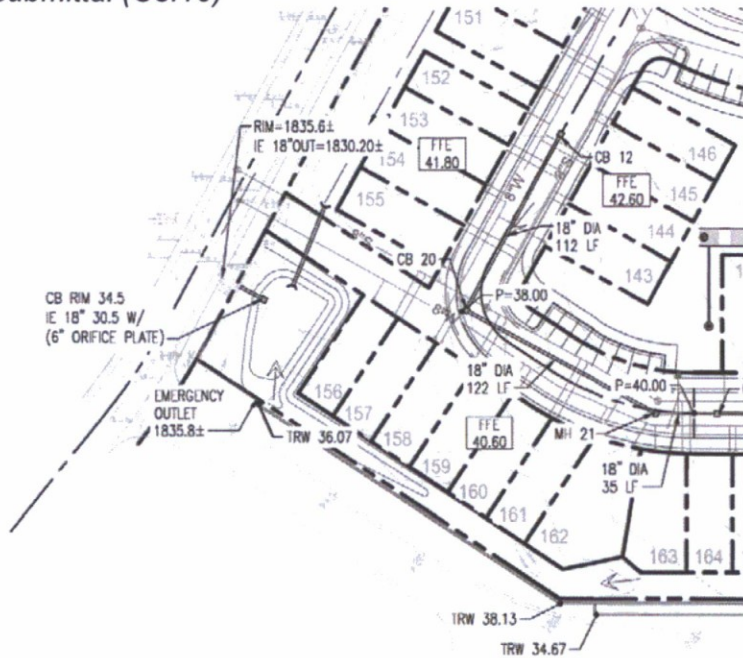
points on the south perimeter of the site, reference Figure 3. In the pre-developed condition approximately 50 cfs combined exits the site on the south and enters the park.



2nd Submittal (C3.10)



1st Submittal (C3.10)



Note: Due to new information inrouced during 2nd submittal and lack of hydrologic analysis documentation new comments are likely during 3rd submittal.



Resubmittal Checklist

- **Please briefly respond to the above comments (or check it with marker) and include the response in the re-submittal. Please also see comments in preliminary drainage report.**
- 1 Copies of Drainage Report
- 1 CD with pdf files of drainage report and all supporting hydrologic and hydraulic digital files.



Planning & Development Services Department
Planning and Neighborhood

7447 East Indian School Road
Scottsdale, Arizona 85251

December 11, 2017

9-PP-2017

Jason Harrington
K Hovnanian Homes
20830 N Tatum Blvd Ste 250
Phoenix, AZ 85050

RE: DRB/PRELIMINARY PLAT APPROVAL NOTIFICATION

Case Reference No: 9-PP-2017 Silverstone Parcel G North

The Development Review Board approved the above referenced case on December 7, 2017. For your use and reference, we have enclosed the following documents:

- Approved Stipulations/Ordinance Requirements
- Site Plan with Fire Dept. Requirements Notations
- Accepted Basis of Design Reports
- Accepted Case Drainage Report
- Construction Document Submittal Requirements/Instructions
- This approval expires two (2) years from date of approval if a permit has not been issued, or if no permit is required, work for which approval has been granted has not been completed.
 - These instructions are provided to you so that you may begin to assemble information you will need when submitting your construction documents to obtain a building permit. For assistance with the submittal instructions, please contact your project coordinator, Jesus Murillo, 480-312-7849.
- Table: "About Fees"
 - A brief overview of fee types. A plan review fee is paid when construction documents are submitted, after which construction may begin. You may review the current years fee schedule at: <http://www.scottsdaleaz.gov/bldgresources/Fees/default.asp>

Please note that fees may change without notice. Since every project is unique and will have permit fees based upon its characteristics, some projects may require additional fees. Please contact the One Stop Shop at 480-312-2500.

Finally, please note that as the applicant, it is your responsibility to distribute copies of all enclosed documents to any persons involved with this project, including but not limited to the owner, engineers, architect, and developer.

Sincerely,

Jesus Murillo
Senior Planner
jmurillo@scottsdaleAZ.gov

About Fees -

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

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



September 21, 2017

Jason Harrington
K Hovnanian Homes
20830 N Tatum Blvd Ste 250
Phoenix, AZ 85050

RE: 9-PP-2017
Silverstone Parcel G North

Dear Mr. Harrington:

The Planning & Development Services Division has completed the review of the above referenced development application submitted on 9-1-2017. The following **2nd 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:

Application/Legal:

1. The owner will likely be required to execute an agreement with the city to construct the public improvements, and provide the city a cash deposit, letter of credit, or bond for constructing the public improvements (City Code Section 47-23). Comment is provided as a notification of future stipulation.

Noted will Comply

2. The owner will likely be required to construct, at its own expense, the public improvements required by the city for approval of any land division. All construction shall comply with approved improvement plans, and all other applicable statutes, rules, regulations, ordinances, plans and policies referred to in City Code Section 48-4 (Ord. No. 3743, § 1, 9-21-07). Comment is provided as a notification of future stipulation.

Noted will Comply

3. The owner will likely be required to construct, at its own expense, the public improvements required by the city for approval of any land division. All construction shall comply with

9-PP-2017

10/10/17

approved improvement plans, and all other applicable statutes, rules, regulations, ordinances, plans and policies referred to in City Code Section 48-4 (Ord. No. 3743, § 1, 9-21-07).

An assurance shall be in place prior to the recordation of the/each subdivision plat. Chapter 3. Comment is provided as a notification of future stipulation.

Noted Comply

4. Please revise the Project Narrative so that it includes analysis related to **how** this development proposal will comply with the Silverstone Master Environmental Design Concept Plan. Please refer to the criteria set forth in Sec. 1.904 of the Zoning Ordinance. The narrative identifies that the application "does" comply, but not how.

Project Narrative revised to identify compliance with the SMEDCP.

Zoning:

5. Wall heights include all portions of the proposed wall (including retaining portions). Maximum wall height limited to eight (8) feet in height for this zoning district. Some fills on the property, located along proposed wall locations, have already identified as being approximately six (6) to seven (7) feet. This would allow for a wall up to two (1) to one (1) feet. Please update to identify no walls being added to these areas, show proposed wall to be set back a minimum of Five (5) feet, provide a stepped wall system, or reduce the fill amount at these locations.

A note stating that no wall will be higher than 8' has been added to the plans.

Drainage:

6. 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.

Noted

7. Please see Attachment "B," for drainage review and comments.

Noted

Landscape:

8. The Silverstone MEDCP (approved through case 15-ZN-2005 and 2-MP-2006) requires all landscape plans proposed for the Silverstone site to be reviewed by the Silverstone Development Review Committee (SDRC) before submittal to the City. Provide confirmation of submittal and review by SDRC.

review letter provided to Jesus.

9. Please update the preliminary landscape plan to provide information that will confirm that mature trees are provided in compliance with the provisions of Zoning Ordinance Section 10.502.B.3. and 5.1004.D (forty (40%) percent).

PP6.0 revised to include a note indicating greater than 40% mature tree compliance.

10. Landscape plans shall provide fifty (50%) percent of the trees provided as mature trees. Update the narrative and landscape plans to reference the MEDCP requirement.

PP6.0 revised to include a note indicating 50% mature tree compliance.

11. Please revise the plant legend so that plant symbols shown on the landscape plan are accurately represented on the plant legend so that COS staff and the Development Review Board will be able to understand the landscape design concepts. Please refer to Zoning

Ordinance Section 10.200 and the Plan & Report Requirements for Development Applications. There will be comments regarding the preliminary landscape plan after it has been received and reviewed by staff.

PP6.0 revised to include a note indicating plants are drawn at actual mature size for plan design. At the current plan view scale, several smaller plants are difficult to read and when permit planting plans are developed, a larger scale (20-30 scale) shall be used.

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:

Landscape Design:

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

PP6.0 revised to increase the size of fonts. Lot numbers are 200% larger, text in the CAD base are 200% larger, notes on the sheet information are verified as 12 PT font or greater for the 24"x36" plan size.

13. Please show the locations of street light fixtures on the landscape plan. Please refer to the Plan & Report Requirements for Development Applications.

PP6.0 revised to include a text label noting light fixture locations (typical).

14. 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 (DSPM Section 5-3.119).

PP6.0 revised to modify the SVT lines provided are a dashed line-type.

DRB Application requirements:

15. Please revise the Project Narrative to correct misspelled words and incorrect references to the Scottsdale Design Standards & Policies Manual (DSPM), specifically in Section 3 Preliminary Development Plan, 3.1 Site Circulation, references to the DSPM do not exist, and should be Section 5-7 and 5-8; in Section 5 Project Development Standards, 5.5 Parking, the reference to the Zoning Ordinance should be Article 9. Please refer to the Plan & Report Requirements for Development Applications and Zoning Ordinance Section 1.303.

narrative has been spell-checked and confirmed all grammatical use is correct. Reference to development criteria has been revised as noted above.

16. Notes and dimensions on the site plan and the open space plan appear to be 6-point font size, or less. Please revise the notes 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.

PP1.0 and PP2.0 revised to increase the size of fonts. Lot numbers are 200% larger, text in the CAD base are 200% larger, notes on the sheet information are verified as 12 PT font or greater for the 24"x36" plan size.

Survey and Plat:

17. Please provide an ALTA survey based on the 2016 standards (see technical section for additional comment).

Provided. ALTA was prepared in 2017 to 2016 standards

Circulation:

18. Please update the preliminary plat, and associated materials, to provide two (2) pedestrian connections, from the internal streets/sidewalks to Miller Road, from each of the two proposed subdivision areas. The northern connection should extend to the corner of the E. Pinnacle Peak Road and N. Miller Road intersection to direct pedestrians to the signalized intersection and controlled crossing (DSPM Section 2-1.808).

Plat concept provides 2 pedestrian connections to Miller Road at the Driveway connections. This comment has been coordinated with Jesus Murillo and accepted as submitted.

19. Please update the circulation plan to allow for pedestrian access through the proposed emergency access driveways located along N. 74th Street (DSPM Section 2-1.808).

Planning exhibits revised to provide a pedestrian path and gate through the northern emergency access drive. The southern connection is now shown at the new 74th Street second entrance as a 6 ft sidewalk.

20. The owner will likely be required to dedicate safety triangles at the internal street intersections (DSPM Section 5-3.119D; Figure 5.3-27).

Noted will Comply

Engineering Design:

21. Please update the preliminary plat, and associated materials, to show the proposed gated entry to be in conformance with the City's standard detail to provide 20 feet of pavement width on either side of the raised median (DSPM Section 2-1.806; Figure 2.1-3). The key pad for the entry gates must be a minimum 75 feet from the right of way.

Entry per DSPM Section 2-1.806; Figure 2.1-3.

22. Please update the preliminary plat, and associated materials, to provide the addition of a secondary entry for the southern subdivision. There should be an entry street for every 75-100 homes in the subdivision (DSPM Section 2-1.1104).

Plat concept provides new entrance drive to 74th Street connection. This comment has been coordinated with Jesus Murillo.

23. Please update the preliminary plat, and associated materials, to show all accessible facilities meeting the Americans with Disabilities (ADA) Accessibility Guidelines (ADAAG) and shall be constructed in accordance with ADAAG standards (DSPM Section 12).

Noted on documents

24. Please update the preliminary plat, and associated materials, to provide street sections showing an inverted crown section and does not meet the street section for a Local street cross section (DSPM Figure 5.3-20).

Street sections updated to standard crowns:

25. Please update the preliminary plat, and associated materials, to reduce the number of "flag" lots being proposed. The number of "flag" lots should not be used regularly in the layout of subdivisions (DSPM Section 2-1.1105).

Site Plan has reduced flag lots to the greatest extent possible. Flag Lots are reduced to 4 of 182 conditions.

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:

Survey and Plat:

26. Please update the project site plan, and associate materials, to:

- a. Define zoning for this development & the zoning districts within 300'±; define roadway intersections with r/w book & page (N. Los Portones road, N. Casitas del Rio Dr., E. Paraiso Dr., E. Williams Dr.) with centerline geometry,
Zoning and Recordation information added.
- b. Label the street names per GIS direction; Provide exterior & interior dimensions; Label the sight distance easements,
Information added to Prelim Plat
- c. Provide a Water & Sewer Facilities easement for the existing fire hydrant at the Northeast corner of the site,
Tract C includes public utility uses.
- d. Label the perimeter parcels by Subdivision name or deed/APN; Show drainage easements; In the title caption add the subdivision name, book, page & section, township, range; Provide a draft of the Record of Survey for setting the perimeter boundary monuments,
Parcel data added to adjacent land RE: PP-2
- e. If there is to be a model home site with (non)functional or utilities, please show it,
No models. We're modeling from Parcel F
- f. Provide an Emergency & Service Access easement over Tract A;
Emergency and Service Access included in Tract A and D
- g. If this subdivision is within the Airport Influence Area, then please add a note & Avigation easement; Add the city case number to the right margin,
Not within Airport Influence Area
- h. Provide a separate Tract Table that defines the area value & uses for each tract and the total area for the tracts,
Tract data included in tables, RE: PP-3

- i. Provide the legal description for the subject property, and
Description added to PP from the ALTA
- j. Circle the last lot number and define it in the legend, and
Lot 182 circled, RE PP-2
- k. Define the physical objects shown along the South side of the property.
Retaining walls called out on PP-2.

Engineering Design:

27. Please update the grading and drainage plan, and associated materials, to provide landscaped slopes should be 4:1 (run to rise) or gentler (DSPM Section 2-1.701).

Maximum slope has been noted on plans

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

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

The Planning & Development Services Division has had this application in review for 15 Staff Review Days since the application was determined to be administratively complete.

These 2nd Review Comments are valid for a period of 180 days from the date on this letter. The Zoning Administrator may consider an application withdrawn if a revised submittal has not been received within 180 days of the date of this letter (Section 1.305. of the Zoning Ordinance).

If you have any questions, or need further assistance please contact me at 480-312-7849 or at jmurillo@scottsdaleAZ.gov.

Sincerely,

Jesus Murillo
Senior Planner

ATTACHMENT A
Resubmittal Checklist

Case Number: **9-PP-2017**

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

1

Preliminary Plat:
 10 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"

Development Plan Booklets
The Development Plan booklets shall be clipped together separately, and not be bounded.

 Color 1 11" x 17" 1 8 ½" x 11"

- 8 ½" x 11" – 3 color copy on archival (acid free paper) (To be submitted after the Planning Commission hearing.)

Development Plan Booklets (combination of the narrative and the project materials)

Technical Reports:

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

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

February 15, 2017

GTI Project No: 174461E

To: K. Hovnanian Homes
20830 North Tatum Blvd., Suite #250
Phoenix, Arizona 85050

Attention: Mr. Chuck Chisholm
Land Planning Manager

Subject: Class I Cultural Resources Site File Search and Literature Review for the **Silverstone Parcel G Development** located off of Pinnacle Peak Road and Scottsdale Road in Scottsdale, Maricopa County, Arizona.

Dear Mr. Chisholm,

In accordance with your request and authorization Geotechnical Testing and Inspections, LLC (GTI) has completed the Class I Cultural Resource Site File Search and Literature Review for the **Silverstone Parcel G Development**. This report was prepared for K. Hovnanian Homes.

GTI utilized an Arizona Registered archeologist who meets the Secretary of Interior Standards and qualifications specified in 36 CFR 66.3(6)(2) for conducting archeological investigations. The archeologist provided a Class I Archeological Survey for Silverstone Parcel G Development. Below is an aerial map showing the subject site.





**State Historic Preservation Office
 Survey Report Summary Form**

Project Information:

This project includes undeveloped land on the southwest corner of North Miller Road and East Pinnacle Peak Road in Scottsdale, Maricopa County, Arizona. The area of potential effect consists approximately 12 acres of land.

Project Locator UTM	414930 mE 33728970mN
Baseline & Meridian	G&SRB&M
USGS Quadrangle	Currys Corner
Section, Township and Range	Section 14 of Township 4 North and Range 4 East

Environmental Contexts:

This project is located with developed areas including residential homes, commercial buildings and paved and maintained roadways.

Landform	Aluvial plain dissected by ephemeral drainages
Elevation	1,865 ft to 1,875 ft above mean sea level
Surrounding Topographic Features	McDowell Peak is 6.4 miles to the east, Buffalo Ridge is 7.5 miles to the southwest of the APE.
Nearest Drainage	Cave Creek is 7 miles west of the APE
Local Geology	Holocene-age unconsolidated alluvial fan deposits
Vegetation	Upland Subdivision – Sonoran
Soils/Deposition	Fine-grained, well sorted sandy silt soils on alluvial fan deposits
Buried Deposits	Not likely
Justifications	Project area was surveyed in 2003 and no cultural resources were identified. There are few water sources near project area and few known cultural resources in the vicinity.

Built Environment:

Inspection of aerial imagery shows that there are no buildings or structures in the project area.

Inventory Class Completed and Background Research Sources:

The Class I Inventory was completed by Rebecca Hill, M.A., RPA on February 14, 2017. The research includes the AZSITE, NRHP Database and the GLO Plat 00175, filed 9/18/1916.

Background Research Results:

Previous Project within Study Area:

Project Number	Reference	Project Name	Author(s)	Year
1982-36.ASM		State Land Survey – City of Scottsdale	Lange	1982
1983-130.ASM		Scottsdale Water Treatment Plant	Madsen	1983
1987-243.ASM		North Scottsdale Reconnaissance	Recon	1987
1988-39.ASM		Pinnacle Peak Substation Extension	Hoffman	1988
1989-23.ASM		Pinnacle Peak – Lone Mountain 69kV	Rankin	1989
1989-208.ASM		Core North Project	Breternitz and Landis	1989
1993-110.ASM		Landmark Land / Scottsdale Road	Woodall	1993
1994-303.ASM		Ethan Bindelglas State Land Survey, 53-53753	Foster	1994
1996-228.ASM		Scottsdale LaVista Subdivision	DeMaagd	1996
1997-185.ASM		Pinnacle Peak and Miller Roads	Aguila	1997
1997-221.ASM		Silverado Survey	Ryden	1997
1998-585.ASM		Desierto Vida II Survey	Ellis and Smith	1998
1999-10.ASM		APS: Scottsdale Road and Happy Valley Road	Moreno	1999a
1999-130.ASM		Pinnacle Peak – Rawhide 69Kv	Moreno	1999b
2000-84.ASM		Alameda and 76 th Survey	Hackbarth	2000
2000-238.ASM		Mardian Archeology Survey	Bushee	2000
2000-731.ASM		Pinnacle Cemetery Project	Giacobbe and Geller	2000
2001-3.ASM		Scottsdale : Williams Drive & Scottsdale Road	DeMaagd	2001
2001-603.ASM		Happy Valley LLC Survey	Lundin	2001
2001-611.ASM		Cox Communications 2	Webb	2001

2002-222.ASM	Hayden / Santa Catalina Survey	Hart	2002
2003-422.ASM	Adobe Development	Hackbarth	2002
2004-114.ASM	160ac SEC Scottsdale and Pinnacle Peak	North et al.	2003
2004-455.ASM	Deer Valley and Scottsdale Road Survey	Hackbarth	2003
2004-597.ASM	Pinnacle Peak – Gavilan	Jolly and Fangmeier	2004
2004-671.ASM	COS Arsenic Pipeline	Lausten	2004
2004-705.ASM	75 th Street and Pinnacle Peak Road Survey	Hart	2003
2004-1721.ASM	Happy Valley Road and Hayden Road Survey	Cogswell	2004
2004-1877.ASM	Whetstone Tower Site Survey Project	Baker	2002
2005-951.ASM	Scottsdale and Pinnacle Peak Road Survey	Marshall	2005
2006-217.ASM	Pinnacle Peak and Miller Roads Survey	Stahman	2005
2006-475.ASM	Miller Road and Williams Drive Survey	Gage	2006
2006-944.ASM	Pinnacle Peak Road	Rapp	2007
2007-465.ASM	Line 2223 Year 2008 PIP	Hesse	2007
2009-488.ASM	Scottsdale Road Improvement Project (Thompson Peak Parkway to Pinnacle Peak Road)	Hyman	2009
2010-333.ASM	ATA&t H080-02	Luchetta and Moses	2010
2011-628.ASM	Sonoran Hills School Site in Scottsdale	Breternitz	2001
2011-8.ASM	Scottsdale ARRA Survey	Stubing	2011
2012-528.ASM	Scottsdale Road, Thompson Peak to Pinnacle Peak	Cox	2012

Previously Recorded Cultural Resources within the Study Area:

Site No./Name	Affiliation	Site Type	Eligibility Status	Associated Reference(s)
AZ T:4:387 (ASM) / Prescott-Pinnacle Peak 230kV Transmission Line	Euro-American (Late Historic AD 1900-1950)	Transmission line and road	Determined Not Eligible (SHPO 2000)	Jolly and Fangmeier 2004

AZ U:5:238 (ASM)	Euro-American (Late Historic AD 1900-1950)	Trash Dump	Not Evaluated	Ellis and Smith 1998
AZ U:5:253 (ASM)	Hohokam (Ceramic AD 200-1500); Euro-American (Historic AD 1900-1950)	Rock features and artifact scatter; trash scatter	Not Evaluated	AZSITE
AZ U:5:264 (ASM)	Euro-American (Historic AD 1850-1950)	Trash Scatter	Not Evaluated	Giacobbe and Geller 2000
AZ U:5:280 (ASM)	Unknown prehistoric	Thermal rock feature and artifact scatter	Not Evaluated	North et al. 2003

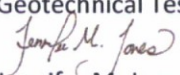
Cultural Contexts

Prehistoric Culture	Paleo-Indian; Archaic; Hohokam
Protohistoric Culture	Akimel O’odham (Pima)
Indigenous Historic Culture	Akimel O’odham (Pima)
Euro-American Culture	1865-present

Comments and Recommendations:

Thirty-nine archaeological survey projects were previously conducted, and five archaeological sites have been previously recorded, within a 1-mile radius of the project area. The project area was previously surveyed in 2003 (North et al. 2003) and no cultural resources were identified. The examination of historic GLO and USGS maps revealed no potential historic-age buildings, structures, or features within the project area. The probability for prehistoric or historic human remains within the project area is low.

The cultural resources survey by North et al. (2003) is more than 5 years old and does not meet current COS Historic Preservation Ordinance standards. Therefore, a new Class III cultural resources survey of the project area to current professional standards is recommended in compliance with COS Ordinance No. 3242 & 3243, Chapter 46, Section VI of the Scottsdale Revised Code. Please do not hesitate to contact us at 480-659-6630 if you have any questions.

Respectfully Submitted,
 Geotechnical Testing & Inspections, LLC (GTI)

 Jennifer M. Jones
 CEO

Discovery Clause:

If human remains or associated funerary objects are encountered during ground-disturbing activities, all work must immediately cease within 30 m (100ft) of the discovery and the area must be secured. The Arizona States Museum Burial Coordinator must be immediately notified of the discovery, and will consult with affiliated tribes to determine an appropriate course of action. All discoveries will be treated in accordance with A.R.S. 41-865, and work must not resume in the discovery area without authorization from the Arizona State Museum Burial Coordinator.

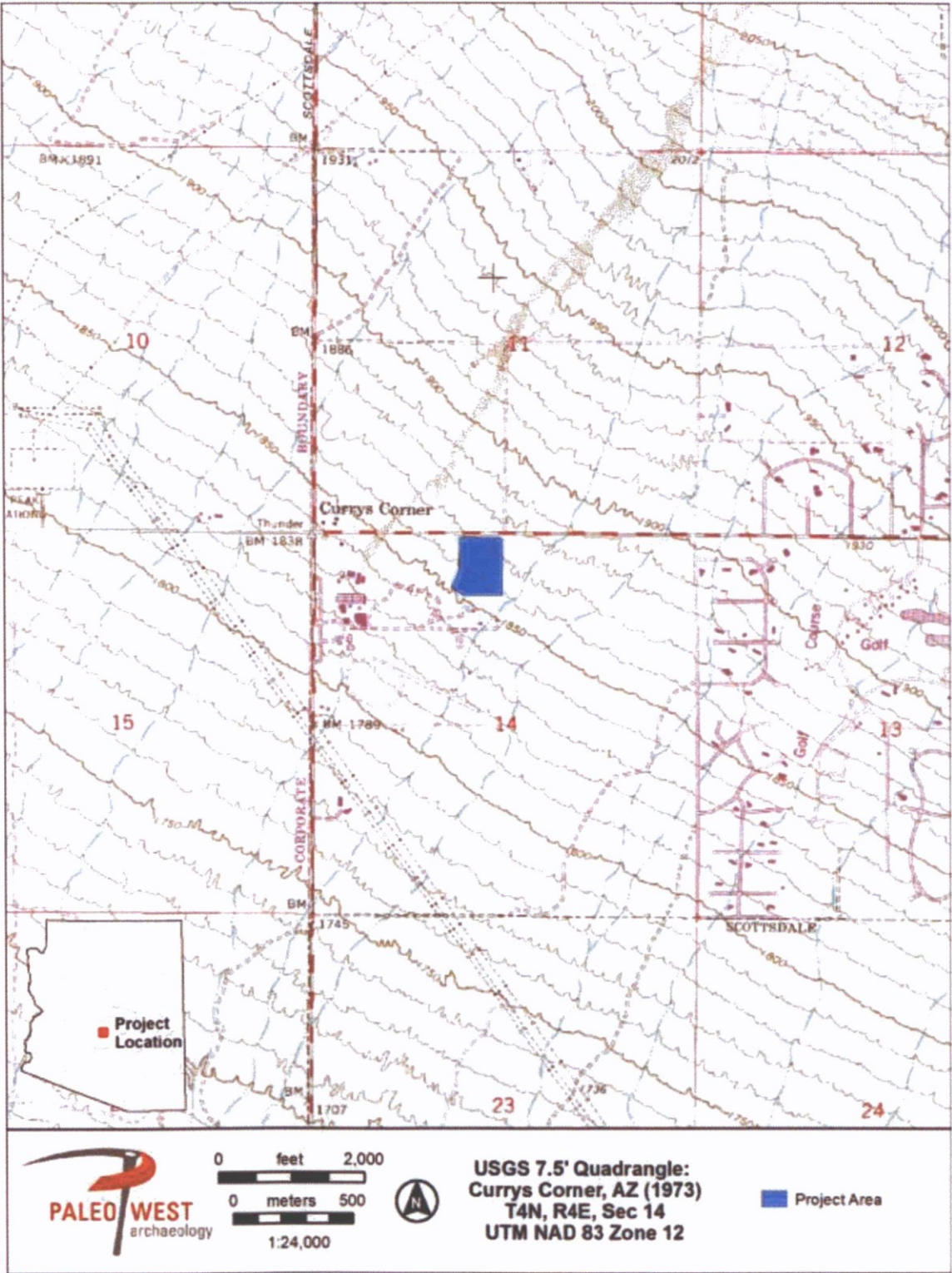
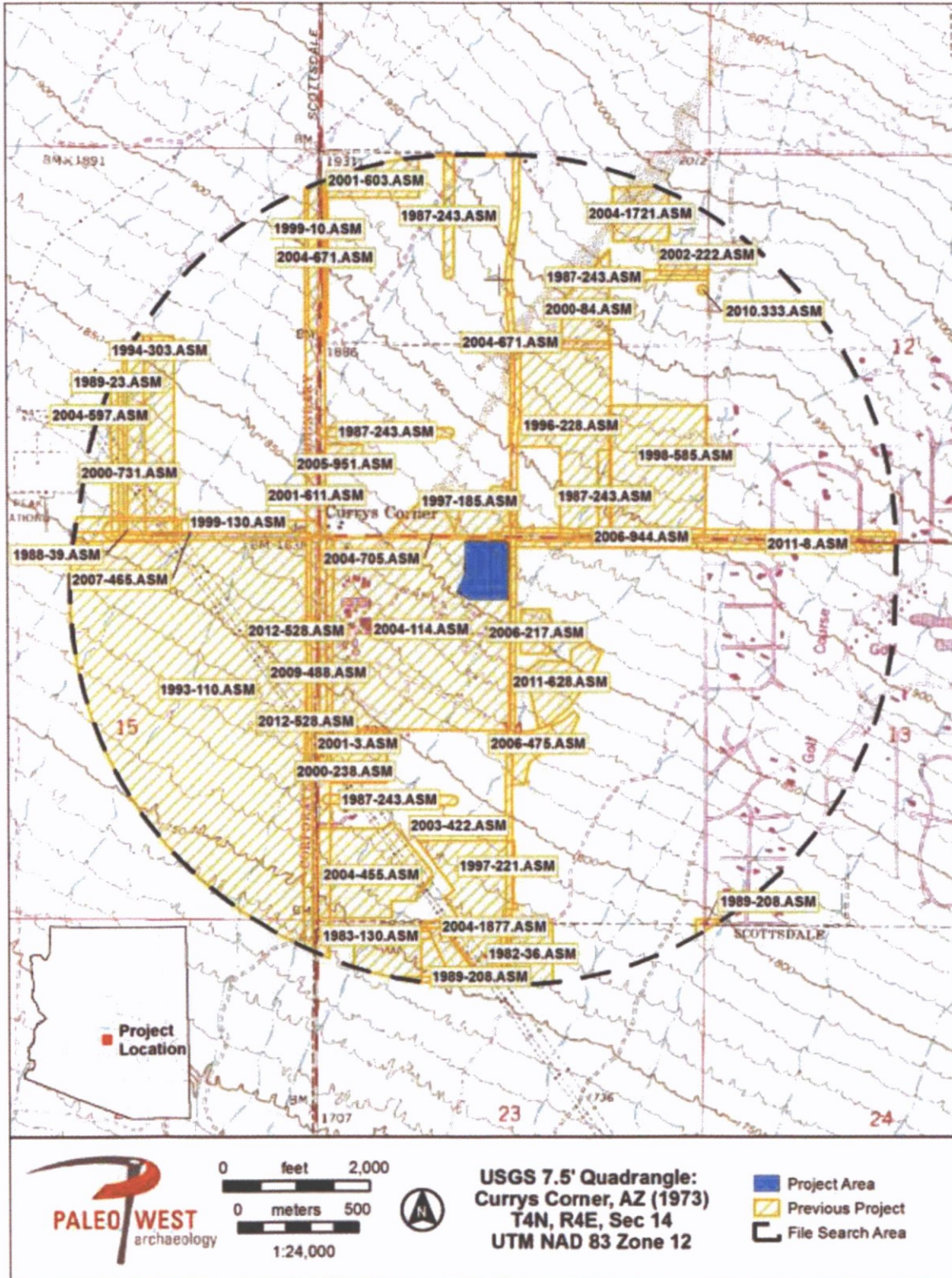


Figure 1. Project location map.



Date: 6-5-2017
Contact Name: CHUCK CHISHOLM
Firm Name: 20830 N. TATUM BLVD.
Address: K MOUNDMAN HOMEX
City, State, Zip: PHOENIX, AZ 85050

RE: Application Accepted for Review.

95 - PA - 2017

Dear CHUCK CHISHOLM:

It has been determined that your Development Application for SILVERSTONE PARCEL (6) MULTI 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: JESSICA MURILLO
Title: SENIOR PLANNER
Phone Number: (480) 312-7849
Email Address: jmurillo @ScottsdaleAZ.gov