

**Correspondence Between
Staff and Applicant
Approval Letter**



Community & Economic Development Division
Planning, Neighborhood & Transportation

7447 East Indian School Road
Scottsdale, Arizona 85251

Date: 11-17-2010
Contact Name: KEITH NICHTEL
Firm name: LVA
Address: 170 S. AVE AVE.
City, State Zip: TEMPE, AZ

RE: Application Accepted for Review.
280 - PA- 245

Dear KEITH NICHTEL:

It has been determined that your Development Application for STOLT ROCK PHASE 2A/B
has been accepted for review. W/ST MODIFICATION

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: Doris McCarty
Title: PLANNER
Phone number: 480-312-4214
Email address: ~~dmccarty@cityofscottsdale.gov~~ DMccarty@SCOTTSDALEAZ.GOV



Planning & Development Services Department
Planning and Neighborhood

7447 East Indian School Road
Scottsdale, Arizona 85251

November 17, 2017

5-PP-2016#4
Keith Nichter
Lva Urban Design Studio
120 S Ash Ave
Tempe, AZ 85281

RE: DRB/PRELIMINARY PLAT APPROVAL NOTIFICATION

Case Reference No: 5-PP-2016#4 Storyrock Phase 2A & B

The Development Review Board approved the above referenced case on November 16, 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, Doris McClay, 480-312-4214.
- Table: "About Fees"
 - A brief overview of fee types. A plan review fee is paid when construction documents are submitted, after which construction may begin. You may review the current years fee schedule at: <http://www.scottsdaleaz.gov/bldgresources/Fees/default.asp>

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

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

Sincerely,

Doris McClay
Senior Planner
dmcclay@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



October 5, 2017

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

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

Dear Mr. Nichter:

Your case 5-PP-2016#4, Storyrock Phase 2A & B, is scheduled for the November 16, 2017 Development Review Board hearing. Please submit the following directly to me by 1:00 p.m. on Thursday, October 26, 2017 in order to keep this hearing date:

- 1 copy of this letter (without this letter your packets will not be accepted)

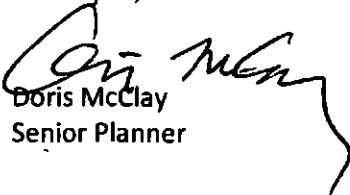
- 11 copies on 11"x17" paper, collated and stapled into packets; and
- 1 copy on 8 1/2"x11" paper, not stapled, of the following:

- Combined context aerial and Preliminary Plat (color)
 - Preliminary Plat (black and white)
 - Natural Area Open Space (NAOS) Plan (black and white)
 - Landscape Plans (black and white)
 -
-

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

You may be required to make a presentation to the Development Review Board. If you choose to present your application to the Development Review Board utilizing a Power Point presentation, please submit the electronic file to your project coordinator by 1:00 p.m. on Monday, November 13, 2017. Please limit your presentation to a maximum of 10 minutes.

Thank you,


Doris McClay
Senior Planner

RESPONSE TO 2ND REVIEW COMMENTS – 3RD SUBMITTAL – SEPTEMBER 13, 2017

RE: 5-PP-2016#4

Storyrock Phase 2A & B

Zoning Ordinance and Scottsdale Revise Code Significant Issues

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

Zoning:

1. The revised ownership table (Exhibit B to Exhibit 1 Ordinance No. 4181) submitted has a total of 445 lots with 120 lots in the RI-43 zoning classification. Please revise this ownership table to comply with the stipulated 443 lots under 13-ZN-2014.

RESPONSE: *This formula error has been fixed. The revised ownership table accompanying this submittal shows a total 443 lots in compliance with 13-ZN-2014.*

2. The amended development standards on the Preliminary Plat and in the narrative are not the same. Please revise these documents to be consistent. Under Section 6.1083 of the Zoning Ordinance, amended development standards for lot area and setbacks may be reduced by 25% (including the decimal). Please revise the amended standards for distance between main buildings on adjacent lots in the narrative to reflect the amended side yard setback for each zoning district.

RESPONSE: *The amended development standards shown in the narrative have been revised to match those that are shown on the Preliminary Plat. The amended development standards are in compliance with Section 6.1083 of the Zoning Ordinance which states that lot area and setbacks may be reduced by 25% (including the decimal).*

3. The preliminary plat indicates Lot 10 is designated as RI-43 PCD, but Lot 10 is 13,649 square feet which doesn't meet the amended development lot area for the RI-43 PCD of 32,250 square feet. Please revise Lot 10 as RI-18 PCD (Section 6.1083).

RESPONSE: *The Preliminary Plat has been revised to correctly identify Lot 10 as R1-18 PCD.*

4. The preliminary plat indicates Lot 2 is designated as R1-43 PCD, but the lot area is 30,549 square feet. Please revise the lot area on Lot 2 to comply with the amended standard under the R1-43 PCD.

RESPONSE: *Lot 2 has been revised to be a minimum of 32,250 SF in conformance with the R1-43 PCD amended development standards.*

5. The revised NAOS plan indicates Enhanced Open Space area (Non-NAOS) which were previously designated as NAOS. If these Enhanced Open Space areas meet the dimension for the NAOS (adjacent to street 20 feet width), please designate as NAOS and revised the landscape plan. Please provide the total area of Enhanced Open Space on the NAOS plan. The scarred area credit doesn't match the scarred area for lots in the table (total scarred area .93 acres). Please revise the table and total of NAOS (Section 6.1060).

RESPONSE: *The NAOS plan has been revised to ensure that all designated NAOS areas meet the minimum dimension of 30 feet (20 feet adjacent to a street). Additionally, the total area of the Enhanced Open Space has been included on the NAOS Plan and the scarred area calculations have been updated with this submittal.*

6. The NAOS table within the narrative and the NAOS plan indicate 47% NAOS, but in other areas of the narrative and plans it is 44.6% NAOS. Please revise this information on all plans and in the narrative to be consistent (Section 6.1060).

RESPONSE: *The NAOS area within the narrative has been revised to match the percentage of NAOS shown on the NAOS plan.*

Circulation:

7. Please submit the Master Circulation Plan approved by the City's Transportation Department.

RESPONSE: *A recent request from Staff has required a change to the Master Circulation Plan in relation to 128th St. row. A copy of the revised Master Circulation Plan has been included with this submittal.*

Drainage:

8. 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 with the original redlines have been included with this submittal.*

9. Please refer to the Drainage report for staff's comments.

RESPONSE: *Noted.*

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:

10. Please revise Tract A and B so that a pedestrian access path will be provided adjacent to the Entry Gate B to allow direct pedestrian access from Alameda Road. Please refer to Scottsdale Sensitive Design Principle 6 and Design Standards & Policies Manual, Section 3-1.200. Please label this pedestrian path (6 feet wide concrete) on the Preliminary plat and the landscape plan and provide a detail on Sheet 2 of the Preliminary Plat.

RESPONSE: *Tracts A & B have been revised to show a pedestrian access path which will be provided adjacent to Entry Gate B to allow direct pedestrian access from Alameda Road.*

Fire:

11. Please demonstrate the divided entrances and drive thru by pass lanes (entrances off Alameda) comply with the minimum required width of 20 feet (DS&PM 2-1.802(2)).

RESPONSE: *Dimensions have been added to the preliminary plat demonstrating that the divided entrances and drive-thru bypass lanes comply with the minimum required wide of 20 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:

Site:

12. The NAOS adjacent to Lot 49 (southeast corner) appears to be less than the 30 feet minimum width requirement for NAOS. Please revise the NAOS plan to meet this requirement (Section 6.1060.F.1b).

RESPONSE: *This area has been designated as Enhanced Desert Open Space rather than NAOS.*

13. The Tract table on the Preliminary plat has a total of 20.72 acres in tracts, but the NAOS table indicates 21.11 acres in tract. Please revise to be consistent.

RESPONSE: *The NAOS plan also has a category called Enhanced Desert Open Space which is not being counted as NAOS tract area. Therefore the tract area in the Pre-plat and on the NAOS plan will not match.*

14. Under the Dynamite Foothills Character Area Plan, Scottsdale Design Principles, Principle 9, please correct the spelling of the word 'palate'. In this text the word should be spelled 'palette'. Please refer to Zoning Ordinance Section 1.303.

RESPONSE: *The narrative has been revised in response to this comment.*

15. There are property lines retaining walls that are illustrated in section on sheet 7 of the Preliminary plat, however there are no elevation illustrations of these retaining walls. Please provide these illustrations.

RESPONSE: *Retaining wall elevation has been added to the Preliminary Plat cross-sections.*

**ATTACHMENT A
Resubmittal Checklist**

Case Number: 5-PP-2016#4

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

Preliminary Plat:

6 24" x 36" 1 11" x 17" 1 8 1/2" x 11"

NAOS Plan:

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

Landscape Plan:

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

Technical Reports:

- 2 copies of Revised Drainage Report:

Plan Check No. _____

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.

STORYROCK – RESPONSE TO CoS 1ST REVIEW COMMENTS – 2/22/2017

RE: 5-PP-2016#4

Storyrock Phase 2A & B

Mrs. McClay:

The Storyrock development team has completed the revisions to the 1st review of the above referenced development application originally submitted on 11/17/16. The following **responses to the 1st review comments** represent the review performed by our team, as well as coordination with City Staff.

Zoning Ordinance and Scottsdale Revise Code Significant Issues

The following code and ordinance related issues have been identified in the first review of this application, and shall be addressed in the resubmittal of the revised application material.

Addressing these items is critical to scheduling the application for public hearing, and may affect the City Staff's recommendation. Please address the following:

Zoning:

1. Within the Storyrock Master Development, the number of units within each zoning district has changed from the approved Conceptual Development Plan (6 additional R1-43 lots and removal of 1 R1-35 lot and 5 R1-18 lots) stipulated under 13-ZN-2014. Please submit a revised ownership table (Exhibit B to Exhibit 1 Ordinance No. 4181) and add the zoning designation of each lot to the preliminary plat.

Response: *This flexibility was discussed with City Staff with the understanding you can make minor revisions within ownership groups as long as they wouldn't exceed the allowable density within any approved zoning districts. A revised ownership table has been provided. Also, a table identifying the zoning designation of each lot has been included within the preliminary-plat for each phase.*

2. Under Section 6.1083 of the Zoning Ordinance, amended development standards for lot area and setback may be reduced by 25%. Please revise your proposed amended standards in the narrative to comply with this section. For example, R1-18 amended setback for the front yard should be 26.25 feet or rounded up to 27 feet.

Response: *The development standards being proposed for this community are in compliance with Section 6.1083 of the Zoning Ordinance. With amended development standards, lot area and setbacks can be reduced by 25%. While using decimals for our required setbacks will require more precision in the field, they are necessary to allow us to fit the proposed product on our sensitively designed lot envelopes.*

3. Please locate the natural area open space (NAOS) in contiguous tracts instead of in individual lots. Please refer to Zoning Ordinance Section 6.1060.

Response: *Ord. Sec. 6.1060 allows for both tract and on-lot NAOS with no indicated preference. In order to utilize large lots (R1-35, R1-43 & R1-70), which are consistent with Rural Neighborhoods and the Dynamite Foothills Character Area, it is necessary to use a combination of on-lot NAOS in association with development envelopes. While it is not feasible to locate all NAOS in contiguous tracts, the development team has identified several areas where on-lot NAOS can be transferred to tracts. These changes are reflected as a part of this submittal. With these changes, over 50% of all NAOS provided*

within the STORYROCK masterplan has now been provided within tracts.

4. Please revise the layout and configuration of the lots that include a drainage easement so that the lots will be reduced in size and the drainage easement will be located and protected in a tract. Please refer to Zoning Ordinance Section 6.1011 and 6.1060.

Response: *Ord. Sec. 6.1011 or 6.1060 does not appear to require d.e.'s in tracts. Although, while it's not feasible to locate all drainage easements within designated tracts, the development team has identified several places where this can be accommodated. These changes are reflected as a part of this submittal.*

5. The lot area for Lot 10 is shown as 13,499 square feet. The minimum lot area requirement under the RI-18 amended standards is 13,500 square feet. Please revise Lot 10 to meet this requirement (Section 6.1083).

Response: *Lot 10 has been revised.*

6. On the NAOS exhibit, the median in Alameda Road is shown as disturbed NAOS. On the site walk, it was discussed that the road would divide in order to protect the boulders within this area and would eliminate a large cut and fill area. Please provide a section of the Alameda road improvement for this area and show where the disturbance would occur in the proposed island. The median should remain largely undisturbed. Please update the NAOS exhibit to show the undisturbed area within this median (Zoning Ordinance Section 6.1060).

Response: *The median has been revised on the NAOS plan to be mostly undisturbed.*

7. Please identify on the preliminary plat the Desert Scenic roadway setback of 50 feet along E. Alameda Road stipulated in 13-ZN-2014.

Response: *The Desert Scenic roadway setback has been added to the Development Envelope Exhibit.*

8. Please clarify the number of lots that are proposed for Phase 2A & B. At several places in the project narrative the text indicates '66 lots' however the Storyrock Master Environmental Design Concept Plan indicates 78 lots are proposed. Please refer to Zoning Ordinance Section 1.303.

Response: *The Narrative has been revised to indicate the accurate number of lots (78).*

9. Please clarify the percentage of open space that is proposed for Phase 2A & B. At several places in the project narrative the text indicates 'over 50% of the Storyrock Master Plan Area dedicated as open space.' however the 'Storyrock Total N.A.O.S.' Table indicates 44.6% is proposed. Please refer to Zoning Ordinance Section 1303.

Response: *The narrative has been revised to clarify the fact that 35.76 acres (44.6%) of Phase 2A & B will be dedicated NAOS. This open space contributes to a total dedication of over 50% of the overall STORYROCK "Master Plan Area" as open space.*

10. Under the Development Plan, Site section, please revise the first sentence so that it begins with 'Storyrock Phase 2A & B includes...' so that it will be similar to the project narrative for each of the other

phases. Please refer to Zoning Ordinance Section 1.303.

11. Under the Development Plan, Homeowners Association Maintenance Responsibilities and CC&Rs section, please clarify the reference to the 'Storyrock Homeowners Association'. Will there be a master association and an association for each respective phase? Please refer to Zoning Ordinance Section 1.303.

Response: *The intent is that there will be one master association.*

12. Please revise all text, notations, legends, tables, etc., to be black or maximize the contrast between the text and the background color of the pages, maps, charts, images, etc., and enlarge the font size in the Storyrock Phase 2A & B Project Narrative so that all the information in the document will be clear and legible. Please refer to Zoning Ordinance Section 1.303.

Response: *The narrative text has been adjusted to maximize contrast and improve legibility.*

13. Lots 4, 5, 7, 8, 9, 58, 66, 67, 75 and 76 are significantly larger than the lot area requirement under the amended standard for the RI-43 ESL zoning district. Based on the purpose of the amended standard section (Section 6.1083), please revise these lots to include portions of the 128th Street Scenic Corridor easement in a tract.

Response: *These lots have been revised to include a 50' tract along 128th Street.*

14. Lots 2, 3 and 4 are larger than required under the amended standards for lot area in the zoning district. Based on the purpose of the amended standard section (Section 6.1083), please revise these southern lot lines so that the edge of the wash is protected within Tract C (DS&PM Section 2-2.201).

Response: *These lots have been revised to keep the wash largely within a tract.*

15. Lots 54 and 55 are larger than the lot area requirement under the amended development standard for the RI-35 ESL zoning district and are adjacent to a large wash (270 CFS). Please move the southern lot lines of 54 and 55 north to protect more of the adjacent wash by including the wash within the Tract (Section 6.1083).

Response: *These lots have been revised to put the majority of the adjacent wash into a tract.*

16. Please provide a plan that illustrates the locations of all boulder outcrop areas and boulder cluster areas and identify boulders or boulder clusters that meet the Zoning Ordinance Section 3.100 Definition with the proposed preliminary plat so that the Development Review Board and

staff will be able to understand the relationship and protections that will be provided between these existing natural features of Storyrock Phase 2A & B and the proposed layout of roads, lots, tracts, and easements, etc. Please refer to Zoning Ordinance Section 6.1011.

Response: *A Boulder Analysis exhibit depicting boulder locations in relation to lots and roadways has been included with this submittal.*

17. Please provide illustrations and information regarding the proposed 'Erosion/Scour Protection Walls'. Please refer to Zoning Ordinance Section 6.1011, 6.1070, and 6.1071.

Response: *The narrative has been revised to include referenced illustrations.*

18. All light fixtures in a Single family zoning district shall be directed downward under the Zoning Ordinance section 7.602. Please revise the light fixture on the landscape plan to comply with this provision.

Response: *The lighting plans have been revised to ensure that all light fixtures proposed for this project are in conformance with Zoning Ordinance section 7.602.*

19. Notes and dimensions on the Phase 2A & B - NAOS Plan, the Phase 2A & B - Construction Envelope Exhibit & Scenic Corridor 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.

Response: *Notes and dimensions on the NAOS Plan and Construction Envelope Exhibit & Scenic Corridor Plan have been sized so as to have a 12 point font (1/6th of an inch) on the associated 24 x 36 sheets.*

20. Notes on the lighting plans and cut-sheets 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. Please refer to Zoning Ordinance Section 1.303.

Response: *Notes have been sized so as to have a 12 point font (1/6th of an inch) on the associated 24 x 36 sheets.*

Circulation:

21. Conform to approved cross sections and street improvement and phasing as outlined in the approved Master Circulation plan. Please submit the approved Master Circulation plan with the resubmittal of the Preliminary plat.

Response: *The master circulation plan is included with this resubmittal.*

Fire:

22. Please demonstrate Hydrant spacing, existing and proposed (Fire Ord. 4045, 507.5.1.2).

Response: *A note indicating Hydrant spacing per Fire Ord. and DS&PM 6-1.502 has been added to the pre-plat.*

23. Please remove Cul-de-sac island unless it is decorative only, flush with street and drivable. (Fire Ord, 4045, 503.4).

Response: A detail of the proposed cul-de-sac median has been provided on the landscape plans. The median has been designed to comply with Design Standards and Policies Manual Section 5-3.1100 and provide proper clearances in accordance with Ord. 4045, 503.4 & 503.2.1.

Drainage:

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

Response: 2 copies of the revised Drainage Report and original red-line have been included in this resubmittal.

25. Please refer to Drainage report for comments.

Response: See Separate Drainage Comment Responses with the Revised Drainage Report.

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:

26. Please indicate the location of public utility easements on the Storyrock Phase 2A & B preliminary plat. 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: Public Utility Easements shown on the pre-plat where applicable, however, dry utilities are proposed behind the back of curb within Public ROW and or Roadway Private Tract as discussed with the City.

27. Please revise Tract A and Tract B so that a pedestrian access path will be provided adjacent to the proposed 'Entry Gate B' to allow direct pedestrian access from Alameda Road into Storyrock Phase 2A & B. Please refer to Scottsdale Sensitive Design Principle 6 and Design Standards & Policies Manual, Section 3-1.200.

Response: Tract A and B have been revised to include pedestrian access to the Entry Gate.

Landscape Design:

28. Please indicate 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: While exact locations of above ground utility equipment and vaults will not be determined at this level of preliminary review, a note has been added to the landscape plans to indicate compliance with Design Standards & Policies Manual, Section 2-1.401.1

29. 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. Please refer to the Scottsdale Design Standards & Policies Manual Section 5-3.119. Please refer to Zoning Ordinance Section 1.303.

Response: *The landscape plan has been revised to show the site visibility triangles.*

30. Please revise the Conceptual Landscape Plan - Phase 2A & B so that the plants that are proposed to be installed in Basin DB126, Basin DB130, Basin DB13S, Basin DB1SOA, Basin DB1SOB, Basin DB1S1, and Basin DB22S will be in conformance with Design Standards and Policies Manual Section 2-1.903 Native Plants in Detention Basins and Drainage Channels.

Response: *The landscape plan has been revised to include a note that ensures that plants installed in all basins are in conformance with Scottsdale's standards for Native Plants in Detention Basins and Drainage Channels.*

31. Please provide illustrations and information regarding the proposed 'Vehicular Accent Paving'. Please refer to Zoning Ordinance Section 1.303.

Response: *The landscape plans have been revised to include more information regarding the proposed 'Vehicular Accent Paving'.*

32. Where on-site walls are placed adjacent to NAOS areas at least 50 percent of the wall surface shall be a view fence. Please update the wall plan in the landscape plans (DS&PM 2- 2.501.B.2.b).

Response: *The wall plan and landscape plans have been revised to include a note that indicates walls placed adjacent to meaningful NAOS areas, should provide at least 50 percent of the wall surface as a view fence.*

Fire:

33. Please demonstrate the COMMERCIAL turning radii (25' inner/49' Outside /SS' Bucket Swing) (DS&PM 2-1.802(5)).

Response: *All roadways, Cul-de-sacs and Entries have been designed according to City standards to allow for the appropriate residential fire turning radii as defined in DS&PM 2-1.802(5).*

34. Please demonstrate the divided entrances and drive thru by pass lanes comply with the minimum required width of 20 feet (DS&PM 2-1.802(2)).

Response: *All divided entrances provide the required 20 feet in width.*

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:

35. On the NAOS exhibit, please show the width of the NAOS between lots. The minimum width

requirement is 30 feet under Zoning Ordinance section 6.1060.F. If lot is dependent on the adjacent lot to meet this width requirement, a note is required on the plat.

Response: *The NAOS exhibit has been revised to show the width of the NAOS between lots. Where the lot is dependent on an adjacent to lot to meet the minimum 30 foot width requirement, a note has been added to the NAOS table.*

36. On the NAOS exhibit, please provide square footage of each scarred area and disturbed area in Phase 2A and B.

Response: *The NAOS exhibit has been revised to include a table identifying the square footage of each scarred area and disturbed area in Phase 2A/B.*

37. On the NAOS exhibit, please provide square footage of NAOS on each lot in a table format.

Response: *The NAOS exhibit has been revised to provide the square footage of NAOS of on each lot in table format.*

38. Lots zoned R1-35 ESL, R1-43 ESL and R1-70 ESL shall not be mass graded (Zoning Ordinance section 6.1071.A.6). Please note this information on the preliminary plat.

Response: *A note has been added to the preliminary plat.*

39. Please add the footer 'Narrative Phase 2A & B' on each page. Please refer to Zoning Ordinance Section 1303.

Response: *The narrative has been updated to respond to this comment.*

40. Under the Scottsdale General Plan, Preserve Meaningful Open Space section, please clarify the reference to location of the McDowell Sonoran Preserve (MSP). Text indicates '...located north, east and south ...' however the MSP is located east of Storyrock Phase 2A & B. Please refer to Zoning Ordinance Section 1303.

Response: *The narrative has been updated to respond to this comment.*

41. Under the Scottsdale's Twelve Plan Elements, Preserve Meaningful Open Space section, please clarify the reference to location of the McDowell Sonoran Preserve (MSP). Text indicates '...just a few miles north of... ' however the MSP is located east of Storyrock Phase 2A & B. Please refer to Zoning Ordinance Section 1.303.

Response: *The narrative has been updated to respond to this comment.*

42. Under the Preserve Meaningful Open Space, Open Space and Recreation Element, second sentence; please clarify the reference to '...just a few miles north...' because the Tom's Thumb Trailhead is approximately 0.3 of a mile south of Phase 2A & B. Please refer to Zoning Ordinance Section 1.303.

Response: *The narrative has been updated to respond to this comment.*

43. Under the Location section please provide a key map on page 1. Please refer to Zoning Ordinance Section 1.303.

Response: *The narrative has been updated to provide a key map.*

44. Under the Dynamite Foothills Character Area Plan, Scottsdale Design Principles, Principle 9, please correct the spelling of the word 'palate'. In this text the word should be spelled 'palette'. Please refer to Zoning Ordinance Section 1.303.

Response: *The narrative has been updated to respond to this comment.*

45. Provide master sanitary sewer layout for entire Storyrock project.

Response: *Master Sanitary Sewer Layout has been provided with the MEDCP submittal.*

46. Sheet 3&4 of7- Show any proposed easements (i.e., VNAE, drainage, PUE, etc.) with labels.

Response: *Easements have been labeled and shown on the preliminary plat.*

47. Sheet 3&4 of7 - Label any proposed easement abandonments.

Response: *Easement Abandonments are shown.*

48. Sheet 3&4 of7 - Call out type and size of any existing water and sewer lines.

Response: *Size and type called out on plans.*

49. Sheet 7 of 7 - Show symbol for cross section in legend on cover sheet.

Response: *Symbol added.*

50. Sheet 7 of 7 - Retaining walls should follow DSPM Section 2-1.901 (Detention Basins) and DSPM Section 2.2-4.05 (Grading design guidelines) and Figure 2.2-8 Retaining Wall dimensions.

Response: *Proposed modifications to retaining walls will be requested to be approved by Development Review Board.*

51. Sheet 7 of 7 - Show proposed retaining wall heights in cross sections or top of wall elevation for retaining wall and screen wall.

Response: *Proposed max retaining wall heights are to be 8' max for single walls and 6' for side yards retaining walls to maintain natural area open space and excessively disturb areas throughout the project. Due to undulating terrain, an increase in retaining wall heights to as proposed in the narrative are necessary to develop the site sensitively and also maintain future building height requirements from existing grade. All proposed modifications are outlined in the narrative and requested to be approved by Development Review Board.*

52. 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 (SRC Sec. 47- 23).

Response: *Noted.*

53. The owner shall construct, at its 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 (SRC Sec 48- 101).

Response: *Noted.*

54. All exterior subdivision monuments & interior lot corners are to be set before the plat is approved. SRC Sec. 48-4 & 48-36, Arizona Administrative Code R4-30-301.13.

Response: *Noted.*

55. An assurance shall be in place prior to the recordation of the/each subdivision plat.

Response: *Noted.*

56. Submit a Release of Easement Map for all easements that conflict with the final plat.

Response: *Noted.*

57. All rights-of-way that conflict with the final plat are to be abandoned before the final plat is recorded.

Response: *Noted.*

The revised application requirements and additional information identified in Attachment A, Resubmittal Checklist, and this written summary response addressing the comments/corrections are being resubmitted for further review. It is understood 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.

Per the enhanced review process, please call if you have any questions, or need further supplementary materials. Please contact me at 480-994-0994 or at knichter@lvadesign.com.

Sincerely,



Keith Nichter
LVA Urban Design Studio, LLC
Senior Planner



March 30, 2017

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

RE: 5-PP-2016#4
Storyrock Phase 2A & B

Dear Mr. Nichter:

The Planning & Development Services Division has completed the review of the above referenced development application submitted on 2/22/17. 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:

Zoning:

1. The revised ownership table (Exhibit B to Exhibit 1 Ordinance No. 4181) submitted has a total of 445 lots with 120 lots in the R1-43 zoning classification. Please revise this ownership table to comply with the stipulated 443 lots under 13-ZN-2014.
2. The amended development standards on the Preliminary Plat and in the narrative are not the same. Please revise these documents to be consistent. Under Section 6.1083 of the Zoning Ordinance, amended development standards for lot area and setbacks may be reduced by 25% (including the decimal). Please revise the amended standards for distance between main buildings on adjacent lots in the narrative to reflect the amended side yard setback for each zoning district.
3. The preliminary plat indicates Lot 10 is designated as R1-43 PCD, but Lot 10 is 13,649 square feet which doesn't meet the amended development lot area for the R1-43 PCD of 32,250 square feet. Please revise Lot 10 as R1-18 PCD (Section 6.1083).
4. The preliminary plat indicates Lot 2 is designated as R1-43 PCD, but the lot area is 30,549 square feet. Please revise the lot area on Lot 2 to comply with the amended standard under the R1-43 PCD.

5. The revised NAOS plan indicates Enhanced Open Space area (Non-NAOS) which were previously designated as NAOS. If these Enhanced Open Space areas meet the dimension for the NAOS (adjacent to street 20 feet width), please designate as NAOS and revised the landscape plan. Please provide the total area of Enhanced Open Space on the NAOS plan. The scarred area credit doesn't match the scarred area for lots in the table (total scarred area .93 acres). Please revise the table and total of NAOS (Section 6.1060).
6. The NAOS table within the narrative and the NAOS plan indicate 47% NAOS, but in other areas of the narrative and plans it is 44.6% NAOS. Please revise this information on all plans and in the narrative to be consistent (Section 6.1060).

Circulation:

7. Please submit the Master Circulation Plan approved by the City's Transportation Department.

Drainage:

8. 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.
9. Please refer to the Drainage report for staff's comments.

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:

10. Please revise Tract A and B so that a pedestrian access path will be provided adjacent to the Entry Gate B to allow direct pedestrian access from Alameda Road. Please refer to Scottsdale Sensitive Design Principle 6 and Design Standards & Policies Manual, Section 3-1.200. Please label this pedestrian path (6 feet wide concrete) on the Preliminary plat and the landscape plan and provide a detail on Sheet 2 of the Preliminary Plat.

Fire:

11. Please demonstrate the divided entrances and drive thru by pass lanes (entrances off Alameda) comply with the minimum required width of 20 feet (DS&PM 2-1.802(2)).

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:

12. The NAOS adjacent to Lot 49 (southeast corner) appears to be less than the 30 feet minimum width requirement for NAOS. Please revise the NAOS plan to meet this requirement (Section 6.1060.F.1b).

13. The Tract table on the Preliminary plat has a total of 20.72 acres in tracts, but the NAOS table indicates 21.11 acres in tract. Please revise to be consistent.

14. Under the Dynamite Foothills Character Area Plan, Scottsdale Design Principles, Principle 9, please correct the spelling of the word 'palate'. In this text the word should be spelled 'palette'. Please refer to Zoning Ordinance Section 1.303.

15. There are property lines retaining walls that are illustrated in section on sheet 7 of the Preliminary plat, however there are no elevation illustrations of these retaining walls. Please provide these illustrations.

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.

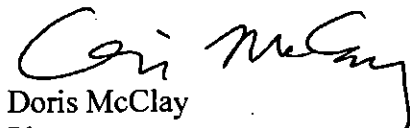
PLEASE CALL 480-312-7000 TO SCHEDULE A RESUBMITTAL MEETING WITH ME PRIOR TO YOUR PLANNED RESUBMITTAL DATE. DO NOT DROP OFF ANY RESUBMITTAL MATERIAL WITHOUT A SCHEDULED MEETING. THIS WILL HELP MAKE SURE I'M AVAILABLE TO REVIEW YOUR RESUBMITTAL AND PREVENT ANY UNNECESSARY DELAYS. RESUBMITTAL MATERIAL THAT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

The Planning & Development Services Division has had this application in review for 48 Staff Review Days since the application was determined to be administratively complete.

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

If you have any questions, or need further assistance please contact me at 480-312-4214 or at dmccclay@ScottsdaleAZ.gov.

Sincerely,


Doris McClay
Planner



December 22, 2016

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

RE: 5-PP-2016#4
Storyrock Phase 2A & B

Dear Mr. Nichter:

The Planning & Development Services Division has completed the review of the above referenced development application submitted on 11/17/16. 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:

1. Within the Storyrock Master Development, the number of units within each zoning district has changed from the approved Conceptual Development Plan (6 additional R1-43 lots and removal of 1 R1-35 lot and 5 R1-18 lots) stipulated under 13-ZN-2014. Please submit a revised ownership table (Exhibit B to Exhibit 1 Ordinance No. 4181) and add the zoning designation of each lot to the preliminary plat.
2. Under Section 6.1083 of the Zoning Ordinance, amended development standards for lot area and setback may be reduced by 25%. Please revise your proposed amended standards in the narrative to comply with this section. For example, R1-18 amended setback for the front yard should be 26.25 feet or rounded up to 27 feet.
3. Please locate the natural area open space (NAOS) in contiguous tracts instead of in individual lots. Please refer to Zoning Ordinance Section 6.1060.
4. Please revise the layout and configuration of the lots that include a drainage easement so that the lots will be reduced in size and the drainage easement will be located and protected in a tract. Please refer to Zoning Ordinance Section 6.1011 and 6.1060.

5. The lot area for Lot 10 is shown as 13,499 square feet. The minimum lot area requirement under the R1-18 amended standards is 13,500 square feet. Please revise Lot 10 to meet this requirement (Section 6.1083).
6. On the NAOS exhibit, the median in Alameda Road is shown as disturbed NAOS. On the site walk, it was discussed that the road would divide in order to protect the boulders within this area and would eliminate a large cut and fill area. Please provide a section of the Alameda road improvement for this area and show where the disturbance would occur in the proposed island. The median should remain largely undisturbed. Please update the NAOS exhibit to show the undisturbed area within this median (Zoning Ordinance Section 6.1060).
7. Please identify on the preliminary plat the Desert Scenic roadway setback of 50 feet along E. Alameda Road stipulated in 13-ZN-2014.
8. Please clarify the number of lots that are proposed for Phase 2A & B. At several places in the project narrative the text indicates '66 lots' however the Storyrock Master Environmental Design Concept Plan indicates 78 lots are proposed. Please refer to Zoning Ordinance Section 1.303.
9. Please clarify the percentage of open space that is proposed for Phase 2A & B. At several places in the project narrative the text indicates '...over 50% of the Storyrock Master Plan Area dedicated as open space.' however the 'Storyrock Total N.A.O.S.' Table indicates 44.6% is proposed. Please refer to Zoning Ordinance Section 1.303.
10. Under the Development Plan, Site section, please revise the first sentence so that it begins with 'Storyrock Phase 2A & B includes...' so that it will be similar to the project narrative for each of the other phases. Please refer to Zoning Ordinance Section 1.303.
11. Under the Development Plan, Homeowners Association Maintenance Responsibilities and CC&Rs section, please clarify the reference to the 'Storyrock Homeowners Association'. Will there be a master association and an association for each respective phase? Please refer to Zoning Ordinance Section 1.303.
12. Please revise all text, notations, legends, tables, etc., to be black or maximize the contrast between the text and the background color of the pages, maps, charts, images, etc., and enlarge the font size in the Storyrock Phase 2A & B Project Narrative so that all the information in the document will be clear and legible. Please refer to Zoning Ordinance Section 1.303..
13. Lots 4, 5, 7, 8, 9, 58, 66, 67, 75 and 76 are significantly larger than the lot area requirement under the amended standard for the R1-43 ESL zoning district. Based on the purpose of the amended standard section (Section 6.1083), please revise these lots to include portions of the 128th Street Scenic Corridor easement in a tract.
14. Lots 2, 3 and 4 are larger than required under the amended standards for lot area in the zoning district. Based on the purpose of the amended standard section (Section 6.1083), please revise these southern lot lines so that the edge of the wash is protected within Tract C (DS&PM Section 2-2.201).
15. Lots 54 and 55 are larger than the lot area requirement under the amended development standard for the R1-35 ESL zoning district and are adjacent to a large wash (270 CFS). Please move the southern lot lines of 54 and 55 north to protect more of the adjacent wash by including the wash within the Tract (Section 6.1083).
16. Please provide a plan that illustrates the locations of all boulder outcrop areas and boulder cluster areas and identify boulders or boulder clusters that meet the Zoning Ordinance Section 3.100 Definition with the proposed preliminary plat so that the Development Review Board and

staff will be able to understand the relationship and protections that will be provided between these existing natural features of Storyrock Phase 2A & B and the proposed layout of roads, lots, tracts, and easements, etc. Please refer to Zoning Ordinance Section 6.1011.

17. Please provide illustrations and information regarding the proposed 'Erosion/Scour Protection Walls'. Please refer to Zoning Ordinance Section 6.1011, 6.1070, and 6.1071.
18. All light fixtures in a Single family zoning district shall be directed downward under the Zoning Ordinance section 7.602. Please revise the light fixture on the landscape plan to comply with this provision.
19. Notes and dimensions on the Phase 2A & B - NAOS Plan, the Phase 2A & B - Construction Envelope Exhibit & Scenic Corridor 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.
20. Notes on the lighting plans and cut-sheets 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. Please refer to Zoning Ordinance Section 1.303.

Circulation:

21. Conform to approved cross sections and street improvement and phasing as outlined in the approved Master Circulation plan. Please submit the approved Master Circulation plan with the resubmittal of the Preliminary plat.

Fire:

22. Please demonstrate Hydrant spacing, existing and proposed (Fire Ord. 4045, 507.5.1.2).
23. Please remove Cul-de-sac island unless it is decorative only, flush with street and drivable. (Fire Ord, 4045, 503.4).

Drainage:

24. Please submit two (2) copies of the revised Drainage Report with the original red-lined copy of the report to your Project Coordinator with the rest of the resubmittal material identified in Attachment A.
25. Please refer to Drainage report for comments.

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:

26. Please indicate the location of public utility easements on the Storyrock Phase 2A & B preliminary plat. 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.
27. Please revise Tract A and Tract B so that a pedestrian access path will be provided adjacent to the proposed 'Entry Gate B' to allow direct pedestrian access from Alameda Road into

Landscape Design:

28. Please indicate 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.
29. 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. Please refer to the Scottsdale Design Standards & Policies Manual Section 5-3.119. Please refer to Zoning Ordinance Section 1.303.
30. Please revise the Conceptual Landscape Plan - Phase 2A & B so that the plants that are proposed to be installed in Basin DB126, Basin DB130, Basin DB135, Basin DB150A, Basin DB150B, Basin DB151, and Basin DB225 will be in conformance with Design Standards and Policies Manual Section 2-1.903 Native Plants in Detention Basins and Drainage Channels.
31. Please provide illustrations and information regarding the proposed 'Vehicular Accent Paving'. Please refer to Zoning Ordinance Section 1.303.
32. Where on-site walls are placed adjacent to NAOS areas at least 50 percent of the wall surface shall be a view fence. Please update the wall plan in the landscape plans (DS&PM 2-2.501.B.2.b).

Fire:

33. Please demonstrate the COMMERCIAL turning radii (25' inner/49' Outside /55' Bucket Swing) (DS&PM 2-1.802(5)).
34. Please demonstrate the divided entrances and drive thru by pass lanes comply with the minimum required width of 20 feet (DS&PM 2-1.802(2)).

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:

35. On the NAOS exhibit, please show the width of the NAOS between lots. The minimum width requirement is 30 feet under Zoning Ordinance section 6.1060.F. If lot is dependent on the adjacent lot to meet this width requirement, a note is required on the plat.
36. On the NAOS exhibit, please provide square footage of each scarred area and disturbed area in Phase 2A and B.
37. On the NAOS exhibit, please provide square footage of NAOS on each lot in a table format.
38. Lots zoned R1-35 ESL, R1-43 ESL and R1-70 ESL shall not be mass graded (Zoning Ordinance section 6.1071.A.6). Please note this information on the preliminary plat.
39. Please add the footer 'Narrative Phase 2A & B' on each page. Please refer to Zoning Ordinance Section 1.303.

40. Under the Scottsdale General Plan, Preserve Meaningful Open Space section, please clarify the reference to location of the McDowell Sonoran Preserve (MSP). Text indicates `...located north, east and south ...' however the MSP is located east of Storyrock Phase 2A & B. Please refer to Zoning Ordinance Section 1.303
41. Under the Scottsdale's Twelve Plan Elements, Preserve Meaningful Open Space section, please clarify the reference to location of the McDowell Sonoran Preserve (MSP). Text indicates `...just a few miles north of...' however the MSP is located east of Storyrock Phase 2A & B. Please refer to Zoning Ordinance Section 1.303.
42. Under the Preserve Meaningful Open Space, Open Space and Recreation Element, second sentence; please clarify the reference to `...just a few miles north...' because the Tom's Thumb Trailhead is approximately 0.3 of a mile south of Phase 2A & B. Please refer to Zoning Ordinance Section 1.303.
43. Under the Location section please provide a key map on page 1. Please refer to Zoning Ordinance Section 1.303.
44. Under the Dynamite Foothills Character Area Plan, Scottsdale Design Principles, Principle 9, please correct the spelling of the word `palate'. In this text the word should be spelled `palette'. Please refer to Zoning Ordinance Section 1.303.
45. Provide master sanitary sewer layout for entire Storyrock project.
46. Sheet 3&4 of 7- Show any proposed easements (i.e., VNAE, drainage, PUE, etc.) with labels.
47. Sheet 3&4 of 7 - Label any proposed easement abandonments.
48. Sheet 3&4 of 7 - Call out type and size of any existing water and sewer lines.
49. Sheet 7 of 7 - Show symbol for cross section in legend on cover sheet.
50. Sheet 7 of 7 - Retaining walls should follow DSPM Section 2-1.901 (Detention Basins) and DSPM Section 2.2-4.05 (Grading design guidelines) and Figure 2.2-8 Retaining Wall dimensions.
51. Sheet 7 of 7 - Show proposed retaining wall heights in cross sections or top of wall elevation for retaining wall and screen wall.
52. 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 (SRC Sec. 47-23).
53. The owner shall construct, at its 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 (SRC Sec 48-101).
54. All exterior subdivision monuments & interior lot corners are to be set before the plat is approved. SRC Sec. 48-4 & 48-36, Arizona Administrative Code R4-30-301.13.
55. An assurance shall be in place prior to the recordation of the/each subdivision plat.
56. Submit a Release of Easement Map for all easements that conflict with the final plat
57. All rights-of-way that conflict with the final plat are to be abandoned before the final plat is recorded.

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 23 Staff Review Days since the application was determined to be administratively complete.

These **1st Review Comments** are valid for a period of 180 days from the date on this letter. The Zoning Administrator may consider an application withdrawn if a revised submittal has not been received within 180 days of the date of this letter (Section 1.305. of the Zoning Ordinance).

If you have any questions, or need further assistance please contact me at 480-312-4214 or at dmcclay@ScottsdaleAZ.gov.

Sincerely,



Doris McClay
Planner

**ATTACHMENT A
Resubmittal Checklist**

Case Number: **5-PP-2016#4**

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)
- One copy: Revised Narrative for Project

Preliminary Plat:

<u>8</u>	24" x 36"	<u>1</u>	11" x 17"	<u>1</u>	8 ½" x 11"
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NAOS Plan:

<u>2</u>	24" x 36"	<u>1</u>	11" x 17"	<u>1</u>	8 ½" x 11"
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Construction Envelope Exhibit:

<u>1</u>	24" x 36"	<u>1</u>	11" x 17"	<u>1</u>	8 ½" x 11"
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Landscape Plan:

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

Lighting Site Plan(s):

<u>1</u>	24" x 36"	<u>1</u>	11" x 17"	<u>1</u>	8 ½" x 11"
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Photometric Analysis Plan(s):

<u>1</u>	24" x 36"	<u>1</u>	11" x 17"	<u>1</u>	8 ½" x 11"
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Manufacturer Cut Sheets of All Proposed Lighting:

<u>1</u>	24" x 36"	<u>1</u>	11" x 17"	<u>1</u>	8 ½" x 11"
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Technical Reports:

 2 copies of Revised Drainage Report:

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



Preliminary Plat Notification Affidavit

I, Keith Nichter, acting on behalf of
the STORYROCK Ownership Group, hereby affirm that a copy of the
preliminary plat of STORYROCK - Phase 1A, 1B, 1C, 2A&B, & 3A
subdivision has been delivered to the following agencies for their review.

<u>AGENCY</u>	<u>DATE NOTIFIED</u>
X SALT RIVER PROJECT...(2).....	11/16/16
X ARIZONA PUBLIC SERVICE	11/16/16
X SOUTHWEST GAS CORPORATION.....	11/16/16
X ARIZONA DEPARTMENT OF TRANSPORTATION.....	11/16/16
X MARICOPA COUNTY ENVIRONMENTAL SERVICES.....	11/16/16
X MARICOPA COUNTY PLANNING DEPARTMENT.....	11/16/16
X MARICOPA COUNTY FLOOD CONTROL DISTRICT.....	11/16/16
X SCOTTSDALE POSTMASTER.....	11/16/16
X SCOTTSDALE SCHOOL DISTRICT.....	11/16/16
X CAVE CREEK SCHOOL DISTRICT.....	11/16/16
X PARADISE VALLEY SCHOOL DISTRICT.....	11/16/16
X CENTRAL ARIZONA WATER CONSERVATION DISTRICT...	11/16/16
X CENTURY LINK.....	11/16/16
OTHER	

Signature 

Date 11/16/16

120 S Ash Ave, Tempe, AZ 85282
Address

(480) 994-0994
Phone

Planning, Neighborhood & Transportation Division

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 • Phone: 480-312-7000 • Fax: 480-312-7088