

**Correspondence Between
Staff and Applicant
Approval Letter**



Planning & Development Services Department
Planning and Neighborhood

7447 East Indian School Road
Scottsdale, Arizona 85251

January 9, 2018

25-DR-2017

Todd Simmons

RST Contracting LLC / Todd Simmons

4835 E Cactus Rd Ste 333

Scottsdale, AZ 85254

RE: DRB APPROVAL NOTIFICATION

Case Reference No: 25-DR-2017 Luxian Villas On Camelback

The Development Review Board approved the above referenced case on January 4, 2018. 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
- 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, Jeff Barnes, 480-312-2376.
- 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,



Jeff Barnes

Planner

jbarnes@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



MEMORANDUM

To: Jeff Barnes

From: Stuart W. Rayburn, P.E., Principal
RCC Design Group, LLC

Date: November 6, 2017

Re: 25-DR-2017 2nd DRB review

Comments addressed as follows:

1. Two copies of the revised report are included with the submittal
2. Additional detail has been added to the drainage report to better discuss how the on-site water is handled as well as a more thorough discussion of the off-site water that affects the project.
3. The Phoenician Golf Course is in design for a significant renovation. As discussed with staff we are relocating the existing area drain to accept 135 cfs of runoff that was originally designed to flow to this inlet. Refer to the drainage report for additional information.
4. We have included flow data from the Lower Indian Bend Wash model
5. The basin drains by gravity as noted on the Grading Plan
6. As discussed with staff routing will be provided at the Construction Document phase
7. The underground system will be designed per the DSMP
8. Additional labels have been added to existing contours. More spot elevations have been added, and proposed easements are shown and labeled.
9. First flush is less than pre-vs post
10. An NOI will be provided
11. The required Warning and Disclaimer of Liability has been added to the drainage report
12. The volume has been calculated using the homes as pre-development condition
13. No comment
14. A garage space can be adapted as accessible if needed
15. The buffer is shown
16. Shown on architectural plans
17. Shown on plans
18. Sidewalk shown as discussed with staff
19. Notes already on plans
20. No FDC- residential sprinklers
21. Data updated
22. This is a security light
23. All luminaires comply
24. 3 copies provided

25. Flow test provided with pressure calcs. Sewer flow revised
26. Discussed with staff front entry is only thing feasible.
27. Site triangles already on plans
28. See 26
29. SES shown on plans
30. Screening shown on plans
31. No ladders needed as discussed with staff
32. SES location shown
33. Fixture labels revised
34. Entrances are as discussed with staff
35. Entrances are as discussed with staff
36. Site triangle provided
37. As discussed with staff trash enclosure will not be rotated
38. Note added to plan
39. No Fire riser room
40. Entrance already labeled
41. Crosswalk moved as discussed with staff
42. Wall heights labeled on site plan
43. Fire hydrant location coordinated with fire
44. Existing line will be replaced with new 8" line
45. Will coordinate with SRP

What is shown is acceptable to keep moving forward to DRB. Staff will review these in greater detail on the final plan submittal.

36. The required site visibility triangles are shown on the Site Plan and are contained entirely within the dedicated r/w. There is no easement dedication required because there is no portion of the site triangle that is outside of the r/w. Please confirm that you agree with this assessment.

The consensus was that they were difficult to see, but they are shown and this can be considered addressed.

37. The trash enclosure as currently shown in approximately 18 degree departure from the approach angle for a truck, see the attached exhibit. This is less than 30 degrees and we believe it should be acceptable as shown. Please confirm that the trash enclosure angle is acceptable as shown.

Confirming our previous discussion, the angle shown on the site plan will be acceptable and should align with the truck maneuvering and does not need to rotate further.

40. The proposed driveways are labeled on the Site Plan as "entry only", "exit only", and "emergency service drive/no entry". Required signage will be included on the Construction Documents. Please confirm that no additional information beyond what is currently shown on the plans is needed for the DRB review.

This will not hold up the DRB process, but this should be shown on the signing and striping plan with the final plan submittal. The driveways should include pavement marking to indicate entry only (arrow) and exit only (arrow) as well as signs.

41. Given the angle of the proposed drives we do not believe it is good design to have the crosswalk at the entry drive parallel the Camelback Road. The crosswalk at the two exit drives are parallel to Camelback. The crosswalk on the entry drive we believe is optimized to provide visibility of pedestrians to the incoming traffic and minimize the crossing distance. Please confirm that the design as shown is acceptable.

Please see #18 above which may also include resolution for this concern.

Out of this discussion, two other bits of information were relayed to me that I wanted to relay to you that will more likely be Final Plans issues but I want to bring them up now:

One is that the zoning case stated:

- a. **MEDIAN.** Reconstruct the existing median(s) on Camelback Road by pulling back the existing eastbound median nose near the main site driveway, in order to provide left-turn transition room into the site, and relocate any existing landscaping that will be displaced, as determined by city staff.

The zoning case site plan showed this:

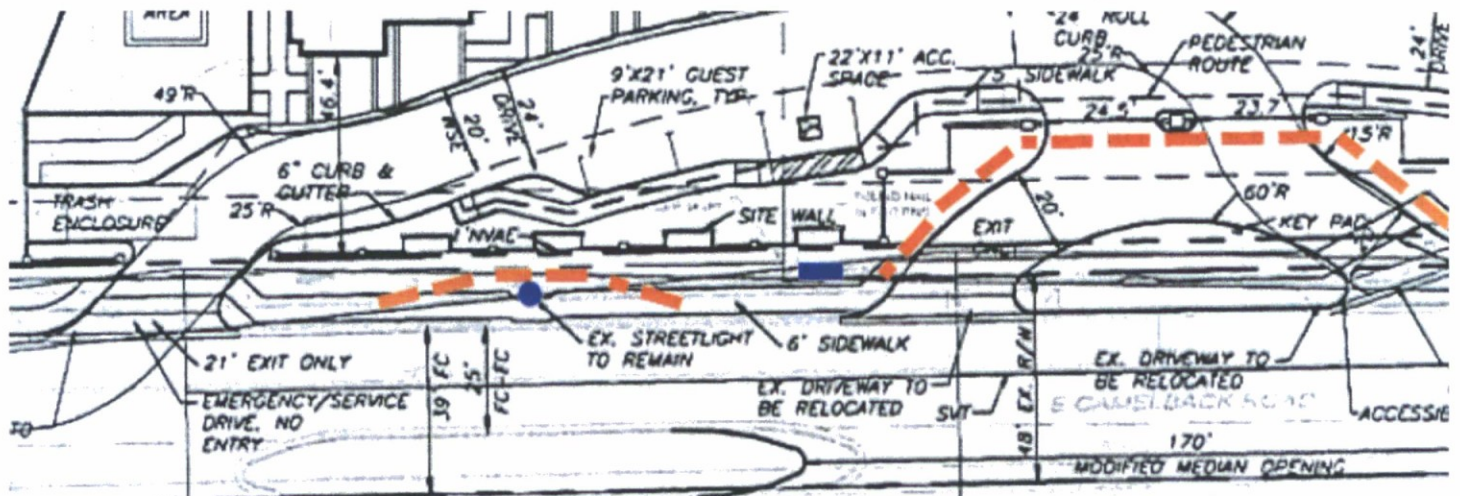
Stuart Rayburn

From: Barnes, Jeff <JBarnes@Scottsdaleaz.gov>
Sent: Thursday, October 12, 2017 7:40 AM
To: stu@rccdesigngroup.com
Cc: Kercher, Phillip; Gue, David
Subject: RE: Luxian Villas 25-DR-2017

Stuart,

I spoke to Phil and David and the responses below reflect our discussion:

18. The Site plan currently shows a 6' wide sidewalk along Camelback Road. It is attached along the decel lane and detached with 1' between the back of curb and the sidewalk along the rest of the frontage. There is one location where the sidewalk is attached to avoid an existing streetlight. Please confirm that this approach is acceptable as shown. We have attempted to provide as much contiguous landscape area north of the sidewalk as possible to allow for enhanced landscaping along the frontage and have reduced the separation from the back of curb to 1' to facilitate this. The sidewalk separation was stipulated in the zoning case, and although it did not specify a separation distance, a one foot separation of the sidewalk from the back of curb is not adequate with the intent of providing landscaping between the sidewalk and curb to provide a buffer for pedestrians. That being said, our follow up discussion led to the suggestion shown on the graphic below. In an effort to pull pedestrians away from Camelback Road, could the sidewalk be taken up by the entry gates instead of across the drive median with the awkward crosswalk angles and then detached for the segment wrapping behind the light pole with the knowledge there are existing transformers and the general restrictiveness of the site along the frontage?



34. The main site entry and exit drives cannot be designed according to one of the standard entrance details due to the angled geometry that is required and has been approved for this site. The drives will be curbed and radiused drives on an angle as approved on the Conceptual Site Plan that was part of the rezoning case. They will be most similar to a type CI drive. Please confirm that the drives as shown are acceptable.

What is shown is acceptable to keep moving forward to DRB. Staff will review these in greater detail on the final plan submittal.

35. The emergency/service driveway cannot be design according to one of the standard entrance details due to the angled geometry. This drive will be curbed and radiused on the angle as shown. Please confirm that the drive as shown in acceptable.

Case review comments pick up for:

Case 25-DR-2017

Picked up by (Please Print) STUART RAMBURN

Signature 

Firm _____

Date 7/13/17

Staff _____

Date _____

Once packet is picked up and signed for this document to be scanned in case folder.

Date: 5-25-2017
Contact Name: TODD SIMMONS
Firm Name: RST CONTRACTING LLC
Address: 4835 E. CACTUS ROAD #333
City, State, Zip: SCOTTSDALE, AZ 85254

RE: Application Accepted for Review.

269 - PA - 2017

Dear TODD SIMMONS:

It has been determined that your Development Application for LUXIAN VIDIAS ON
has been accepted for review. CAMELBACK

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: Jeff Barnes
Title: Planner
Phone Number: (480) 312 - 2376
Email Address: jbarnes @ScottsdaleAZ.gov



7447 East Indian School Road
Scottsdale, Arizona 85251

Date: _____

Contact Name: _____

Firm Name: _____

Address: _____

City, State, Zip: _____

RE: Minimal Submittal Comments

_____ - PA - _____

Dear _____

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

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

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

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

Sincerely,

Name: _____

Title: _____

Phone Number: (480) 312 - _____

Email Address: _____@ScottsdaleAZ.gov



9/21/2017

Todd Simmons
RST Contracting LLC / Todd Simmons
4835 E Cactus Rd Ste 333
Scottsdale, AZ 85254

RE: 25-DR-2017
Luxian Villas On Camelback

Dear Mr. Simmons:

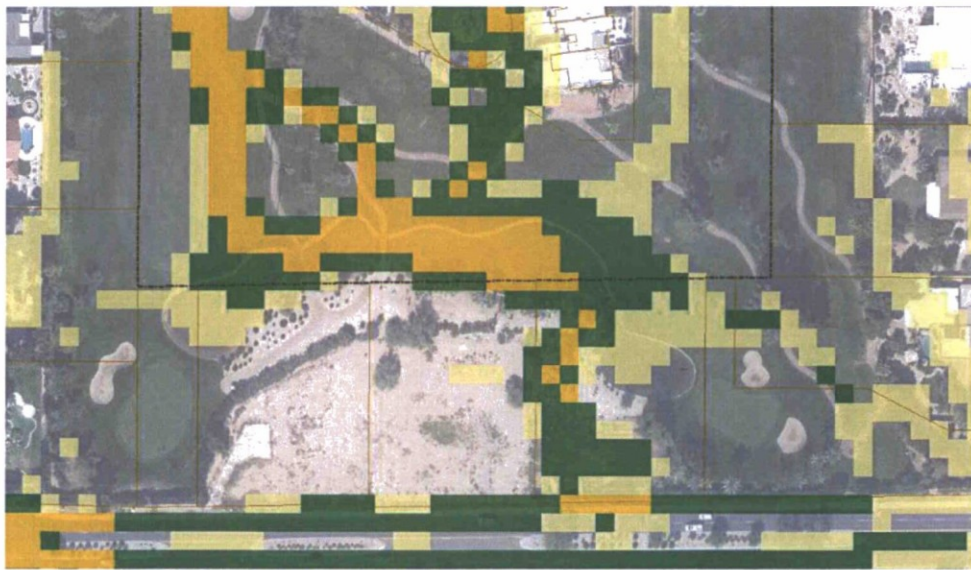
The Planning & Development Services Division has completed the review of the above referenced development application submitted on 8/30/2017. The following **2nd Review Comments** represent the review performed by our team, and is intended to provide you with guidance for compliance with city codes, 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:

Drainage:

1. 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.
2. Case drainage reports and related information submitted in support of development review applications should include a 90% level of design and analysis to allow City staff to conduct 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. [REFERENCE: COS DSPM: SECTION 4-1.900]
3. The Lower Indian Bend Wash (LIBW) ADMP preliminary results show a significant offsite flow impacting the project site (see screen capture below). This needs to be addressed in substantial detail and accounted for in the design of the project. How much offsite flow is impacting the site? How is this expected to change due to the Phoenician Golf Course? The preliminary report and plans will need to illustrate how these offsite flows are safely routed through the site. Alternatively, the Engineer can provide information on rerouting to be done by the Phoenician. However, any rerouting must be in place for DB approval. Include all relevant excerpts from the Lower Indian Bend Wash ADMP [REFERENCE: COS DSPM: SECTION 4-1.804]



4. Include the NOAA Atlas 14 rainfall data for the project site. This should be printed directly from the NOAA website. [REFERENCE: COS DSPM: SECTION 4-1.402 & 4.1-900]
5. The preliminary drainage report needs to specify the volume, type and location of the proposed basin. Based on the Preliminary Grading and Drainage Plan, the underground basin is 173' of 96" CMP. Verify that the proposed basin can drain via gravity. If it cannot, a smaller pipe size will be needed. [REFERENCE: COS DSPM: SECTION 4-1.402]
6. Note that the following will need to be provided with the Final Plans submittal:
 - a. Calculate 2-, 10-, and 100-year peak discharges leaving the site for both pre- and post-developed conditions. The timing of on-site and off-site hydrographs needs to be considered when determining the actual peak discharges. Summarize these in a table and include backup calculations in the appendix. [REFERENCE: COS DSPM: SECTION 4-1.800]
 - b. Provide a detention basin analysis which routes the inflow hydrographs through the proposed detention basin to ensure that the basin is sufficiently sized to meet requirements for pre- vs. post-developed conditions. The detention basin must be drained with a bleed-off pipe. Discuss how the operation of the basin will be affected by offsite flow. If the proposed basin will drain to the City's storm drain system, the detention basin analysis must consider the tailwater condition of the storm drain. [REFERENCE: COS DSPM: SECTION 4-1.402]
7. All underground stormwater storage facilities must follow the requirements in the DSPM. This includes the specific policy and criteria for design, operations, maintenance and liability. The report needs to acknowledge these requirements. [REFERENCE: COS DSPM: SECTION 4-1.403]
8. On the Preliminary Grading and Drainage Plan [REFERENCE: COS DSPM: SECTION 4-1.804]:
 - a. Elevations of existing contours need to be labeled more frequently.
 - b. Provide more information on the proposed grades (for example, the parking area has very little information).
 - c. Proposed easements should be clearly shown and labeled. These include easements for both the underground and surface detention basins as well as 100-year floodplain limits for any flows greater than 50 cfs.

9. For redevelopment projects, in addition to providing storage to meet pre- vs. post-developed conditions, projects must meet first flush treatment for the re-developed area. Discuss how first flush treatment will be provided. [REFERENCE: COS ORDINANCE: SECTION 37-1.804]
10. The area of disturbance during construction of this project will exceed 1 acre. Any disturbed area over 1 acre requires a Notice of Intent (NOI) Certification from the ADEQ prior to construction. Please add a section in the report stating that an NOI will be submitted to ADEQ and an approved NOI Certification from ADEQ with an AZCON number will be provided to the City during the improvement plans submittal. [REFERENCE: COS DS&PM: SECTION 4-1.300]
11. Each drainage report should include a completed Warning and Disclaimer of Liability. [REFERENCE: COS DSPM: SECTION 4-1A]
12. Note that when calculating retention based on pre- vs post-developed conditions, it may be allowable to use a higher pre-developed runoff coefficient based on the previous development on the site. Historic aerial photographs show the western 2 lots as having single family residence development. As a result, you may calculate a higher pre-developed runoff coefficient based on this condition, which could ultimately result in a lower storage requirement. [REFERENCE: COS DS&PM: SECTION 4-1.602]
13. Please note that due to the number of issues that have still been identified with this second review, it is anticipated that more comments will come up during the review of new material provided with the resubmittal. Please contact Stormwater staff (Richard Anderson) to set up a meeting to discuss these comments prior to resubmitting.

Zoning:

14. Please revise the site plan to identify that the appropriate number of ADA parking spaces is being provided, at a rate of 4% of the total parking provided in accordance with section 9.105.B.4 of the Zoning Ordinance. Only one surface space is identified, but private garages may be able to be identified as adaptable garages to accommodate accessible parking and meet the requirement for the site.
15. Please revise the site plan so that it shows the required 10-foot-wide buffer area along the east property line, in compliance with Zoning Ordinance Section 10.602.A.1.a.
16. Please provide information and details related to screening devices that will be utilized to screen any mechanical equipment. Please refer to Zoning Ordinance Sec. 1.904.A.4 and Sec. 7.105.

Circulation:

17. Please revise the site plan to identify the dedication of a one foot wide Vehicular Non-Access Easement (VNAE) along Camelback Road, except at the approved site driveway locations, in accordance with case 8-ZN-2009.
18. Please revise the site plan to identify the construction of a six foot wide sidewalk along the site frontage, separated from the back of curb, except along the deceleration lane and at the transitions back to existing sidewalk, in accordance with case 8-ZN-2009.

Fire:

19. Please revise the site plan to identify "Key switch/pre-emption sensor" is required for commercial/Multi-family/Gated communities. (Fire Ord. 4283, 503.6.1)
20. Please revise the site plan to demonstrate the FDC location meets spacing requirements in accordance with Fire Ord. 4283, 912.

Landscape:

21. Please revise the conceptual landscape plan so that it includes summary data indicating the landscape area (in square feet) of on-site, right-of-way, and parking lot landscaping, in compliance with Zoning Ordinance Section 10.200. Please refer to Zoning Ordinance Section 1.303.

Lighting:

22. All exterior lighting with output greater than 2600 lumens, except security lighting, shall not be operated between 11:00 PM and 6:00 AM in accordance with section 7.602.A of the Zoning Ordinance. This affects proposed fixture G located near the refuse enclosure.
23. Please ensure the proposed lighting addresses the following:
 - a. All exterior luminaires that are mounted eight (8) feet or higher, above adjacent finish grade, shall be directed downward. (Table 7.602.A.2. of the Zoning Ordinance.)
 - b. All exterior luminaires with a total initial lumen output of greater than 1600 shall have an integral lighting shield. (Table 7.602.A.2 of the Zoning Ordinance)
 - c. Luminaires with a total initial lumen output of greater than 3050 shall be directed downward and comply with the Illuminating Engineering Society of North America (IES) requirements for full cutoff.

Water and Waste Water:

24. Please submit three (3) copies of the revised Water and Waste Water Design Report(s) with the original red-lined copy of the report to me with the rest of the resubmittal material identified in Attachment A.
25. The following items shall be addressed in the revised reports:
 - a. Per DSPM 6-1.405, a certified/witnessed fire hydrant flow test would be required. Refer to guidance within DSPM and Scottsdale Fire (NFPA interpretations and hydrant flow test information), refer to Scottsdale code and ordinances page.
 - b. Demonstrate by modeling that minimum required pressure can be attained under various flow conditions as outlined in DSPM Chapters 6-1.404 and 6-1.406.
 - c. Revise sewer flow calculation per DSPM Chapter 7-1.403 for residential project and demonstrate hydraulic calculation.

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 revise the site plan and building elevations so that the garages will be side entry instead of front entry, so that garage doors will not front directly to Camelback Road. Please refer to Scottsdale Sensitive Design Principles 1 and 5.

Landscape Design:

27. 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, the

Building Elevation Design:

28. Please revise the building elevations so that the garages will be side entry instead of front entry, so that garage doors will not front on to Camelback Road. Please refer to Scottsdale Sensitive Design Principles 1 and 5.
29. Please indicate and illustrate the location of the electrical service entrance section or electrical meters and service panels for each unit. Service entrance sections (SES) or electrical meters and service panels shall be incorporated into the design of the building, either in a separate utility room, or the face of the SES shall be flush with the building face. An SES that is incorporated into the building, with the face of the SES flush with the building, shall not be located on the side of a building that is adjacent to a public right-of-way, roadway easement, or private streets. Please refer to the Scottsdale Design Standards and Policies Manual, Section 2-1.402.
30. All exterior mechanical, utility, and communications equipment shall be screened by a parapet that matches the architectural characteristics, color, and finish of the building. Parapet height for roof-mounted units shall be equal to, or exceed the height of the tallest unit. Please refer to Design Standards & Policies Manual, Section 2-1.401.1.

Floor Plans:

31. Please provide a floor plan or roof plan that indicates and illustrates the location of the roof access ladder. Please refer to Scottsdale Design Standards & Policies Manual Section 2-1.401.3.
32. Please indicate and illustrate the location of the electrical service entrance section or electrical meters and service panels for each unit. Service entrance sections (SES) or electrical meters and service panels shall be incorporated into the design of the building, either in a separate utility room, or the face of the SES shall be flush with the building face. An SES that is incorporated into the building, with the face of the SES flush with the building, shall not be located on the side of a building that is adjacent to a public right-of-way, roadway easement, or private streets. Please refer to the Scottsdale Design Standards and Policies Manual, Section 2-1.402.

Lighting Design:

33. Please revise the light fixture cut sheets so that they will have alpha labels that match the Schedule that is on Sheet LE101. Please refer to the Plan & Report Requirements for Development Applications. Please refer to Zoning Ordinance Section 1.303.

Circulation:

34. Please identify on the site plan that the main site driveways will be designed and constructed in general conformance with CL-1 and CL-2 type driveways, COS Std. Detail #2257. DSPM 5-3.200; DSPM Sec. 5-3.205; COS Standard Detail Drawings - 2015 Revision
35. Please identify on the site plan that the emergency/service vehicle site driveway will be designed and constructed in general conformance with CL-4 type driveways, COS Std. Detail #2256. DSPM 5-3.200; DSPM Sec. 5-3.205; COS Standard Detail Drawings - 2015 Revision
36. Please revise the site plan to identify the dedication of site visibility safety triangles as required per DSPM at all driveways.
37. Please revise the site plan to rotate the trash enclosure 30 degrees to the pickup aisle in accordance with standard detail 2146-1.

Fire:

38. Please revise the site plan to identify that the fire lane surface will support 83,000lbs GVW, in accordance with DSPM, 2-1.802.B.3.
39. Please revise the plans to identify the location of Fire Riser room (DS&PM 6-1.504(1)).

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:

40. Please revise the site plan to identify the site driveways as entry only and exit only. The emergency/service vehicle driveway on the west end of the site should be signed as "no entry" from Camelback and gated, in accordance with case 8-zn-2009.
41. Please revise the site plan to realign the sidewalk crossing of the site driveways to be designed as parallel to Camelback Road as possible. This design will need to be reviewed with Transportation staff to ensure a safe pedestrian crossing.
42. Wall locations are shown but wall heights are not called out on the site plan. Please revise the site plan to include wall, fence, and gate height callouts with the next submittal.

Water and Wastewater:

43. Sheet C1U: Coordinate with fire department for the location of the proposed new fire hydrant.
44. Sheet C1U: Plan does not demonstrate if the new manhole on E Camelback Rd will intercept sewer from the existing 6" sewer line.

Other:

45. Please contact Salt River Project (SRP) to coordinate the installation of electric lines and the location of electrical equipment to serve the proposed development. Please contact Mr. Bob Trzepkowski, SRP Construction Relations Management, Strategic Business Development, (602)236-8173.

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

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

If you have any questions, or need further assistance please contact me at 480-312-2376 or at jbarnes@ScottsdaleAZ.gov.

Sincerely,

A handwritten signature in blue ink, consisting of several fluid, overlapping strokes that form the name 'Jeff Barnes'.

Jeff Barnes
Planner

**ATTACHMENT A
Resubmittal Checklist**

Case Number: 25-DR-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 2nd Review Comment Letter
- Four copies: Revised Narrative for Project

Site Plan:

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

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

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

Perspective(s):

Color	<u>1</u>	<u>24" x 36"</u>	<u>1</u>	<u>11" x 17"</u>	<u>1</u>	<u>8 ½" x 11"</u>
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Streetscape Elevation(s):

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

B/W	<u>1</u>	<u>24" x 36"</u>	<u>1</u>	<u>11" x 17"</u>	<u>1</u>	<u>8 ½" x 11"</u>
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Lighting Site Plan(s):

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

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

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

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

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

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



6/28/2017

Todd Simmons
RST Contracting LLC / Todd Simmons
4835 E Cactus Rd Ste 333
Scottsdale, AZ 85254

RE: 25-DR-2017
Luxian Villas On Camelback

Dear Mr. Simmons:

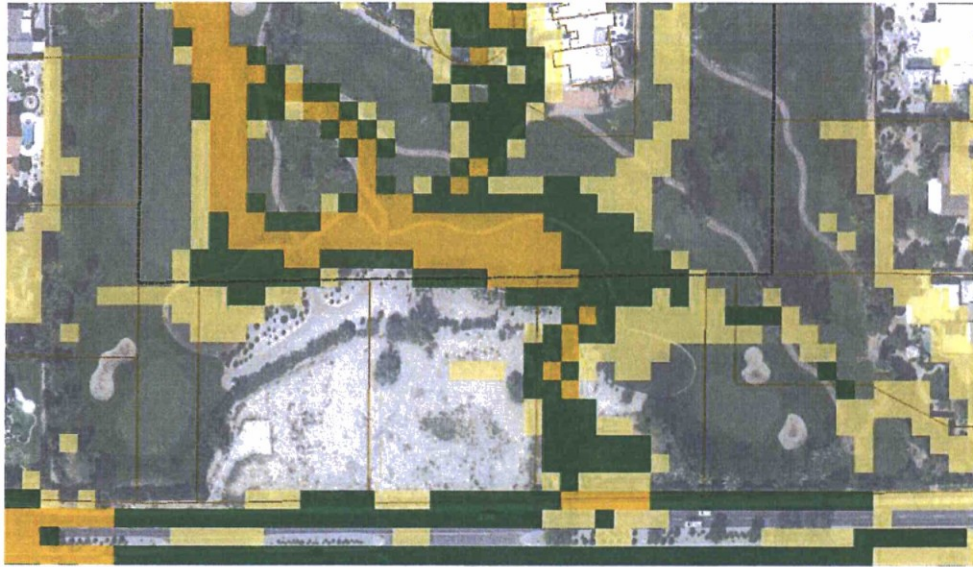
The Planning & Development Services Division has completed the review of the above referenced development application submitted on 5/25/2017. The following **1st Review Comments** represent the review performed by our team, and is intended to provide you with guidance for compliance with city codes, 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:

Drainage:

1. 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.
2. Case drainage reports and related information submitted in support of development review applications should include a 90% level of design and analysis to allow City staff to conduct 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. [REFERENCE: COS DSPM: SECTION 4-1.900]
3. The Lower Indian Bend Wash (LIBW) ADMP preliminary results show a significant offsite flow impacting the project site (see screen capture below). This needs to be addressed in substantial detail and accounted for in the design of the project. How much offsite flow is impacting the site? How is this expected to change due to the Phoenician Golf Course? The preliminary report and plans will need to illustrate how these offsite flows are safely routed through the site. Alternatively, the Engineer can provide information on rerouting to be done by the Phoenician. However, any rerouting must be in place for DB approval. Include all relevant excerpts from the Lower Indian Bend Wash ADMP [REFERENCE: COS DSPM: SECTION 4-1.804]



4. Include the NOAA Atlas 14 rainfall data for the project site. This should be printed directly from the NOAA website. **[REFERENCE: COS DSPM: SECTION 4-1.402 & 4.1-900]**
5. The preliminary drainage report needs to specify the volume, type and location of the proposed basin. Based on the Preliminary Grading and Drainage Plan, the underground basin is 173' of 96" CMP. Verify that the proposed basin can drain via gravity. If it cannot, a smaller pipe size will be needed. **[REFERENCE: COS DSPM: SECTION 4-1.402]**
6. Note that the following will need to be provided with the Final Plans submittal:
 - a. Calculate 2-, 10-, and 100-year peak discharges leaving the site for both pre- and post-developed conditions. The timing of on-site and off-site hydrographs needs to be considered when determining the actual peak discharges. Summarize these in a table and include backup calculations in the appendix. **[REFERENCE: COS DSPM: SECTION 4-1.800]**
 - b. Provide a detention basin analysis which routes the inflow hydrographs through the proposed detention basin to ensure that the basin is sufficiently sized to meet requirements for pre- vs. post-developed conditions. The detention basin must be drained with a bleed-off pipe. Discuss how the operation of the basin will be affected by offsite flow. If the proposed basin will drain to the City's storm drain system, the detention basin analysis must consider the tailwater condition of the storm drain. **[REFERENCE: COS DSPM: SECTION 4-1.402]**
7. All underground stormwater storage facilities must follow the requirements in the DSPM. This includes the specific policy and criteria for design, operations, maintenance and liability. The report needs to acknowledge these requirements. **[REFERENCE: COS DSPM: SECTION 4-1.403]**
8. On the Preliminary Grading and Drainage Plan **[REFERENCE: COS DSPM: SECTION 4-1.804]**:
 - a. Provide more information on the walls (need top of wall and top of footing elevations, etc.).
 - b. Elevations of existing contours need to be labeled more frequently.
 - c. Provide more information on the proposed grades (for example, the parking area has very little information).
 - d. Proposed easements should be clearly shown and labeled. These include easements for both the underground and surface detention basins as well as 100-year floodplain limits for any flows greater than 50 cfs.

9. For redevelopment projects, in addition to providing storage to meet pre- vs. post-developed conditions, projects must meet first flush treatment for the re-developed area. Discuss how first flush treatment will be provided. **[REFERENCE: COS ORDINANCE: SECTION 37-1.804]**
10. The area of disturbance during construction of this project will exceed 1 acre. Any disturbed area over 1 acre requires a Notice of Intent (NOI) Certification from the ADEQ prior to construction. Please add a section in the report stating that an NOI will be submitted to ADEQ and an approved NOI Certification from ADEQ with an AZCON number will be provided to the City during the improvement plans submittal. **[REFERENCE: COS DS&PM: SECTION 4-1.300]**
11. Each drainage report should include a completed Warning and Disclaimer of Liability. **[REFERENCE: COS DSPM: SECTION 4-1A]**
12. Note that when calculating retention based on pre- vs post-developed conditions, it may be allowable to use a higher pre-developed runoff coefficient based on the previous development on the site. Historic aerial photographs show the western 2 lots as having single family residence development. As a result, you may calculate a higher pre-developed runoff coefficient based on this condition, which could ultimately result in a lower storage requirement. **[REFERENCE: COS DS&PM: SECTION 4-1.602]**
13. Please note that due to the number of issues that have been identified with this first review, it is anticipated that more comments will come up during the review of new material provided during the second review.

Zoning:

14. Please revise the Project Narrative so that addresses the criteria set forth in Sec. 1.904 of the Zoning Ordinance which was amended in December 2012.
15. Please revise the site plan to demonstrate that proposed ADA parking spaces meet the required 11 foot width as required by Sec. 9.105.F.1 of the Zoning Ordinance.
16. Please revise the site plan to identify that the appropriate number of ADA parking spaces is being provided, at a rate of 4% of the total parking provided in accordance with section 9.105.B.4 of the Zoning Ordinance.
17. Required open space calculations should be based on Gross lot area, but the site plan appears to calculate based on net lot area.
18. Please provide information and illustration that indicate that the building setback for dwelling Units 1 & 14 will be in compliance with Zoning Ordinance Section 5.804.E.4.
19. Please revise the site plan so that it shows the required 10-foot-wide buffer area along the east and west property lines, in compliance with Zoning Ordinance Section 10.602.A.1.a.
20. Please provide information and details related to screening devices that will be utilized to screen any mechanical equipment. Please refer to Zoning Ordinance Sec. 1.904.A.4 and Sec. 7.105.
21. Please provide information and details related to the roof drainage system. Please refer to Zoning Ordinance Section 7.105.
22. Please revise the Color & Material Sample Board so that all material manufacturer names and material identification names and numbers will be keynoted on the individual materials and the elevation per the Development Review Development Application Checklist, Part III – Samples & Models. Please consider using a thicker foam core board, or multiple-layered foam core board

so that heavier samples can be recessed into the board. This helps prevent heavier samples from falling off and makes the boards easier to scan.

Circulation:

23. Please revise the site plan to identify the dedication of a one foot wide Vehicular Non-Access Easement (VNAE) along Camelback Road, except at the approved site driveway locations, in accordance with case 8-ZN-2009.
24. Please revise the site plan to identify the construction of a six foot wide sidewalk along the site frontage, separated from the back of curb except along the deceleration lane and at the transitions back to existing sidewalk, in accordance with case 8-ZN-2009.

Fire:

25. Please revise the site plan to identify "Key switch/pre-emption sensor" is required for commercial/Multi-family/Gated communities. (Fire Ord. 4283, 503.6.1)

Landscape:

26. On the provided plans, 6 and 8 foot tall walls and gates, including 9 foot tall columns, are proposed within the identified Frontage Open Space. Walls shall not exceed 3 feet in height within the frontage open space in accordance with section 5.804.G.1 of the Zoning Ordinance. Please revise the plans accordingly.
27. Please revise the conceptual landscape plan so that it includes summary data indicating the landscape area (in square feet) of on-site, right-of-way, and parking lot landscaping, in compliance with Zoning Ordinance Section 10.200. Please refer to Zoning Ordinance Section 1.303.
28. Please revise the landscape plan so that it indicates the location of the required trees, in compliance with Zoning Ordinance Section 10.402.A.1.b & Section 10.502.A.1.
29. Please revise the landscape plan so that it shows the required 10-foot-wide buffer area along the east and west property lines, in compliance with Zoning Ordinance Section 10.602.A.1.a.

Lighting:

30. All exterior lighting with output greater than 2600 lumens, except security lighting, shall not be operated between 11:00 PM and 6:00 AM in accordance with section 7.602.A of the Zoning Ordinance. This affects proposed fixture G located near the refuse enclosure.
31. Please ensure the proposed lighting addresses the following:
 - a. All exterior luminaires that are mounted eight (8) feet or higher, above adjacent finish grade, shall be directed downward. (Table 7.602.A.2. of the Zoning Ordinance.)
 - b. All exterior luminaires with a total initial lumen output of greater than 1600 shall have an integral lighting shield. (Table 7.602.A.2 of the Zoning Ordinance)
 - c. Luminaires with a total initial lumen output of greater than 3050 shall be directed downward and comply with the Illuminating Engineering Society of North America (IES) requirements for full cutoff.

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:

32. Because the individual unit design appears to be intending two abutting units, the proposed singular end units 1 and 14 are left with flat, unarticulated, outward facing walls. Please reevaluate the idea of Units 1 and 14 being placed together on the east side of the site and relocating the pool area to the west side of the site so that the unit design will function in even occurrences the way it was intended. This configuration would also better align with what was shown on the stipulated site plan from 8-ZN-2009.
33. Please revise the site plan and building elevations so that the garages will be side entry instead of front entry, so that garage doors will not front directly to Camelback Road. Please refer to Scottsdale Sensitive Design Principles 1 and 5.
34. Please increase the width of the pedestrian walkway from the public sidewalk that is on Camelback Road to the tenant entry areas so that it will be a minimum of 6-foot clear width. Please refer to Scottsdale Sensitive Design Principle 6 and Design Standards & Policies Manual, Section 2-1.808.
35. Perimeter and site walls shall be constructed with 6 or 8 inch wide concrete masonry blocks, 8 inches wide brick, stone, concrete, or a similar solid and durable material to match the building. Stucco and paint the surface of concrete block walls to match the on-site buildings unless they are split-faced, grid or similar decorative types of block. Grade breaks shall be located at the top of the wall at piers or corners wherever possible. Include varied setbacks, alignments, and/or heights and/or piers or buttresses for walls over 200 feet long. Vary the horizontal and vertical alignment of the wall for visual interest. Please refer to Scottsdale Design Standards & Policies Manual Section 2-1.401.5.
36. Please eliminate the landscape symbols and the existing on-site drive from the site plan. Showing the landscape symbols on the site plan results in too much information on the plan, making it difficult to read. Please refer to the Plan & Report Requirements for Development Applications. Please refer to Zoning Ordinance Section 1.303.
37. 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.

Landscape Design:

38. Please revise the landscape plan in order to eliminate conflicts between refuse removal and tree locations. There is a landscape area that abuts each refuse enclosure. Next to the refuse enclosure there is one or more trees, the mature canopy of which will extend over the refuse enclosure and conflict removal of refuse. The locations of these trees need to be shifted in order to avoid conflicts with the refuse truck as it picks up the refuse container. Please refer to the Scottsdale Design Standards & Policies Manual, Section 2-1.804.
39. Due to the large thick terminal spines on the tip of the leaves of *Agave weberi* Weber Agave, please revise the landscape plan so that the mature size of this plant will be at least four (4) feet from the edge of any pedestrian pathways or areas, and parking spaces. Please refer to DSPM Sec. 2-1.1001.13.
40. Please show the locations of building mounted and free standing exterior light fixtures on the landscape plan. Please refer to the Plan & Report Requirements for Development Applications. Please refer to Zoning Ordinance Section 1.303.

41. 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, the Scottsdale Design Standards & Policies Manual Section 5-3.119, and Zoning Ordinance Section 1.303.

Building Elevation Design:

42. The Building Roof Plans for Buildings 2 & 3 do not appear to match up to the footprints shown on the Site Plan. Please revise the documents to reflect corresponding information.
43. Please revise the building elevations so that the tile roof areas will be increased and the parapet walls will be decreased. Please refer to Scottsdale Sensitive Design Principle 8.
44. Please revise the building elevations so that the garages will be side entry instead of front entry, so that garage doors will not front on to Camelback Road. Please refer to Scottsdale Sensitive Design Principles 1 and 5.
45. Stacked Stone and Brick Veneer are identified on the material boards, but are not identified or reflected on the B&W or Color Building Elevations. Please revise the elevation drawings to reflect all of the proposed materials and clearly label and identify them. Please revise the building elevations so that stacked stone will be utilized to improve the appearance of the buildings. Please refer to Scottsdale Sensitive Design Principle 9.
46. Notes and dimensions on the building elevations 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.
Steve V. 06/22/17
47. In order to improve readability of the building elevations, please add number notations (0.0, +1.5, -0.5, etc.) that indicate the differences between planer surfaces or utilize thicker and thinner lines to indicate portions of the building that are nearer or farther from view. Please refer to Zoning Ordinance Section 1.303.
48. Please provide notation regarding the locations of the materials and colors that will be utilized on the building elevations. Please refer to the Development Review Board Application Checklist and the Plan & Report Requirements for Development Applications. There will be comments regarding the building elevations after the materials and colors information has been received and reviewed by staff. Please refer to Zoning Ordinance Section 1.303.
49. Please provide window sections that indicate that all exterior window glazing will be recessed a minimum of fifty (50) percent of the wall thickness, including glass curtain walls/windows within any tower/clerestory elements. Please demonstrate the amount of recess by providing dimensions from the face of the exterior wall to face of glazing, exclusive of external detailing. Please refer to the Scottsdale Sensitive Design Principle 9.
50. Please provide door sections that indicate that all exterior doors will be recessed a minimum of thirty (30) percent of the wall thickness. Please demonstrate the amount of recess by providing dimensions from the face of the exterior wall to the face of the door frame or panel, exclusive of external detailing. Please refer to the Scottsdale Sensitive Design Principle 9.
51. Please indicate and illustrate the location of the electrical service entrance section or electrical meters and service panels for each unit. Service entrance sections (SES) or electrical meters and service panels shall be incorporated into the design of the building, either in a separate utility room, or the face of the SES shall be flush with the building face. An SES that is incorporated into the building, with the face of the SES flush with the building, shall not be located on the

side of a building that is adjacent to a public right-of-way, roadway easement, or private streets. Please refer to the Scottsdale Design Standards and Policies Manual, Section 2-1.402.

52. All exterior mechanical, utility, and communications equipment shall be screened by a parapet that matches the architectural characteristics, color, and finish of the building. Parapet height for roof-mounted units shall be equal to, or exceed the height of the tallest unit. Please refer to Design Standards & Policies Manual, Section 2-1.401.1.
53. Roof drainage systems shall be interior to the building, except that overflow scuppers are permitted. If overflow scuppers are provided, they shall be integrated with the architectural design. Areas that are rooftop drainage shall be designed and constructed to minimize erosion or staining of nearby building walls and directs water away from the building foundations. Please refer to Design Standards & Policies Manual, Section 2-1.401.4.

Floor Plans:

54. Please provide a floor plan or roof plan that indicates and illustrates the location of the roof access ladder. Please refer to Scottsdale Design Standards & Policies Manual Section 2-1.401.3.
55. Please indicate and illustrate the location of the electrical service entrance section or electrical meters and service panels for each unit. Service entrance sections (SES) or electrical meters and service panels shall be incorporated into the design of the building, either in a separate utility room, or the face of the SES shall be flush with the building face. An SES that is incorporated into the building, with the face of the SES flush with the building, shall not be located on the side of a building that is adjacent to a public right-of-way, roadway easement, or private streets. Please refer to the Scottsdale Design Standards and Policies Manual, Section 2-1.402.

Lighting Design:

56. Proposed light fixture A is unacceptable due to exposed light source and reflective lens, both of which will result in excessive glare. Please provide alternative light fixtures that will effectively direct the light to the site areas that are intended to be illuminated. Please refer to DSPM Sec. 2-1.1202.A.
57. Please revise the light fixture cut sheets so that they will have alpha labels that match the Schedule that is on Sheet LE101. Please refer to the Plan & Report Requirements for Development Applications. Please refer to Zoning Ordinance Section 1.303.
58. Notes on the lighting plan 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:

59. Please identify on the site plan that the main site driveways will be designed and constructed in general conformance with CH-1 type driveways, COS Std. Detail #2257. DSPM 5-3.200; DSPM Sec. 5-3.205; COS Standard Detail Drawings - 2015 Revision
60. Please identify on the site plan that the emergency/service vehicle site driveway will be designed and constructed in general conformance with CL-1 type driveways, COS Std. Detail #2256. DSPM 5-3.200; DSPM Sec. 5-3.205; COS Standard Detail Drawings - 2015 Revision
61. Please revise the site plan to identify the dedication of site visibility safety triangles as required per DSPM at all driveways.
62. Please revise the site plan to rotate the trash enclosure 30 degrees to the pickup aisle in accordance with standard detail 2146-1.

Fire:

63. Please revise the site plan to demonstrate compliance with the COMMERCIAL turning radii (25' inner/49' Outside /55' Bucket Swing) in accordance with DSPM 2-1.802.B.5.
64. Please revise the site plan to identify that the fire lane surface will support 83,000lbs GVW, in accordance with DSPM, 2-1.802.B.3.
65. Please revise the site plan to identify that the divided entrances and drive thru bypass lanes shall be a minimum twenty (20) feet wide, in accordance with DSPM 2-1.802.B.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:

66. Please revise the site plan to identify the site driveways as entry only and exit only. The emergency/service vehicle driveway on the west end of the site should be signed as "no entry" from Camelback and gated, in accordance with case 8-zn-2009.
67. Please revise the site plan to realign the sidewalk crossing of the site driveways to be designed as parallel to Camelback Road as possible. This design will need to be reviewed with Transportation staff to ensure a safe pedestrian crossing.
68. Please revise the site plan with the correct parking stall dimensions, both standard and accessible spaces in accordance with the requirements of set forth in Sec. 9.106 of the Zoning Ordinance.
69. Wall locations are shown but wall heights are not called out on the site plan. Please revise the site plan to include wall, fence, and gate height callouts with the next submittal.
70. Please provide design details of the trash enclosure, hardscape and pavement design, shade devices and materials, and pedestrian amenities for review with the next submittal.

Other:

71. Please contact Salt River Project (SRP) to coordinate the installation of electric lines and the location of electrical equipment to serve the proposed development. Please contact Mr. Bob Trzepakowski, SRP Construction Relations Management, Strategic Business Development, (602)236-8173.

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 24 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 480-312-2376 or at jbarnes@ScottsdaleAZ.gov.

Sincerely,

A handwritten signature in blue ink, consisting of a large, sweeping loop that extends across the page.

Jeff Barnes
Planner

**ATTACHMENT A
Resubmittal Checklist**

Case Number: **25-DR-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 Narrative for Project

Site Plan:
 11 24" x 36" 1 11" x 17" 1 8 ½" x 11"

Open Space Plan:
 2 24" x 36" 1 11" x 17" 1 8 ½" x 11"

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

Perspective(s):
 Color 1 24" x 36" 1 11" x 17" 1 8 ½" x 11"

Streetscape Elevation(s):
 Color 1 24" x 36" 1 11" x 17" 1 8 ½" x 11"

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

Lighting Site Plan(s):
 2 24" x 36" 1 11" x 17" 1 8 ½" x 11"

Photometric Analysis Plan(s):
 2 24" x 36" 1 11" x 17" 1 8 ½" x 11"

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

Floor Plan(s):
 2 24" x 36" 1 11" x 17" 1 8 ½" x 11"

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.