

**Correspondence Between
Staff and Applicant
Approval Letter**



January 31, 2018

10-PP-2017
Alex Fish
Anderson Baron
50 N McClintock Dr Ste 1
Chandler, AZ 85226

RE: DRB/PRELIMINARY PLAT APPROVAL NOTIFICATION

Case Reference No: 10-PP-2017 118th & Jomax

The Development Review Board approved the above referenced case on December 21, 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
Planner
dmccclay@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 11, 2017

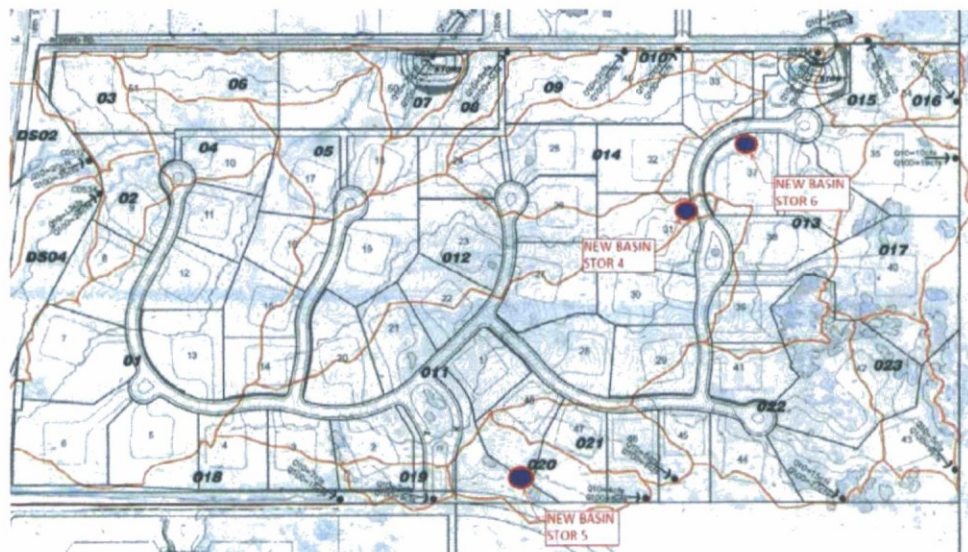
From: Jorge Garré, P.E.
Argus Consulting, P.C.
10115 E. Bell Rd, Suite 107-#104
Scottsdale, Arizona 85260
(480) 596-1131
igarre.argus@att.net

Re: 118th & Jomax – Case No.: 10-PP-2017
Second Review Comments Drainage

Responses to comments are shown in 'red'.

Comment #1: *It is important to note that 2nd review is first comprehensive stormwater review of this project as 1st submittal was incomplete and missing preliminary grading and drainage plans, along with plates A, B1, B2 and C1 of preliminary drainage report. Also, 2nd submittal did not include CD with all digital files as requested with 1st review comment letter.*

Upon 2nd review we determined that preliminary grading and drainage plan is missing information of, which most important components are proposed NAOS limits drainage easements, inundation limits, erosion setback limits, wash flow paths, detention basin limits and labels (volume required, volume proposed, high water level). Most importantly, proposed detention facilities are not consistent with approved zoning case 25-ZN-2016. Below is Plate B, Hydrology Map Proposed Condition approved with 25-ZN-2016. Please note additional, new detention facilities are identified below (location of Basin 3 is unknown):





All of identified detention facilities appear to be located on private properties with exception of Basin 1 (located in a tract). Detention facilities are designed to benefit entire subdivision and under current proposal maintenance responsibilities are not clear. Typically major subdivision detention facilities are located within subdivision tracts and are maintained by the HOA. Who is responsible for maintenance of proposed stormwater storage facilities? On-lot detention facilities are allowable in minor sub-divisions and not major-subdivisions.

Original HEC-1 model approved with 25-ZN-2016, modeled two storm water storage facilities, please see HEC-1 schematic below:



A CD with digital files is included with this response.

A 'hatch' (shade) was added to NAOS areas for easier identification of boundaries. Inundation limits were included in G&D Plan but the lack of callouts was making identification difficult so callouts are now present. Please, refer to maps/exhibits included the Drainage Report (Plate B1 & C1) as reference for all



drainage information in the project. Erosion setback limits were added and can be seen on Plate C1 and G&D Plan. Detention Basin limits 'were' depicted in the G&D Plan by the proposed grading (proposed contours) and by the estimated HWL but perhaps overlooked. We have now added 'leaders' to the HWL to make it easier to identify. Volumes were added to the G&D Plan.

As the 90% design level was developing and more detail grading and infrastructure information was analyzed, basins locations were added to simultaneously and efficiently manage peak flows for the 2-, 10-, and 100-yr frequency events as required by City code.

Basin 3 (STOR3) 'location' was identified and shown in Plate B1 (Future Conditions Hydrology) Sheet 2 of 3, so we are not sure as to why this basin location is called 'unknown'.

Home Owners Association (H.O.A.) will be responsible for maintenance of drainage structures and facilities within the subdivision. A statement in this regard has been added in the report (Section 8.0 – Conclusions).

On-Lot detention basin (Basin 2) was approved in Zoning Case 25-ZN-2016. On-Lot detention basins 3, 4, and 6, are storage areas that developed as a result of roadway profiles crossing the existing washes. These basins will be located within 'drainage easements', in NAOS areas, with 'direct' access to the drainage easements from the roadway right-of-way as required by City Code. The H.O.A. will be responsible for 'all' on-lot basins maintenance.

Basin 1, approved with Zoning Case 25-ZN-2016, is located within a Tract and Basin 5 is located within portions on a Tract and on-lot areas.

Comment #2: *Please note, this is the 1st review of preliminary grading and drainage plans. It is also first review of preliminary drainage report exhibits and figures. This information was missing in 1st submittal.*

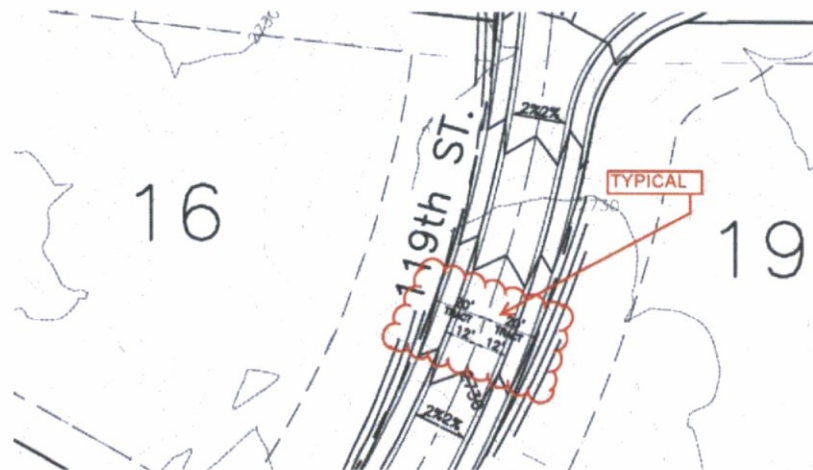
Noted.

Comment #3: *Preliminary G&D plans lack level of detail expected for a 90% design. Please see and add details identified on the preliminary grading and drainage plan submittal:*

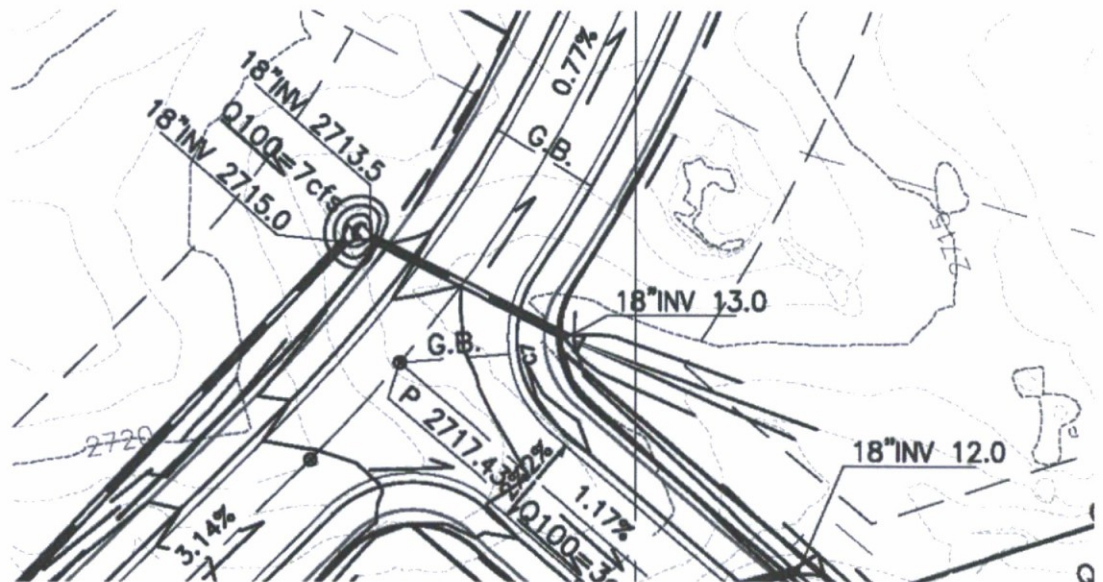


- SHOW AND LABEL ROW
- SHOW AND CALL OUT NAOS
- CALL OUT PROPOSED PIPE SIZES
- DEPICT AND CALL OUT ALL DRAINAGE EASEMENTS, INUNDATION AND LATERAL EROSION SETBACK LIMITS.
- AT BOUNDARY OF SUBJECT PROPERTY DEVELOPMENT WATER WAY CONCENTRATION POINT LOCATIONS CALL OUT POST CONDITION FLOWS OF 2, 10, 100 YFS AND EXIST. CONDITION FLOWS 2, 10, 100 YFS.
- ADD TO LEGEND AND DEPICT ON THIS PLAN ALL FLOW PATHS.
- LABEL STOR 3. IDENTIFY LIMITS OF ALL LAKES CALL OUT HWL, FOT, Q_{100} AND V_0
- SHOW WATER AND SEWER LINES.
- ALL PROPOSED PIPES SHALL HAVE Q_{100} DEPICTED ON THE PLANS.

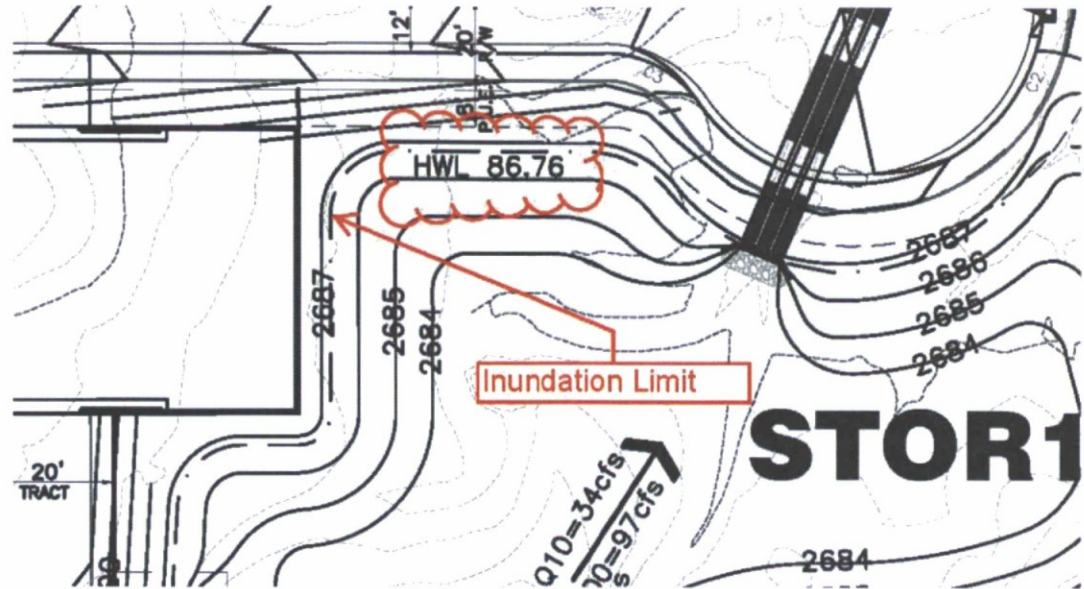
- ROW 'was' shown with dimensions:



- Hatch was added to make identification of NAOS limits easier.
- Proposed pipe sizes 'were' shown along with pipe invert elevations. A few were missing and therefore added.



- Lateral Erosion Setback limits were added, however Drainage Easements and Inundation Limits 'were' shown in previous exhibits/plans:



- Estimated peak flow for 2-Yr was added. Peak flows for 10-, and 100-Yr 'were' shown in previous exhibits/plans.
- Flow paths have been added to G&D Plan.

Comment #4: Basin ID's, retention volumes required and provided along with high water levels shall be clearly depicted on preliminary grading and drainage plans..

This comment has been answered with previous comments within this document.

Comment #5: Inundation limits and drainage all proposed drainage easements shall be clearly identified on the preliminary grading and drainage plans. CD and digital models are missing in 2nd submittal.

Drainage Easements have been added. Other comments have been answered under previous comments on this document.

Comment #6: Identify proposed grading for all wash and swale alterations and re-alignments. Estimate limits of disturbance and update disturbed NAOS area calculations to reflect the latest data.

Proposed grading is shown on Preliminary Grading & Drainage Plan. NAOS Plan has been updated accordingly.

THIS COMMENT WAS PRESENTED AT FIRST REVIEW AND WAS ADDRESSED ACCORINGLY. RESPONSE TO COMMENT AT FIRST REVIEW IS SHOWN IN 'GREEN' ABOVE.



Comment #7: *Submit HEC-1 model schematic. Add summary table with routing and storage data.*

HEC-1 model schematic is shown on Plate B2 and can also be found in the HEC-1 output deck (Appendix A & B). Routing Table has been added to Plate B2. Storage data is included in Appendix B.

THIS COMMENT WAS PRESENTED AT FIRST REVIEW AND WAS ADDRESSED ACCORDINGLY. RESPONSE TO COMMENT AT FIRST REVIEW IS SHOWN IN 'GREEN' ABOVE.

Comment #8: *HEC-1 analysis was completed using different approach in 2nd submittal. New approach is using record JR and estimated ratios instead of actual 2 year and 10 year storms. What required this change and how applicable it is in comparing the two storms? Please see exerts below:*

Drainage Design Manual for Maricopa County

Hydrology: Multiple Frequency Modeling

For reasons of practicality and to facilitate reproducibility, a single ratio for the 2-, 5- and 10-year recurrence intervals is provided that represents average conditions in Maricopa County. These values are listed in [Table 6.1](#) and can be used for both local and general storms for drainage areas of any size, degree of development or other hydrologic and physiographic conditions.

Table 6.1
RATIOS TO 100-YEAR FLOOD HYDROGRAPHS
FOR THE 2-, 5- AND 10-YEAR RECURRENCE INTERVAL FLOODS

Recurrence Interval	Ratio %
2	10
5	25
10	35

2nd Submittal HEC-1



.....
HEC-1 (CALIFORNIA 0941)
(P14 756-1) G4
.....

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X X XXXXXXX XXXX X
X X X X X X
X X X X X X
XXXXXXXX XXXX X XXXX X
X X X X X
X X X X X
X X XXXXXXX XXXX XXXX
    
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THIS PROGRAM REPLACES ALL PREVIOUS VERSIONS OF HEC-1 (KNOWN AS HEC-1 (7/81 "1"), HEC10A, HEC10B, AND HEC10C.
THE DEFINITIONS OF VARIABLES -RTIME- AND -ATION- HAVE CHANGED FROM THOSE USED WITH THE 1973-STYLE INPUT STRUCTURE.
NEW OPTIONS: DAMBREAK OUTFLOW SUBMERGENCE, SINGLE EVENT DAMAGE CALCULATION, DISTRIBUTIVE STAGE FREQUENCY,
DISTRIBUTIVE STAGE SERIES AT LISTED CALCULATION INTERVAL, LOSS RATE=GREEN AND AMPD INFILTRATION
KINEMATIC WAVE: NEW FINITE DIFFERENCE ALGORITHM

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HEC-1 INPUT
.....
1 ID Flood Control District of Maricopa County
2 ID LIBERTY TRAIL SINGLE 3 - EXISTING CONDITIONS
3 ID 100 YEAR
4 ID 8 Hour Storm
5 ID WEST WYAZOWISAPPE Clark
6 ID Storm Single
7 ID 12/16/2017
8 *DIAGRAM
9 ID 1 JAN99 0 2900
10 ID 5
11 ID 15
12 ID FLOW ( 2-Yr 10 Yr 100-Yr )
    C.1 0.35 1.0
13
14 RC 0.009
15 PR 3.216
16 RC 0.009 0.009 0.016 0.025 0.333 0.041 0.090 0.558 0.044 0.214
17 RC 0.081 0.089 0.119 0.138 0.214 0.377 0.638 0.911 0.931 0.934
18 RC 0.982 0.972 0.983 0.991 1.000
    
```

2nd Submittal



Table 4.3 - Peak Flow Rates Comparison (Pre- vs Post)

HEC-1 Identifier	2-Yr Peak Flow (cfs)		10-Yr Peak Flow (cfs)		100-Yr Peak Flow (cfs)	
	EXISTING	PROPOSED	EXISTING	PROPOSED	EXISTING	PROPOSED
CDS12 (offsite)	4	4	12	12	35	35
CDS34 (offsite)	3	2	9	9	25	25
C07	14	11	49	41	141	120
C89	1	1	3	4	10	10
C1314	10	8	34	34	99	97
STOR1	-	7	-	33	7	93
015	1	1	2	2	7	7
016	-	-	1	1	3	3
017	2	2	6	6	18	18
018	1	1	5	5	14	14
020	1	-	3	-	8	-
C20	-	1	-	2	-	6
021	1	-	3	1	8	3
022	3	-	9	-	26	-
C22	-	3	-	9	-	26
023	1	1	3	3	9	9

- ADD NOTE WITH DESCRIPTION

1st Submittal. Design flows are greater. It appears to be due to the two different methods and accuracy of flow estimated by calculating actual Tc and R values vs



using the ratios.

Table 4.3 – Peak Flow Rates Comparison (Pre- vs Post)

HEC-1 Identifier	2-Yr Peak Flow (cfs)		10-Yr Peak Flow (cfs)		100-Yr Peak Flow (cfs)	
	EXISTING	PROPOSED	EXISTING	PROPOSED	EXISTING	PROPOSED
CDS12 (offsite)	10	10	20	20	35	35
CDS34 (offsite)	7	7	13	13	26	26
C07	34	37	72	75	141	143
STOR2	-	33	-	85	-	116
06	1	1	2	2	5	5
09	1	1	2	2	5	5
010	1	1	2	2	3	3
C1314	19	24	46	50	98	102
STOR1	-	22	-	45	-	84
015	2	2	4	4	7	7
016	1	1	2	2	3	3
017	5	5	10	10	18	19
018	3	3	6	7	14	15
019	1	1	2	2	3	3
020	2	2	4	4	8	8
021	2	2	4	5	8	9
022	6	7	14	15	26	27
023	2	3	5	5	9	9

As a note of clarification, the HEC-1 model submitted (erroneously) for first review was a copy of the Rezoning Case model (conceptual). The hydrology methodology presented in the HEC-1 for the Rezoning Case was a 'conservative approach' as the methods, techniques and parameters presented frequently results in an overestimation of runoff magnitudes for 10-Yr and more frequent events (2- & 5-yr).

During the Preliminary Plat analysis, the methodology is to use JR records in HEC-1 with ratios as recommended in the Drainage Design Manual for Maricopa County-Hydrology (DDM-Hydrology) in order to predict 'more reasonable' 2-yr and 10-year peak flow rates (see attached at the end copy of DDM-Hydrology page). Ratios on JR record applies to peak discharges, runoff volumes, as well as to the HEC-1 input parameters, particularly for the unit hydrograph (DDM-Hydrology).

The hydrologic model (HEC-1) and methodologies presented in the Drainage Report for Preliminary Plat provides safe, reasonable and reliable results; and are technically and legally defensible.



Comment #9: *Depict limits of inundation on the preliminary grading and drainage plans. Depict and call out all drainage easements and location of proposed stormwater storage facilities.*

This comment has been answered with previous comments within this document

Comment #10: *Lateral erosion discussion and analysis is missing. Depict lateral erosion setbacks on the preliminary grading and drainage plans.*

Section 7.0 of Drainage Report discuss lateral erosion for this project. Lateral Erosion setback boundaries have been added to the Preliminary Grading and Drainage Plan.

Comment #11: *HEC-1 existing condition models for basin DS04 are using RTIMP of 15%. It appears to be undeveloped basin. Please review and revise as needed.*

RTIMP value for DS04 has been revised to reflect undeveloped conditions.
THIS COMMENT WAS PRESENTED AT FIRST REVIEW AND WAS ADDRESSED ACCORINGLY. RESPONSE TO COMMENT AT FIRST REVIEW IS SHOWN IN 'GREEN' ABOVE.

Comment #12: *HEC-1 model results identify "HEC-1 Error 5", please revise model to emit this error.*

HEC-1 has limitation for space on the stream network diagram, so the maximum number of branches is limited to nine (9). To remove Error No.5 a 'DUMMY' combination of hydrographs is introduce to clear the stack and maintain open no more than nine.

THIS COMMENT WAS PRESENTED AT FIRST REVIEW AND WAS ADDRESSED ACCORINGLY. RESPONSE TO COMMENT AT FIRST REVIEW IS SHOWN IN 'GREEN' ABOVE.

Case: 10-PP-2017 118th & Jomax

City of Scottsdale
Doris McClay
City Planner
480-312-4214
dmccclay@ScottsdaleAZ.gov

Doris,

Below are our responses in **bold italic type** to the comments that you provided us on October 4th, 2017 concerning the 2nd Preliminary Plat Submittal for the 118th & Jomax development.

Drainage:

1. 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 revised copies have been provided for the 3rd submittal along with the redlines from the 2nd submittal.
2. Please see attached Drainage comments.
Response: Noted.

Zoning:

3. Locating drainage basins in tracts will result in reduction in lot areas. Please demonstrate that the revised lot areas meet the minimum lot area under the requested amended development standards in each Zoning district (Zoning Ordinance 6.1083.E.1) and provide a revised preliminary plat identifying the new tracts and reconfigured lots.
Response: A meeting was held at the City on 10/23 with Planning and Drainage to discuss the detention basin locations. It was agreed at the meeting that detention basins located on lot within drainage easements will be acceptable for this project.

Lighting:

4. Lighting fixture "A" wall light appears to be an adjustable fixture. Please select and show on the lighting plans a lighting fixture that is aim downward and not adjustable (Zoning Ordinance Section 7.602).
Response: Per the above-mentioned meeting, it was determined that the adjustable wall fixture will be acceptable as proposed.

Other:

5. Based on the submitted grading plans, a Wash Modification will be required. Please submit a pre-application form to the One Stop to start the Wash Modification process.

Response: Per the above-mentioned meeting, the Wash Modification requirement will be re-evaluated during the review of Final Plat and Improvement Plans. No submittal is required at this time.

Please feel free to contact us with any further questions or concerns you may have regarding the 3rd submittal of the 118th & Jomax Preliminary Plat.

Sincerely,



Alex Fish,
Planning Manager



10/4/17

Alex Fish
Anderson Baron
50 N McClintock Dr Ste 1
Chandler, AZ 85226

RE: 10-PP-2017
118th & Jomax

Dear Mr. Fish:

The Planning & Development Services Division has completed the review of the above referenced development application submitted on 9/13/17. 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:

Drainage:

1. 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.
2. Please see attached Drainage comments.

Zoning:

3. Locating drainage basins in tracts will result in reduction in lot areas. Please demonstrate that the revised lot areas meet the minimum lot area under the requested amended development standards in each Zoning district (Zoning Ordinance 6.1083.E.1) and provide a revised preliminary plat identifying the new tracts and reconfigured lots.

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

10-PP-2017
10/25/17

before the hearing may also help clarify questions regarding these plans. Please address the following:

Lighting:

4. Lighting fixture "A" wall light appears to be an adjustable fixture. Please select and show on the lighting plans a lighting fixture that is aim downward and not adjustable (Zoning Ordinance Section 7.602).

Other:

5. Based on the submitted grading plans, a Wash Modification will be required. Please submit a pre-application form to the One Stop to start the Wash Modification process.

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 41 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 dmcclay@ScottsdaleAZ.gov.

Sincerely,


Doris McClay
Senior Planner

cc: Toll Brothers

ATTACHMENT A
Resubmittal Checklist

Case Number: 10-PP-2017

Please provide the following documents, in the quantities indicated, with the resubmittal (all plans larger than 8 ½ x11 shall be folded):

- One copy: COVER LETTER – Respond to all the issues identified in the first review comment letter.
- One copy: Revised CD of submittal (DWG or DWF format only).

Preliminary Plat:

_____ 4 _____ 24" x 36" _____ 1 _____ 11" x 17" _____ 1 _____ 8 ½" x 11"

Lighting fixture plan

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

Other Supplemental Materials:

Technical Reports:

- 2 copies of Revised Drainage Report: 2nd review
redline
comments

- _____ copies of Revised Storm Water Waiver: _____
- _____ copies of Revised Water Design Report: _____
- _____ 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.



**City of Scottsdale
Stormwater Management**

Drainage Review Memorandum

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

Re: 118th & Jomax
Case number: 10-PP-2017

Review comments for preliminary drainage report prepared by Argus Consulting a Civil Engineering Company PC, sealed September 4th, 2017. Our review comments reflect Drainage Report review submitted on September 13th, 2017 as contained in the 1-PP-2017 case folder. The date of our review is October 3rd, 2017. It should be noted that Grading and Drainage plan was not submitted for the 1st review. Please see drainage report and preliminary grading and drainage plans for mark-up comments. Our review comments are as follows:

1. 1st Review: In general, preliminary drainage reports and related information submitted in support of preliminary plat and development review applications should include a 90% level of design and analysis to allow an accurate analysis of the viability of the proposed project and an in-depth evaluation of the function and design of the stormwater management system by City staff. A number of our comments contained below relate to meeting this requirement and our ability to understand and evaluate the proposed stormwater management system.

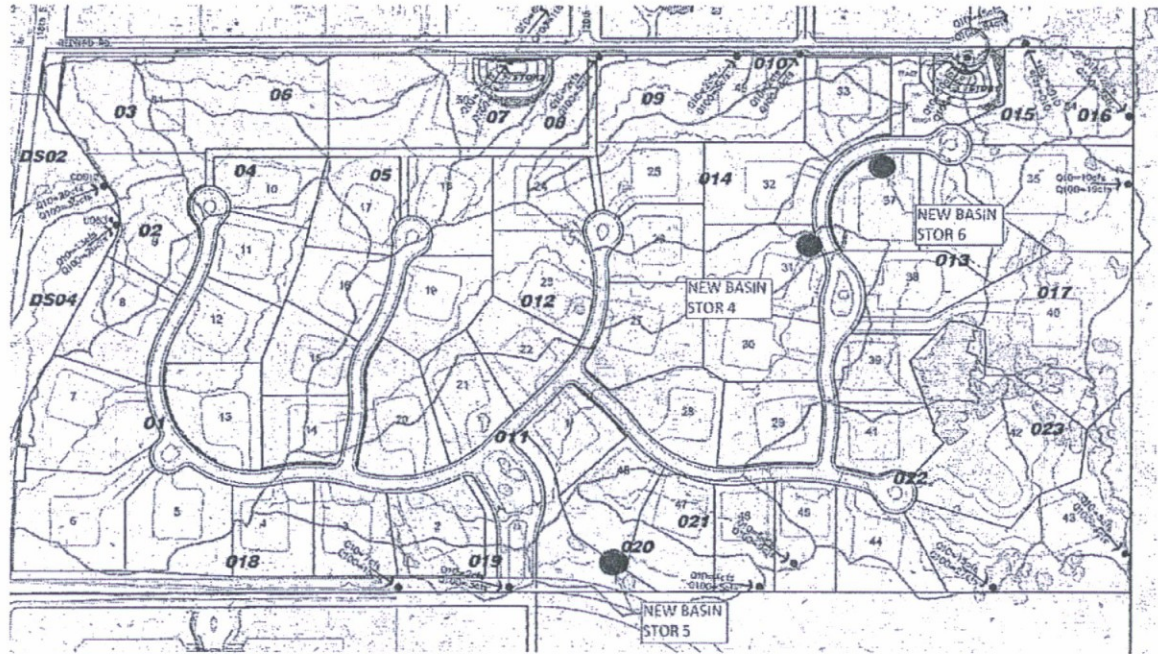
2nd Review:

It is important to note that 2nd review is first comprehensive stormwater review of this project as 1st submittal was incomplete and missing preliminary grading and drainage plans, along with plates A, B1, B2 and C1 of preliminary drainage report. Also, 2nd submittal did not include CD with all digital files as requested with 1st review comment letter.

Upon 2nd review we determined that preliminary grading and drainage plan is missing information of, which most important components are proposed NAOS limits, drainage easements, inundation limits, erosion setback limits, wash flow paths,



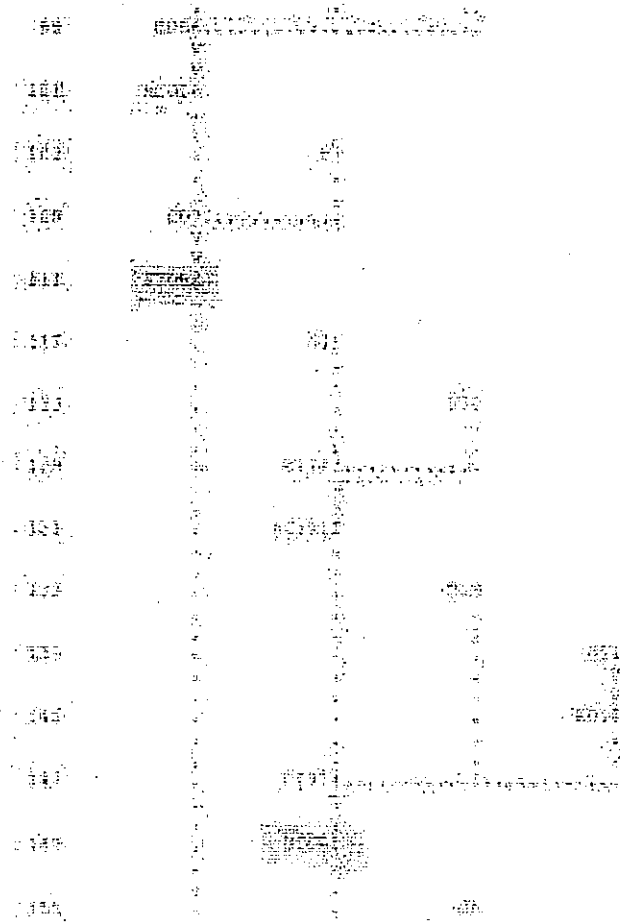
detention basin limits and labels (volume required, volume proposed, high water level). Most importantly, proposed detention facilities are not consistent with approved zoning case 25-ZN-2016. Below is Plate B, Hydrology Map Proposed Condition approved with 25-ZN-2016. Please note additional, new detention facilities are identified below (location of Basin 3 is unknown):



All of identified detention facilities appear to be located on private properties with exception of Basin 1 (located in a tract). Detention facilities are designed to benefit entire subdivision and under current proposal maintenance responsibilities are not clear. Typically major subdivision detention facilities are located within subdivision tracts and are maintained by the HOA. Who is responsible for maintenance of proposed stormwater storage facilities? On-lot detention facilities are allowable in minor sub-divisions and not major-subdivisions.



Original HEC-1 model approved with 25-ZN-2016, modeled two storm water storage facilities, please see HEC-1 schematic below:





2. 1st Review: Subject submittal is missing Grading and Drainage (G&D) plan.

2nd Review:

Please note, this is the 1st review of preliminary grading and drainage plans. It is also first review of preliminary drainage report exhibits and figures. This information was missing in 1st submittal.

3. 1st Review: Identify all pre and post development flows and water surface levels on the G&D plan. G&D plan should contain level of detail expected for 90% design plans.

2nd Review:

Preliminary G&D plans lack level of detail expected for a 90% design. Please see and add details identified on the preliminary grading and drainage plan submittal:

- SHOW AND LABEL ROW
- SHOW AND CALL OUT MUDS
- CALL OUT PROPOSED PIPE SIZES
- DEPICT AND CALL OUT ALL DRAINAGE EASEMENTS, INUNDATION AND LATERAL EROSION SETBACK LIMITS.
- AT BOUNDARY OF SUBJECT PROPERTY
 - DEVELOPMENT WATER WAY CONCENTRATION POINT LOCATIONS
 - CALL OUT POST CONDITION FLOWS OF 2, 10, 100 YRS AND EXIST. CONDITION FLOWS 2, 10, 100 YRS.
- ADD TO LEGEND AND DEPICT ON THIS PLAN ALL FLOW PATHS.
- LABEL STOR 2. IDENTIFY POINTS ON ALL LINES. CALL OUT HWL, SWL, AND HWL.
- SHOW WATER AND SEWER LINES.
- ALL PROPOSED PIPES SHALL HAVE Q_{100} DEPICTED ON THESE PLANS.



4. 1st Review: Add section discussing first flush requirement. Clearly show and label all detention facilities and identify drainage easements.

2nd Review:
Basin ID's, retention volumes required and provided along with high water levels shall be clearly depicted on preliminary grading and drainage plans.
5. 1st Review: Provide hydraulic modeling depicting limits of inundation in support of proposed drainage easement dedications.

2nd Review:
Inundation limits and drainage all proposed drainage easements shall be clearly identified on the preliminary grading and drainage plans. CD and digital models are missing in 2nd submittal.
6. 1st Review: Identify proposed grading for all wash and swale alterations and re-alignments. Estimate limits of disturbance and update disturbed NAOS area calculations to reflect the latest data.
7. 1st Review: Submit HEC-1 model schematic. Add summary table with routing and storage data.
8. 1st Review: Table 4.3 on page 5 of submitted drainage report identifies number of concentration points resulting in increased Q2, Q10 and Q100 flows. Pre versus post analysis does not allow increase in either one of herein identified discharge frequencies. Please review and revise stormwater management approach to be in compliance with the City design guidelines.



2nd Review:

HEC-1 analysis was completed using different approach in 2nd submittal. New approach is using record JR and estimated ratios instead of actual 2 year and 10 year storms. What required this change and how applicable it is in comparing the two storms? Please see exerts below:

For reasons of practicality and to facilitate reproducibility, a single ratio for the 2-, 5- and 10-year recurrence intervals is provided that represents average conditions in Maricopa County. These values are listed in Table 6.1 and can be used for both local and general storms for drainage areas of any size, degree of development or other hydrologic and physiographic conditions.

Table 6.1
RATIOS TO 100-YEAR FLOOD HYDROGRAPHS
FOR THE 2-, 5- AND 10-YEAR RECURRENCE INTERVAL FLOODS

Recurrence Interval	Ratio %
2	40
5	25
10	35

2nd Submittal HEC-1

FORM 84-1 (REVISED 1981)
8118 796-1104

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THIS PROCESS REPLACES ALL PREVIOUS VERSIONS OF HEC-1 KNOWN AS HEC-1 (REV. 79), HEC-1B, HEC-1C, AND HEC-1D.
THE DEFINITIONS OF VARIABLES "RATIO" AND "STORM" HAVE CHANGED FROM THOSE USED WITH THE 1979-STYLE INPUT STRUCTURE.
THE DEFINITION OF "AREA" ON GR-COND HAS CHANGED WITH REVISED DATED OF SEP 89. THIS IS THE COMMONLY USED
HOW OTHERS: "AREA" INCLUDES "CONTRIBUTION" - SINGLE EVENT LARGE CALCULATION. REGIMEN AFTER FORECAST.
REGIMEN TIME SERIES AT DESIGN CALCULATION INTERVAL. USES "DATA" AND NOT "INPUT".
REGIMEN TIME SERIES AT DESIGN CALCULATION INTERVAL. USES "DATA" AND NOT "INPUT".

LINE	10	11	12	13	14	15	16	17	18	19	20	21	22	23
1	10	11	12	13	14	15	16	17	18	19	20	21	22	23
2	10	11	12	13	14	15	16	17	18	19	20	21	22	23
3	10	11	12	13	14	15	16	17	18	19	20	21	22	23
4	10	11	12	13	14	15	16	17	18	19	20	21	22	23
5	10	11	12	13	14	15	16	17	18	19	20	21	22	23
6	10	11	12	13	14	15	16	17	18	19	20	21	22	23
7	10	11	12	13	14	15	16	17	18	19	20	21	22	23
8	10	11	12	13	14	15	16	17	18	19	20	21	22	23
9	10	11	12	13	14	15	16	17	18	19	20	21	22	23
10	10	11	12	13	14	15	16	17	18	19	20	21	22	23
11	10	11	12	13	14	15	16	17	18	19	20	21	22	23
12	10	11	12	13	14	15	16	17	18	19	20	21	22	23
13	10	11	12	13	14	15	16	17	18	19	20	21	22	23
14	10	11	12	13	14	15	16	17	18	19	20	21	22	23
15	10	11	12	13	14	15	16	17	18	19	20	21	22	23
16	10	11	12	13	14	15	16	17	18	19	20	21	22	23



2nd Submittal

Table 4.3 - Peak Flow Rates Comparison (Pre- vs Post)

HEC-1 Identifier	2-Yr Peak Flow (cfs)		10-Yr Peak Flow (cfs)		100-Yr Peak Flow (cfs)	
	EXISTING	PROPOSED	EXISTING	PROPOSED	EXISTING	PROPOSED
CDS12 (offsite)	4	4	12	12	35	35
CDS34 (offsite)	3	2	9	9	25	25
C07	14	11	49	41	141	120
C09	1	1	3	4	10	10
C1314	10	9	34	24	99	87
STOR1	-	7	-	33	-	93
O15	1	1	2	2	7	7
O16	-	-	1	1	3	3
O17	2	2	6	6	18	18
O18	1	1	5	5	14	14
O20	1	-	3	-	8	-
C20	-	1	-	2	8	6
O21	1	-	3	1	8	3
O22	3	-	9	-	26	-
C22	-	3	-	9	-	26
O23	1	1	3	3	9	9

ADD NOTE WITH DESCRIPTION

1st Submittal. Design flows are greater. It appears to be due to the two different methods and accuracy of flow estimated by calculating actual Tc and R values vs using the ratios.

Table 4.3 - Peak Flow Rates Comparison (Pre- vs Post)

HEC-1 Identifier	2-Yr Peak Flow (cfs)		10-Yr Peak Flow (cfs)		100-Yr Peak Flow (cfs)	
	EXISTING	PROPOSED	EXISTING	PROPOSED	EXISTING	PROPOSED
CDS12 (offsite)	10	10	20	20	35	35
CDS34 (offsite)	7	7	13	13	26	28
C07	24	37	72	75	141	143
STOR2	-	33	-	85	-	116
O8	1	1	2	2	5	5
O9	1	1	2	2	5	5
O10	1	1	2	2	3	3
C1314	19	24	46	50	98	102
STOR1	-	22	-	45	-	64
O15	2	2	4	4	7	7
O16	1	1	2	2	3	3
O17	6	6	10	10	19	19
O18	3	3	6	7	14	15
O19	1	1	2	2	3	3
O20	2	2	4	4	8	8
O21	2	2	4	5	8	6
O22	5	7	14	15	26	27
O23	2	2	5	5	9	9



9. 1st Review: Floodplain delineation and preliminary culvert sizing analysis should be completed at PP case level submittal.

2nd Review:

Depict limits of inundation on the preliminary grading and drainage plans. Depict and call out all drainage easements and location of proposed stormwater storage facilities.

10. 1st Review: Discuss erosion and sedimentation mitigation approach for any in-line storage facilities. Identify lateral erosion scour limits and any mitigation measures (if applicable).

2nd Review:

Lateral erosion discussion and analysis is missing. Depict lateral erosion setbacks on the preliminary grading and drainage plans.

11. 1st Review: HEC-1 existing condition models for basin DS04 are using RTIMP of 15%. It appears to be undeveloped basin. Please review and revise as needed.
12. 1st Review: HEC-1 model results identify "HEC-1 Error 5", please revise model to emit this error.

Resubmittal Checklist

- Please briefly respond to the above comments (or check it with marker) and include the response in the re-submittal. Please also see comments in preliminary drainage report. Return 1st and 2nd submittal report and plans upon 3rd submittal.
- 1 Copies of Drainage Report
- 1 CD with pdf files of drainage report and all supporting hydrologic and hydraulic digital files.

Case: 10-PP-2017 118th & Jomax

City of Scottsdale
Doris McClay
City Planner
480-312-4214
dmccclay@ScottsdaleAZ.gov

Doris,

Below are our responses in **bold italic type** to the comments that you provided us on August 10th, 2017 concerning the 1st Preliminary Plat Submittal for the 118th & Jomax development.

Zoning:

1. Please revise the proposed lot lines so that they will not cross, or terminate on, boulder formations or features, so that these natural features will remain on one lot and not be divided by property lines. Please refer to Zoning Ordinance Section 6.1011.
Response: Meeting was held on 8/17/17 at City with planning regarding review comments. This comment was removed during that meeting.
2. Please locate the natural area open space in contiguous tracts instead of in individual lots. Please refer to Zoning Ordinance Section 6.1060. Please refer to Zoning Ordinance Section 1.303.
Response: NAOS will be provided mainly as easements on private lots. This concept was presented and approved during the Zoning case for the project.
3. The provided NAOS for the entire site from the Zoning case was 29.88 acres. The submitted NAOS plan shows the provided amount of NAOS at 29.24 acres. Please explain the reduction in provided NAOS. Please refer to Zoning Ordinance Section 6.1060.
Response: The approved NAOS per the Zoning case is 29.24 acres.
4. The Desert Scenic Roadway setback for 118th Street was stipulated in 25-ZN-2016 at 30-feet in width. Please include this area on Lot 6 as NAOS because the Desert Scenic Roadway setback must remain in a natural condition unless approved by the Development Review Board.
Response: Area has been included.
5. Before improvement plan submittal, the owner shall provide documentation of its efforts to coordinate with Arizona State Land Department regarding the trail connection to Arizona State Land Department property south of parcel 216-78-02 (25-ZN-2016 stipulation #7d).
Response: This comment was discussed at the 8/17/17 meeting noting that City is responsible for ASLD coordination.

6. The path light fixture shown on the plans is an up-light fixture. In the residential districts all lighting must be directed downward (Zoning Ordinance Section 7.G02). Please select a path light fixture that meets this requirement.

Response: The light fixture is an adjustable up-light/path light. The light fixture has been changed to avoid confusion.

Circulation:

7. Please add roadway sections for all roadways fronting the property (Jomax, 118th and Redbird Roads) and cul-de-sac at the termination of Redbird Road as stipulated in 25-ZN-2016 and call out the limits of offsite improvements.

Response: Street sections have been added along with a section for the cul-de-sac on Redbird Road.

Fire:

8. Please demonstrate minimum drive width of 24' (Ord 4283 503.2.1) on the plans.

Response: A meeting was held on 8/24/17 with Fire department to demonstrate compliance with City's design guidelines.

9. Please note on plans unobstructed vertical clearance shall be a minimum 13'-6" (Fire Ord. 4283, 503.2.1).

Response: Noted.

10. Please note on plans "Key switch/pre-emption sensor" required for commercial/Multi-family/Gated communities (Fire Ord. 4283, 503.6.1).

Response: Noted.

11. Please demonstrate Hydrant spacing, existing and proposed on plans (Fire Ord. 4283, 507.5.1.2).

Response: Spacing has been demonstrated at meeting on 8/24/17.

Drainage:

12. 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.

- In general, preliminary drainage reports and related information submitted in support of preliminary plat and development review applications should include a 90% level of design and analysis to allow an accurate analysis of the viability of the proposed project and an in-depth evaluation of the function and design of the stormwater management system by City staff. A number of our comments contained below relate to meeting this requirement and our ability to understand and evaluate the proposed stormwater management system.
- Subject submittal is missing Grading and Drainage (G&D) plan.
- Identify all pre and post development flows and water surface levels on the G&D plan. G&D plan should contain level of detail expected for 90% design plans.

- Add section discussing first flush requirement. Clearly show and label all detention facilities and identify drainage easements.
- Provide hydraulic modeling depicting limits of inundation in support of proposed drainage easement dedications.
- Identify proposed grading for all wash and swale alterations and re-alignments. Estimate limits of disturbance and update disturbed NAOS area calculations to reflect the latest data.
- Submit HEC-1 model schematic. Add summary table with routing and storage data.
- Table 4.3 on page 5 of submitted drainage report identifies number of concentration points resulting in increased Q2, Q10 and Q100 flows. Pre versus post analysis does not allow increase in either one of herein identified discharge frequencies. Please review and revise stormwater management approach to be in compliance with the City design guidelines.
- Floodplain delineation and preliminary culvert sizing analysis should be completed at PP case level submittal.
- Discuss erosion and sedimentation mitigation approach for any in-line storage facilities. Identify lateral erosion scour limits and any mitigation measures (if applicable).
- HEC-1 existing condition models for basin DS04 are using RTIMP of 15%. It appears to be undeveloped basin. Please review and revise as needed.
- HEC-1 model results identify "HEC-1 Error 5", please revise model to emit this error.
Response: All comments and redlines have been addressed in revised report.

Water and Waste Water:

13. 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 your Project Coordinator with the rest of the resubmittal material identified in Attachment A.

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 Staffs recommendation pertaining to the application and should be addressed with the resubmittal of the revised application material. Please address the following:

Water and Waste Water:

14. Please show locations of Water quality monitoring stations required per COS DSPM, Section 6- 1.418.
Response: Water Quality monitoring stations were depicted on first submittal on the Preliminary Plat.
15. The extension of the water line on Jomax Road is required not only for the future State Land Development, but mainly required to complete the water line loop for the proposed development. Please show this required extension per COS DSPM, Section 6-1.402.
Response: Water line connection on Jomax is included in Design Report and depicted in Preliminary Plat.
16. The reimbursement agreement for upsizing the water line requires the developer to submit the supporting hydraulic calculation to show the minimum size of water line required for the development per COS DSPM, Section 6-1.102. According to COS DSPM, Section 6-1.400, minimum line size for mile and half-mile alignments must be minimum of 12-inch. Please submit these calculations.
Response: Revised Basis of Design Report includes the necessary calculations.
17. It appears that the sewer lift station shall be deeded to the City. Therefore, the lift station shall be designed be per City's Lift Station Design Criteria Guideline, Dated 10/15/2015.
Response: Noted.
18. Per COS Lift Station Design Criteria Guideline, Section 2.1, each pump shall include 35 gpm flow allowance above peak calculated flow to account for draining pool in the service area. This means that higher discharge flow is expected at the Desert Summit manhole. Please address this requirement.
Response: Noted.
19. Discharging sewer into Desert Summit manhole may require coordination and permission from the Desert Summit HOA per COS DSPM, Section 7-1.205. Please verify approval from Desert Summit HOA.
Response: The sewer construction will require only 'coordination' with Desert Summit HOA. Public easement is available for construction, access and maintenance of sewer infrastructure in Desert Summit.

Landscape Design:

20. Please add the following note to 'Exhibit M: Landscape Plan': Plants that are installed in Tract D Detention Basin shall be in conformance with Design Standards and Policies Manual Section 2- 1.903 Native Plants in Detention Basins and Drainage Channels.
Response: Note added to Exhibit.
21. Please add the following note to 'Exhibit M: Landscape Plan': Thorny trees, shrubs and cacti shall be planted so that their mature size/canopy shall be a minimum of 4 feet away from any pedestrian walkways or paths. Please refer to DSPM Sec. 2-1.1001.13.
Response: Note added to Exhibit.

22. 'Exhibit M: Landscape Plan' appears to indicate a planting area in the center of the proposed cul-de-sacs. Please provide an enlarged plan of the proposed cul-de-sacs. Please refer to the Plan & Report Requirements for Development Applications. Please refer to Zoning Ordinance Section 1.303.

Response: There will be tree and shrub material within the cul-de-sac's. Enlargements and additional detail will be shown on improvement plans. Since Pre-Plat only requires trees enlargements will not provide additional detail.

Site:

23. Per DSPM Section 3-1.301.2 Show the location and size of all existing easement, rights-of-way and manmade structures within the boundary of the proposed subdivision and within 150-feet outside the boundaries of the proposed subdivision. Please add to Preliminary Plat street sections for streets fronting the project.

Response: Added.

24. The trail plan shows a 6-foot-wide trail along 118th Street. Stipulation #7.a4 in 25-ZN-2016 requires the trail to be 8-foot-wide. Please revise the trail plan to meet this requirement.

Response: Trail plan has been revised.

Fire:

25. Please demonstrate required turning radii on plans (25' inner/49' Outside /55' Bucket Swing) (DSPM 2-1.802(5)).

Response: Meeting was held on 8/24/17 to demonstrate this requirement.

26. Please demonstrate required turn-around for emergency vehicles at dead-ends over 300' on plan (DSPM 2-1.802(8)).

Response: Completed.

27. Please provide dimensions on all divided entrances which are required to be 20' wide min. (DSPM 2-1.802(2)).

Response: Completed.

28. Please note on plans and demonstrate fire lane surface will support 83,000 lb GVW to include any bridge/culvert crossing (DSPM, 2-1.802(3)).

Response: Noted.

29. Please indicate the secondary access on the plans (DSPM 2-1.802(8)).

Response: Completed.

30. Please demonstrate on the plans that all fire lines shall be looped (DSPM 6-1.402(1)).

Response: Has been demonstrated.

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:

31. Please dimension the widths of NAOS on the NAOS plan. The minimum width of NAOS is 30 feet wide and 20 feet wide when adjacent to right-of-way (Zoning Ordinance Sec. 6.1060.F.).
Response: Completed
32. Please be advised that site walls on lots 35,000 square feet and larger requires a setback of at least 15 feet from the rear and side property lines (Zoning Ordinance Sec. 6.1071.A.4.).
Response: Noted.
33. At the end of the right-of-way on Jomax Road, please provide a temporary turn-around or barricade (DSPM5-3.100.D).
Response: Noted.
34. Water and sewer mains to be located in tracts designated as Water and Sewer Facilities Easements only (DSPM Section 6 and 7) provide 20 feet of width with 10 feet of hardened surface for access.
Response: Noted.
35. Water mains shall be located in all streets being improved (extend to the cul-de-sac on Redbird Road) per DSPM Section 6.
Response: Noted.
36. Please be advised that under City Code Sec. 47-23 the following is required: 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. An assurance shall be in place prior to the recordation of the/each subdivision plat. Chapter 3 DSPM.
Response: Noted.
37. Please be advised that under City Code Sec. 48-101 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 referred to in section 48-4. (Ord. No. 3743, § 1, 9-21-07).
Response: Noted.
38. Please be advised that the appropriate registrant is to be responsible for the preliminary plat.
Response: Completed

Water and Waste Water:

39. Please provide information on how the water line be routed through the sewer lift station. From the water and sewer masterplan drawing, it appears that the right-of-way for the water line conflicts with the lift station structures per COS DSPM, Section 6-1.402.

Response: Completed

40. It appears that the hydraulic model for the Water Basis of Design (BOD) is incorrect. The model shows no HGL drop during the Fire Flow+ Max Day demand condition. The model pressure does not represent the residual pressure obtained during the fire flow test conducted. Show elevations for the model nodes and adjust elevation heads per COS DSPM, Section 6-1.205.

Response: Revised report reflect the results of the new Flow Test.

41. The revised hydraulic model may warrant an additional fire flow test at Jomax Road and 118th Street per COS DSPM, Section 6-1.405.

Response: Completed

42. Prior to plan submittal the owner shall provide documentation from Desert Summit granting authorization for the construction of the sewer force main connection from 118th Street to the existing sewer located in Tract A (E Four Peaks Road) per COS DSPM, Section 7-1.205.

Response: No authorization is necessary from Desert Summit due to public easement recorded for the sewer utility.

Please feel free to contact us with any further questions or concerns you may have regarding the 2nd submittal of the 118th & Jomax Preliminary Plat.

Sincerely,



Alex Fish,
Planning Manager

August 10, 2017

Alex Fish
Anderson Baron
50 N McClintock Dr Ste 1
Chandler, AZ 85226

RE: 10-PP-2017
118th & Jomax

Dear Mr. Fish:

The Planning & Development Services Division has completed the review of the above referenced development application submitted on 7/7/17. 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. Please revise the proposed lot lines so that they will not cross, or terminate on, boulder formations or features, so that these natural features will remain on one lot and not be divided by property lines. Please refer to Zoning Ordinance Section 6.1011.
2. Please locate the natural area open space in contiguous tracts instead of in individual lots. Please refer to Zoning Ordinance Section 6.1060. Please refer to Zoning Ordinance Section 1.303.
3. The provided NAOS for the entire site from the Zoning case was 29.88 acres. The submitted NAOS plan shows the provided amount of NAOS at 29.24 acres. Please explain the reduction in provided NAOS. Please refer to Zoning Ordinance Section 6.1060.
4. The Desert Scenic Roadway setback for 118th Street was stipulated in 25-ZN-2016 at 30-feet in width. Please include this area on Lot 6 as NAOS because the Desert Scenic Roadway setback must remain in a natural condition unless approved by the Development Review Board.
5. Before improvement plan submittal, the owner shall provide documentation of its efforts to coordinate with Arizona State Land Department regarding the trail connection to Arizona State Land Department property south of parcel 216-78-02 (25-ZN-2016 stipulation #7d).

lighting must be directed downward (Zoning Ordinance Section 7.602). Please select a path light fixture that meets this requirement.

Circulation:

7. Please add roadway sections for all roadways fronting the property (Jomax, 118th, and Redbird Roads) and cul-de-sac at the termination of Redbird Road as stipulated in 25-ZN-2016 and call out the limits of offsite improvements.

Fire:

8. Please demonstrate minimum drive width of 24' (Ord 4283 503.2.1) on the plans.
9. Please note on plans unobstructed vertical clearance shall be a minimum 13'6" (Fire Ord. 4283, 503.2.1).
10. Please note on plans "Key switch/pre-emption sensor" required for commercial/Multi-family/Gated communities (Fire Ord. 4283, 503.6.1).
11. Please demonstrate Hydrant spacing, existing and proposed on plans (Fire Ord. 4283, 507.5.1.2).

Drainage:

12. 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.

- In general, preliminary drainage reports and related information submitted in support of preliminary plat and development review applications should include a 90% level of design and analysis to allow an accurate analysis of the viability of the proposed project and an in-depth evaluation of the function and design of the stormwater management system by City staff. A number of our comments contained below relate to meeting this requirement and our ability to understand and evaluate the proposed stormwater management system.
- Subject submittal is missing Grading and Drainage (G&D) plan.
- Identify all pre and post development flows and water surface levels on the G&D plan. G&D plan should contain level of detail expected for 90% design plans.
- Add section discussing first flush requirement. Clearly show and label all detention facilities and identify drainage easements.
- Provide hydraulic modeling depicting limits of inundation in support of proposed drainage easement dedications.
- Identify proposed grading for all wash and swale alterations and re-alignments. Estimate limits of disturbance and update disturbed NAOS area calculations to reflect the latest data.
- Submit HEC-1 model schematic. Add summary table with routing and storage data.
- Table 4.3 on page 5 of submitted drainage report identifies number of concentration points resulting in increased Q2, Q10 and Q100 flows. Pre versus post analysis does not allow increase in either one of herein identified discharge frequencies. Please review and revise stormwater management approach to be in compliance with the City design guidelines.
- Floodplain delineation and preliminary culvert sizing analysis should be completed at PP case level submittal.

- Discuss erosion and sedimentation mitigation approach for any in-line storage facilities. Identify lateral erosion scour limits and any mitigation measures (if applicable).
- HEC-1 existing condition models for basin DS04 are using RTIMP of 15%. It appears to be undeveloped basin. Please review and revise as needed.
- HEC-1 model results identify "HEC-1 Error 5", please revise model to emit this error.

Water and Waste Water:

13. 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 your Project Coordinator with the rest of the resubmittal material identified in Attachment A.

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:

Water and Waste Water:

14. Please show locations of Water quality monitoring stations required per COS DSPM, Section 6-1.418.
15. The extension of the water line on Jomax Road is required not only for the future State Land Development, but mainly required to complete the water line loop for the proposed development. Please show this required extension per COS DSPM, Section 6-1.402.
16. The reimbursement agreement for upsizing the water line requires the developer to submit the supporting hydraulic calculation to show the minimum size of water line required for the development per COS DSPM, Section 6-1.102. According to COS DSPM, Section 6-1.400, minimum line size for mile and half-mile alignments must be minimum of 12-inch. Please submit these calculations.
17. It appears that the sewer lift station shall be deeded to the City. Therefore, the lift station shall be designed be per City's Lift Station Design Criteria Guideline, Dated 10/15/2015.
18. Per COS Lift Station Design Criteria Guideline, Section 2.1, each pump shall include 35 gpm flow allowance above peak calculated flow to account for draining pool in the service area. This means that higher discharge flow is expected at the Desert Summit manhole. Please address this requirement.
19. Discharging sewer into Desert Summit manhole may require coordination and permission from the Desert Summit HOA per COS DSPM, Section 7-1.205. Please verify approval from Desert Summit HOA.

Landscape Design:

20. Please add the following note to 'Exhibit M: Landscape Plan': Plants that are installed in Tract D Detention Basin shall be in conformance with Design Standards and Policies Manual Section 2-1.903 Native Plants in Detention Basins and Drainage Channels.
21. Please add the following note to 'Exhibit M: Landscape Plan': Thorny trees, shrubs and cacti shall be planted so that their mature size/canopy shall be a minimum of 4 feet away from any pedestrian walkways or paths. Please refer to DSPM Sec. 2-1.1001.13.

cul-de-sacs. Please provide an enlarged plan of the proposed cul-de-sacs. Please refer to the Plan & Report Requirements for Development Applications. Please refer to Zoning Ordinance Section 1.303.

Site:

23. Per DSPM Section 3-1.301.2 Show the location and size of all existing easement, rights-of-way and manmade structures within the boundary of the proposed subdivision and within 150-feet outside the boundaries of the proposed subdivision. Please add to Preliminary Plat street sections for streets fronting the project.
24. The trail plan shows a 6-foot-wide trail along 118th Street. Stipulation #7.a4 in 25-ZN-2016 requires the trail to be 8-foot-wide. Please revise the trail plan to meet this requirement.

Fire:

25. Please demonstrate required turning radii on plans (25' inner/49' Outside /55' Bucket Swing) (DSPM 2-1.802(5)).
26. Please demonstrate required turn-around for emergency vehicles at dead-ends over 300' on plan (DSPM 2-1.802(8)).
27. Please provide dimensions on all divided entrances which are required to be 20' wide min. (DSPM 2-1.802(2)).
28. Please note on plans and demonstrate fire lane surface will support 83,000 lb GVW to include any bridge/culvert crossing (DSPM, 2-1.802(3)).
29. Please indicate the secondary access on the plans (DSPM 2-1.802(B)).
30. Please demonstrate on the plans that all fire lines shall be looped (DSPM 6-1.402(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:

31. Please dimension the widths of NAOS on the NAOS plan. The minimum width of NAOS is 30 feet wide and 20 feet wide when adjacent to right-of-way (Zoning Ordinance Sec. 6.1060.F.).
32. Please be advised that site walls on lots 35,000 square feet and larger requires a setback of at least 15 feet from the rear and side property lines (Zoning Ordinance Sec. 6.1071.A.4.).
33. At the end of the right-of-way on Jomax Road, please provide a temporary turn-around or barricade (DSPM 5-3.100.D).
34. Water and sewer mains to be located in tracts designated as Water and Sewer Facilities Easements only (DSPM Section 6 and 7) provide 20 feet of width with 10 feet of hardened surface for access.
35. Water mains shall be located in all streets being improved (extend to the cul-de-sac on Redbird Road) per DSPM Section 6.

36. Please be advised that under City Code Sec. 48-25 the following is required: 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. An assurance shall be in place prior to the recordation of the/each subdivision plat. Chapter 3 DSPM.
37. Please be advised that under City Code Sec. 48-101 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 referred to in section 48-4. (Ord. No. 3743, § 1, 9-21-07).
38. Please be advised that the appropriate registrant is to be responsible for the preliminary plat.

Water and Waste Water:

39. Please provide information on how the water line be routed through the sewer lift station. From the water and sewer masterplan drawing, it appears that the right-of-way for the water line conflicts with the lift station structures per COS DSPM, Section 6-1.402.
40. It appears that the hydraulic model for the Water Basis of Design (BOD) is incorrect. The model shows no HGL drop during the Fire Flow + Max Day demand condition. The model pressure does not represent the residual pressure obtained during the fire flow test conducted. Show elevations for the model nodes and adjust elevation heads per COS DSPM, Section 6-1.205.
41. The revised hydraulic model may warrant an additional fire flow test at Jomax Road and 118th Street per COS DSPM, Section 6-1.405.
42. Prior to plan submittal the owner shall provide documentation from Desert Summit granting authorization for the construction of the sewer force main connection from 118th Street to the existing sewer located in Tract A (E Four Peaks Road) per COS DSPM, Section 7-1.205.

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 25 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 dmccloy@ScottsdaleAZ.gov.

Sincerely,


Doris McClay
Planner

ATTACHMENT A
Resubmittal Checklist

Case Number: **10-PP-2017**

Please provide the following documents, in the quantities indicated, with the resubmittal (all plans larger than 8 ½ x11 shall be folded):

- One copy: COVER LETTER – Respond to all the issues identified in the 1st Review Comment Letter
- One copy: Revised CD of submittal (DWG or DWF format only)

Preliminary Plat:

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

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

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

Lighting Site Plan(s):

1	24" x 36"	1	11" x 17"	1	8 ½" x 11"
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Other Supplemental Materials:

Technical Reports:

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

Date: 7/7/17
Contact Name: Alex Fish
Firm Name: Anderson Baron
Address: _____
City, State, Zip: _____

RE: Application Accepted for Review.

504 - PA - 2016

Dear Mr. Nielsen :

It has been determined that your Development Application for 118th & Jomax
has been accepted for review.

Upon completion of the Staff's review of the application material, I will inform you in writing or electronically either: 1) the steps necessary to submit additional information or corrections; 2) the date that your Development Application will be scheduled for a public hearing or, 3) City Staff will issue a written or electronic determination pertaining to this application. If you have any questions, or need further assistance please contact me.

Sincerely,



Name: Keith Niederer
Title: Sr. Planner
Phone Number: (480) 312 -
Email Address: KNiederer @ScottsdaleAZ.gov