

**Correspondence Between
Staff and Applicant
Approval Letter**



Community & Economic Development Division
Planning, Neighborhood & Transportation

7447 East Indian School Road
Scottsdale, Arizona 85251

Date: 10-20-2016
Contact Name: BEAU WOODRING
Firm name: SOUTHWEST GENERAL DEV.
Address: 10227 N. SCOTTSDALE ROAD SUITE F
City, State Zip: SCOTTSDALE, AZ 85253

RE: Application Accepted for Review.
535-PA-2016

Dear BEAU WOODRING:

It has been determined that your Development Application for SALAD + 60
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: BEN MORIARITY FOR DORIS
Title: PLANNER
Phone number: 480 312 2836
Email address: BMORIARITY@SCOTTSDALE.AZ.GOV

53-DR-2016
10/20/16



Community & Economic Development Division
Planning, Neighborhood & Transportation

7447 East Indian School Road
Scottsdale, Arizona 85251

February 3, 2017

53-DR-2016

Jeff Karmtz

Brissette Architects Inc

10229 N Scottsdale Rd Ste F

Scottsdale, AZ 85253

RE: DRB APPROVAL NOTIFICATION

Case Reference No: 53-DR-2016 Salad and Go

The Development Review Board approved the above referenced case on February 2, 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

dmcclay@ScottsdaleAZ.gov

About Fees -

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

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

December 7, 2016

Doris McClay
3939 N. Drinkwater Blvd.
Scottsdale, AZ
85251

RE: Salad and Go (53-DR-2016)

Doris,
The following revisions were made with regards to the landscape review comments for the above-mentioned project:



Landscape Comment Responses:

25. Please show the location of building mounted and freestanding exterior light fixtures on the landscape plan.
Response: Lights have been added to the plans and the landscape has been adjusted to eliminate conflicts between trees and light poles.

26. Please indicate the location of above ground utility equipment and vaults on the landscape plan.
Response: The transformer has not been located at this time, but the SES and lights have been identified on the plans.

27. To avoid conflicts between the size of mature trees and light fixtures, please shift either the location of trees or the location of light fixtures so that there is at least twenty (20) feet between tree trunks and light fixtures.
Response: Lights have been added to the plans and the landscape has been adjusted to eliminate conflicts between trees and light poles. A 20' radius circle has been added to the light poles to show the clear space needed around the light poles.

28. Due to the stout terminal spines of *Agave desmettiana* Smooth Agave, do not install this plant less than four (4) feet on-center from the edge of any pedestrian pathways or areas, and parking spaces.
Response: The locations of the Smooth Agave have been modified.

29. Please modify the plant species that are indicated in the street frontage open space/landscape area so that they match the Segment 1 Plant List that is in the Scottsdale Road Streetscape.
Response: The plant list has been modified, and the plants in the legend have been identified by an asterisk.

Please contact me if you have any questions.

Thank you,

A handwritten signature in black ink that reads 'A. Hillman'.

Aaron Hillman
Collaborative V Design Studio

SALAD AND GO 1st City Review Comments Response

53-DR-2016
 December 14, 2016

Civil Engineering - Civil Review:

Comment from Doris McClay
Dated: November 18, 2016

Comment #	Comment Summary	Response
Fire # 6	Please demonstrate the hydrant spacing, existing and proposed on the site plan, (Fire Ord. 4045-507.1.2)	Existing fire hydrant located north of the site on the east side of Scottsdale Road cover the building. Dimensions added to plan.
7	Please designate Fire Lanes on the site plan for tie commercial building (Fire Ord. 4045, 503-3).	See architect plans
8	Please demonstrate that the FDC meets the spacing requirements in accordance with Ordinance 4045, 912 & I's & A's, 8.17.2.4.6.1.	Comment addressed
Drainage 9	Please submit 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 submittal material identified in Attachment A.	Comment addressed
10	Please submit a CD in the Back pocket of each Case Drainage Report containing a PDF file of the complete sealed and signed drainage report.	Comment addressed.
11	As you can see in the below attached 11x17 color aerial map from 2005, which is printed out from the COS LIS, this site had a building surrounded by paved areas and some landscape areas. The site was demolished sometime around 2010. Therefore, this site does not require providing full storm water storage; rather it qualifies for the pre-vs-post storm water storage only. This will significantly reduce the requirement for the 100-year, 2-hour storm event and the client may not necessarily have to provide... retention. The engineer may use $V = \Delta CRA$ to come up with a much smaller volume requirement.	The previous and proposed improvements were evaluated and the new improvements have less impervious area than the previous did. The storm water runoff from the site is less now than it was previously so no retention is required.
12	Use the attached 11x17 color aerial map from 2005 and draw polygons over the existing building footprints, paved areas, landscape areas, etc....Label them on the map... Please calculate the existing condition weighted Runoff Coefficient C value for the entire site.	An older aerial image was used to calculate existing surface material areas and determine an existing condition weighted runoff coefficient. See drainage calculations for results.
13	Draw polygons over the proposed building footprints, paved areas, landscape areas, etc... on the pre-grading plan in the report. List areas for land use types etc... Calculate the	The grading drawings were used to calculate the proposed condition weighted runoff



	"Proposed Condition" area average weighted runoff coefficient for the entire site.	coefficient. See drainage calculations for results.
14	Please calculate the storm water storage requirement based on the pre – vs – post development area – weighted runoff coefficient C, mentioned in # 2 and # 3 above using $V = \Delta$ CRA equation. Provide a surface detention/retention basin for the required volume. However, if it turns out that the storm water storage volume is not required or is insignificant (negligible), then such should be stated in the drainage report as a criterion of not being required to provide onsite storm water storage for this site	The pre vs post was compared and it was found that the previous site improved had more impervious surface area than the proposed site. The project does not require storm water retention. Some retention will be provided in 6" deep basins to collect nuisance storm water.
15	If the storm water basin is retention in nature, then state in the drainage report that the percolation test of the site will be performed using "dual ring infiltrometer" prior to the improvement plan submittal and that a copy of the geotechnical report will be included in the Final Drainage Report as an addendum. Also state that drywells may have to be installed if the percolation test shows that the basin will not drain within 36 hours through natural percolation.	There are 3, 6" retention basins being constructed. They are assumed to be able to percolate within 36 hours because of the shallowness of them.
16	In case a detention/retention basin is provided on the project site in order to address comment #5 (14) and or comment #6 (15) above, then show the approximate limit of the Drainage Easement (DE) on the Preliminary G&D Plan, which should be dedicated with the improvement plan submittal.	Provided basins are not required and are only 6" deep.
Water & Waste Water 17	Please submit three copies of the Water and Waste Water Design Report(s) with the rest of the resubmittal material identified in Attachment A.	Comments addressed.

Respectfully submitted,

Jeff Wimmer, PE

Standage & Associates, LTD

City of Scottsdale
7447 East Indian School Road
Scottsdale, Arizona 85251
Re: 53-DR-2016
11/30/16

Dear Doris McClay,

In response to your comments dated November 18, 2016.

1. Narrative has been revised per criteria in Sec. 1.904.
2. As submitted before, there is no exposed roof drainage systems on the project. All roofs are drained per interior liters and outfall at the base of the building. The flat roofs drain off the edge with a metal drip.
3. The building mounted light fixtures have been noted to be directed downward. *WHERE?*
- ✓ 4. Lighting and landscape have been coordinated.
5. A 6' screen wall has been added to the rear of the building to hide the building mounted electrical service. See site plan, site details, floor plans & elevations.
6. A note and dimension has been added on the site plan at the upper northwest corner of the lot. As mentioned in our pre-app, this hydrant was sufficient for our site requirements.
7. Fire lanes
8. The FDC has been added to the site plan and dimensioned to the nearest access per Fire Ordinance.

See Civil comments for items #9 through #17.

18. Summary of information has been added to the conceptual *SITE* landscape plan.
- ✓ 19. The screen walls have been extended towards the south to screen the drive-through lanes as directed.
20. The bicycle parking has been revised per City of Scottsdale standards. Clearance has been shown on the site plan.
21. See #20 above.
- ✓ 22. a. A bar scale has been provided.
b. Required bicycle parking calculations has been added.
c. The site plan has been noted showing above ground equipment. SES
d. All offsite utilities, signage, etc. has been added to the site plan.
- ✓ 23. The site plan has been identified what the parking area is by a dashed line. The parking landscape areas have been hatched showing the locations for the landscape. The calculations have also been added to the site plan under the project information as requested.

27. Site walls were detailed in the first submittal and noted for material and color. The horizontal alignment has been changed to break up the wall and add interest as directed. A site wall detail was added for the utility screen wall to the site detail sheet.

See landscape comments for items #25 through #29.

30. Window sections have been added to indicate the depth of the windows and doors meets the cities requirements on the elevation sheet.
31. See #30 comments above.
32. We will change the metal from a corrugated steel to a flat panel steel (rusted) to be in more align with the other materials.
33. The light poles were noted on the site electrical plan of having a height of 15' AFG. My note only signified that the maximum height was for the structural base, not that the light poles were 25' high.
34. Fixture lumen output changed to reduce overall average to 2.5 foot-candles
35. The color of the light poles has been noted as being "Flat Black".
36. The fire truck radiuses have been added to the site plan.
37. We do not have a riser room but a location adjacent to the entrance into the building dedicated to the 2" fire riser. A copy of the floor plan is attached to show the location as you requested.
38. Font size has been changed.
39. Font size has been changed.
40. Font size has been changed.
41. Site walls are labeled and identified for details.
42. Sight distance visibility triangles have been added.
43. Plane elevations have been added to the elevations to clarify depth.
44. Font size has been changed.
45. The open space calculations and requirements were provided on the first submittal and remain.
46. A final plat showing the property line adjustment is in process and will be submitted with the final building plans.
47. A stop bar has been added to the site plan at the transition isle near the front of the property as directed.
48. The landscape buffer has been added to the rear property line.
49. The light was change to signify that the color is a white light.
50. The door to the restroom has been changed to the outside wall location to provide a restroom for employee's and the public.

See attached letters from associated engineers for their comments.

Thank you,

A handwritten signature in black ink, appearing to read 'Jeff Kamtz', with a long horizontal line extending to the right.

Jeff Kamtz, Brissette Architects, Inc.



November 18, 2016

Jeff Kamtz
Brissette Architects Inc
10229 N Scottsdale Rd Ste F
Scottsdale, AZ 85253

RE: 53-DR-2016
Salad and Go

Dear Mr. Kamtz:

The Planning & Development Services Division has completed the review of the above referenced development application submitted on 10/20/16. The following **1st Review Comments** represent the review performed by our team, and is intended to provide you with guidance for compliance with city codes, policies, and guidelines related to this application.

Zoning Ordinance and Scottsdale Revise Code Significant Issues

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

Zoning:

1. Please revise the Project Narrative so that addresses the criteria set forth in Sec. 1.904 of the Zoning Ordinance.
2. Please provide information and details related to the roof drainage system. Please refer to Zoning Ordinance Section 7.105. Design Standards and Policy Manual guidelines discourages use of exterior downspouts.
3. All building mounted lighting must be shown on the building elevations and any fixture 8 feet or higher shall be directed downward. Please refer to Sec. 7.600 of the Zoning Ordinance.
4. Please coordinate the landscape plan with the lighting plan in order to avoid conflicts between mature-size trees and light pole/fixtures. Please refer to Sec. 7.600 of the Zoning Ordinance.
5. 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

Fire:

6. Please demonstrate the Hydrant spacing, existing and proposed on the site plan (Fire Ord. 4045, 507.5.1.2).

7. Please designate Fire Lanes on the site plan for this commercial building (Fire Ord. 4045, 503.3).
8. Please demonstrate that the FDC meets the spacing requirements in accordance with Fire Ordinance 4045, 912 & I's & A's, 8.17.2.4.6.1.

Drainage:

9. 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.
10. Please submit a CD in the back pocket of each Case Drainage Report containing a PDF file of the complete sealed and signed drainage report. [Reference: COS DS&PM: Section 4-1.800 & Section 4-1A]
11. As can be seen in the below attached 11"X17" color Aerial Map from 2005 which is printed out from the COS Land Information System (LIS), this site had a building surrounded by paved areas and some landscape areas. The site was demolished sometime around 2010. Therefore, this site does not require providing full stormwater storage; rather it qualifies for the pre- vs. the post- stormwater storage only. This will significantly reduce the stormwater volume requirement for the 100-year, 2-hour storm event and the client may not unnecessarily have to spend thousands of dollars in constructing the underground storage tank and in purchasing a dry well to drain out the underground storage tank. Instead of calculating the stormwater runoff volume requirement by using $V = CRA$ equation, the Engineer may use $V = \Delta CRA$ to come up with a much smaller volume requirement. [Reference: COS DS&PM: Section 4-1.402, Section 4-1.800]
12. Use the attached 11"X17" color Aerial Map from 2005 and draw polygons over the existing building footprints, paved areas, landscape areas, etc. and label them on this map using appropriate symbols/legends. Please enlist all the areas for the different landuse types in sq.ft. and in acres on this map/exhibit. Please calculate the 'Existing Condition' area-weighted average Runoff Coefficient ('C') for the entire site. [Reference: COS DS&PM: Section 4-1.800; Section 4-1A & Section 4-1B]
13. Draw polygons over the proposed building footprints, paved areas, landscape areas, etc. on the 11"X17" PRELIMINARY GRADING & DRAINAGE PLAN which is provided in the drainage report. Please enlist all the areas for the different landuse types in sq.ft. and in acres on this map/exhibit. Please calculate the 'Proposed Condition' area-weighted average Runoff Coefficient ('C') for the entire site. [Reference: COS DS&PM: Section 4-1.800; Section 4-1A & Section 4-1B]
14. Please calculate the stormwater storage volume requirement based on the pre- vs. post-development area-weighted average Runoff Coefficients ('C') mentioned in Comment #2 & Comment #3 using $V = \Delta CRA$ equation. Provide a surface detention/retention basin for the required volume. However, if it turns out that the stormwater storage volume is not required or it is insignificant (negligible), then such should be stated in the drainage report as a criterion of not requiring providing onsite stormwater storage for this project site. [Reference: COS DS&PM: Section 4-1.402, Section 4-1.800]

15. If the stormwater storage basin is retention in nature (i.e. no bleed off pipe is provided), then state in the drainage report that a percolation test of the site will be performed using "dual ring infiltrometer" prior to the Improvement Plans submittal and that a copy of the geotechnical report will be included in the Final Drainage Report as an addendum. Also, state that drywells may have to be installed if the percolation test shows that the basin will not drain out within 36 hours through natural percolation. [Reference: COS DS&PM: Section 4-1.402, Section 4-1.800]
16. In case a detention/retention basin is provided on the project site in order to address Comment # 5 and/or Comment # 6 above, then show the approximate limit of the Drainage Easement (DE) on the PRELIMINARY GRADING & DRAINAGE PLAN (both on 24"X36" plan and on 11"X17" plan) which should be dedicated with the Improvement Plans submittal. [Reference: COS DS&PM: Section 4-1.700 & Section 4-1B]

Please briefly respond to each of the above comments (or check them with markers) and include the responses in the re-submittals.

Water and Waste Water:

17. Please submit three (3) copies of the Water and Waste Water Design Report(s) 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:

Site Design:

18. 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.B.2.
19. Please revise the southwestern portion of site plan so that the screen walls will be extended in order to screen the on-site vehicular circulation areas from view along the N. Scottsdale Road frontage. Please refer to Zoning Ordinance Section 9.106.F.
20. Please relocate the bicycle parking spaces so that they will not conflict with the adjacent sidewalk/pathway. As proposed, the bicycle rack is oriented perpendicular to the sidewalk/pathway and as a result a parked bicycle will conflict with the sidewalk/pathway. Please refer to City of Scottsdale Standard Detail No. 2285.
21. Please utilize a dashed or dotted line to show the locations and dimensions of bicycle parking spaces and rack design, in conformance with City of Scottsdale Standard Detail No. 2285, on the site plan. Detail No. 2285 is for 4 bicycle parking spaces and requires 6.5 feet by 9.5 feet of site area. Please refer to the Plan & Report Requirements for Development Applications. Please refer to DSPM Sec. 2-1.808 B. Please refer to Zoning Ordinance Section 1.303
22. Please provide a site plan and project data that complies with the Plan & Report Requirements for Development Applications. Please refer to Zoning Ordinance Section 1.303.
 - a. Provide a bar scale on the site plan.
 - b. Revise the project data to indicate bicycle parking - required, provided, show calculations.

- c. Revise the site plan to indicate the location of above ground utility equipment.
 - d. Revise the site plan to indicate the location of street lights, traffic control devices, Irrigation standpipes, and overhead utility lines and poles
23. Please provide the required 15% parking lot landscaping square footage and show the locations on the site plan. The landscape area adjacent to the parking lot up to 10 feet could be used as parking lot landscaping, but the parking space overhang cannot be counted as parking lot landscaping. Parking lot landscaping is separate from the Open Space requirement. Please refer to Zoning Ordinance Section 10.501.H.2
24. Please provide wall details. Perimeter and site walls should 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 should 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.

Landscape Design:

25. 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.
26. Please indicate the location of above ground utility equipment and vaults on the landscape plan. Please refer to the Plan & Report Requirements for Development Applications. Please refer to Design Standards & Policies Manual, Section 2-1.401.1. Please refer to Zoning Ordinance Section 1.303.
27. To avoid conflicts between the size of mature trees and light fixtures, please shift either the location of trees or the location of light fixtures so that there is at least twenty (20) feet between tree trunks and light fixtures. Please refer to Scottsdale Sensitive Design Principle 13.
28. Due to the stout terminal spines of *Agave desmettiana* Smooth Agave, do not install this plant less than four (4) feet on-center from the edge of any pedestrian pathways or areas, and parking spaces. Please refer to DSPM Sec. 2-1.1001.13.
29. Please modify the plant species that are indicated in the street frontage open space/landscape area so that they match the Segment 1 Plant List that is in the Scottsdale Road Streetscape Design Guidelines, which can be found on the Scottsdale website at:
<http://www.scottsdaleaz.gov/Assets/ScottsdaleAZ/Construction/scottsdale-road-streetscape/SRDesign.pdf>

Building Elevation Design:

30. Please provide window sections that indicate that all exterior window glazing will be recessed a minimum of fifty (50) percent of the wall depth, 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 and Scottsdale Restaurant Design Guidelines, Architecture section.
31. Please provide door sections that indicate that all exterior doors will be recessed a minimum of thirty (30) percent of the wall depth. 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 and Scottsdale Restaurant Design Guidelines, Architecture section

32. Regarding Keynote 12 'Corrugated metal' and Color Schedule note C-1 'Corrugated Metal Rusted & Sealed', please provide a metal material that has a surface texture and finish that is more refined and better related to the other metals that are utilized throughout the project. Please refer to Scottsdale Sensitive Design Principle 1.

Lighting Design:

33. On Sheet A-102 Details, Detail 3 Light Pole Detail indicates 25'-0" as the maximum height of the light pole and light fixture. On the western half of the site, please reduce the maximum height from 25'-0" to 20'-0" from finished grade to the bottom of the light fixture. On the eastern half of the site, please reduce the maximum height from 25'-0" to 16'-0" from finished grade to the bottom of the light fixture. Please refer to DSPM Section 2-1.1202.
34. The Ambient Lighting Zone for this property is the E4 – Urban Pedestrian Activity. The average footcandles for this zone is 2.5 Footcandles and the lighting photometrics plan indicates 3.3 footcandles. Please revise the fixtures to comply with this standard. Please refer to the Exterior and Site Lighting Design Guidelines.
35. Please indicate the color of all light poles and fixtures which is required to be flat black or bronze. Please refer to DSPM Section 2-1.1202.

Fire

36. Please demonstrate the commercial turning radii (25' inner/49' Outside /55' Bucket Swing) on the site plan (DSPM 2-1.802(5)).
37. Please show the location of Fire Riser room (DSPM 6-1.504(1)) on the site plan.

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:

38. 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.
39. Notes on the landscape plan appear to be 6-point font size, or less. Please revise the notes so that they are 12-point (1/6 inch) font size. Please refer to the Plan & Report Requirements for Development Applications. Please refer to Zoning Ordinance Section 1.303.
40. 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.
41. Please label the location of all screen walls on the site plan. Please refer to Zoning Ordinance Sections 5.1504, 7.105, 9.106.F, and 10.501.H.
42. Please utilize a dashed line to indicate the sight distance visibility triangles on the landscape plan. Please refer to the Plan & Report Requirements for Development Applications. Please

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

43. 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.
44. Notes on the lighting plans and cut-sheets appear to be 6-point font size, or less. Please revise the notes so that they are 12-point (1/6 inch) font size. Please refer to the Plan & Report Requirements for Development Applications. Please refer to Zoning Ordinance Section 1.303
45. Please include the amount of provided open space in the site information on the site plan.
46. A plat showing the lot line change will be required to be submitted with the final plans. A cross access easement for Emergency and Services vehicles will be required from this site to the driveway on Oak Street. Please show any existing easements on the site plan.
47. Please install a stop bar on the exit lane from the drive-thru area due to the shift in curb alignment so that drivers do not extend into the adjacent parking aisle and indicate this information on the site plan.
48. Please label the 10 foot landscape buffer from the rear property line abutting the residential district required under Zoning Ordinance Section 10.602.A.3b.

Lighting:

49. The manufacturer cut sheet for fixture WA indicated that the lighting is multi-colored. Please revise the lighting to white light on this sheet.

Other:

50. Please show the location of the public restroom on floor plan. The Building code requires public restroom with 300 square feet or more of public access area. The public outdoor patio area is 700 square feet.

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.

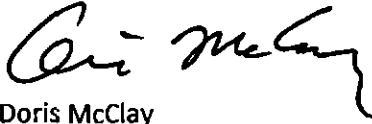
PLEASE CALL 480-312-7000 TO SCHEDULE A RESUBMITTAL MEETING WITH ME PRIOR TO YOUR PLANNED RESUBMITTAL DATE. DO NOT DROP OFF ANY RESUBMITTAL MATERIAL WITHOUT A SCHEDULED MEETING. THIS WILL HELP MAKE SURE I'M AVAILABLE TO REVIEW YOUR RESUBMITTAL AND PREVENT ANY UNNECESSARY DELAYS. RESUBMITTAL MATERIAL THAT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

The Planning & Development Services Division has had this application in review for 22 Staff Review Days since the application was determined to be administratively complete.

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

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

Sincerely,

A handwritten signature in black ink, appearing to read "Doris McClay". The signature is written in a cursive style with a large, looping initial "D".

Doris McClay
Planner

cc: Halle Properties LLC

**ATTACHMENT A
Resubmittal Checklist**

Case Number: **53-DR-2016**

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)

Site Plan:

_____ 7 _____ 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"

Landscape Plan:

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

Lighting Site Plan(s):

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

Photometric Analysis Plan(s):

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

Manufacturer Cut Sheets of All Proposed Lighting:

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

Floor Plan(s):

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

Technical Reports:

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