

**Correspondence Between
Staff and Applicant
Approval Letter**



Planning & Development Services Department
Planning and Neighborhood

7447 East Indian School Road
Scottsdale, Arizona 85251

March 6, 2018

33-DR-2017
Kelly Lannan
Hayden Virginia LLC
7520 E Angus Dr
Scottsdale, AZ 85251

RE: DRB APPROVAL NOTIFICATION

Case Reference No: 33-DR-2017 2529 North Hayden

The Development Review Board approved the above referenced case on March 1, 2018. For your use and reference, we have enclosed the following documents:

- Approved Stipulations/Ordinance Requirements
- Site Plan with Fire Dept. Requirements Notations
- Accepted Basis of Design Reports
- 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, Jeff Barnes, 480-312-2376.
- Table: "About Fees"
 - A brief overview of fee types. A plan review fee is paid when construction documents are submitted, after which construction may begin. You may review the current years fee schedule at: <http://www.scottsdaleaz.gov/bldgresources/Fees/default.asp>

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

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

Sincerely,



Jeff Barnes
Senior Planner
jbarnes@ScottsdaleAZ.gov



October 31, 2017

Jeff Barnes
Planning & Development
Services Department
City of Scottsdale
7447 E. Indian School Rd
Suite 105
Scottsdale, AZ 85251

RE: 33-DR-2017
2529 North Hayden

Dear Mr. Barnes:

This letter lists the applicant's responses to your 1st review comment letter dated September 13, 2017, case #33-DR-2017. The 1st review comments are listed numerically as you provided, and responses are listed below each comment in ***bold italics***. Please refer to the 2nd submittal plan documents for changes and updates to plans as noted in the below responses.

Zoning Ordinance and Scottsdale Revise Code Significant Issues

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

Zoning:

1. The submitted Commitment for Title Insurance lists Harper's on Hayden LLC as the property owner. Please provide a revised Commitment for Title Insurance that reflects the current ownership information for the properties with the next submittal. (Zoning Ordinance, Sec. 1.304.)
Response: Revised Commitment for Title Insurance included with resubmittal
2. The proposed site plan requests a reduction of one accessible parking space but this project does not meet the requirements for an accessible parking reduction as listed in Section 9.105.C.2 of the Zoning Ordinance.
Response: Revised per comment #3 below
3. Section 9.105.J of the Zoning Ordinance requires a portion of the garages to be adaptable to become accessible parking. This may result in only having 1 surface accessible parking space and the rest of the requirement provided as adaptable garage spaces. Please revise the site plan to address Section 9.105.J and revise the garage details to demonstrate the ability to meet the dimensional requirements for accessible parking.
Response: All tandem garages (11 units in total) meet 16' interior garage dimension to be adaptable for ADA accessible parking. One ADA van accessible space is provided in surface parking area, adjacent to the mailbox and pool amenity entry. See typical ADA space detail on Sheet SP.4
4. The proposed site plan identifies nine (9) surface parking spaces provided but only shows eight (8) spaces. Please revise the site plan to accurately reflect the parking spaces and calculations. Please revise site plan to

dimension and label all surface parking spaces in the next submittal.

Response: Parking calculations revised, surface parking spaces are dimensioned on sheets SP.1 & SP.4

5. Please relocate the bicycle parking spaces so that they will comply with Zoning Ordinance Section 9.106.C.2.

Response: Bicycle rack relocated to meet requirements. Bicycle rack moved to be minimum 1' from sidewalks.

6. At locations where parking spaces are perpendicular to a sidewalk or landscape area, please modify the length of the parking spaces so that they are sixteen (16) feet long with a two-foot vehicle overhang. Convert the remaining site area into sidewalk width and/or landscape area. Please refer to Zoning Ordinance Section 9.106.A.l.b and Section 10.501.F.c.

Response: Curb locations revised accordingly, vehicle parking overhang shown on architectural site plan SP.1.

7. Please revise the floorplans to identify and dimension the garages. In accordance with Sec. 9.106.A.l.a.i of the Zoning Ordinance, where a parking space is located adjacent to a wall there shall be an additional two (2) feet of width provided on the obstructed side.

Response: Received clarification on minimum garage width from City on 10/23. Garage dimensions to remain as initially designed and dimensions shown on architectural floor plans. The garage for Unit A was widened to be adaptable for an ADA parking space.

8. Please indicate the location and method of screening for all above ground mechanical and utility equipment. Please refer to the Plan & Report Requirements for Development Applications. Please refer to Zoning Ordinance Section 7.105 and 7.200.B.

Response: Equipment screening is explained in the narrative; relocation of electrical transformer and new screen wall is noted on the site plan (SP.1). Final utility design will be determined at time of permit and screen walls will be located accordingly with building permit. Parapet screen walls have been called out on the elevations to show them on the roofs of the buildings. Roof plans have been also provided to show the screening of units.

Landscape:

9. Please note that forty percent (40%) of trees for this project shall be mature, as defined in Article III of the Zoning Ordinance. Indicate both the compliant caliper and industry standard box-size for that caliper in the plant palette, based on the provisions within Section 10.501.B of the Zoning Ordinance.

- a. There are several mature trees that currently exist along the east boundary of the site. The Landscape Plans appear to show all new trees being provided in their place within the 15 foot wide landscape buffer. Keeping these trees will maintain the currently existing screening/buffering which is unlikely to be replicated by the plant pallet proposed. Retaining the existing trees may also address concerns expressed by the adjacent neighborhood regarding east facing balconies and windows.

Response: Analyzed options to preserve existing trees. Due to their location on and near the property line and their age and health, the existing trees are to be removed as they will become damaged during construction. New buffer trees have been called out on the landscape plan (Sheet L.1) to act as screen to the adjacent neighborhood.

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

Response: Summary data has been added to the conceptual landscape plan to show the overall square foot percentage of the landscape areas.

Exterior Lighting:

11. There is inconsistency between Sheet L-3 Lighting Plan and the light fixture cut-sheets that have been submitted. Please provide a lighting plan, photometric study, and light fixture cut-sheets that indicate any existing and all proposed lights that will be included with this project. There will be comments regarding

the proposed lighting plan, photometric study, and light fixture cut-sheets after it is received and reviewed by staff. Please refer to the Plan & Report Requirements for Development Applications. Please refer to Scottsdale Zoning Ordinance Section 7.600. Please refer to Zoning Ordinance Section 1.303.

Response: Lighting plan and photometric study provided on Sheet L.3. Light fixture cut-sheets are referenced on plan and included with resubmittal.

Engineering:

12. Please clarify on the revised plans that the existing electrical aerial drop line and onsite pole (serving the existing building on the site) from the northeast corner of the site will be undergrounded as part of this application in accordance with Sec. 47-80 of the Scottsdale Revised Code.

Response: Note has been added to the Architectural Site Plan SP.1, to remove existing utility pole.

Circulation:

13. Please dedicate a full sixty-five (65) foot width of fee title right-of-way on N. Hayden Road along the site frontage, or dedicate right-of-way over any portions of N. Hayden Road that are currently dedicated as roadway easements, in accordance with Scottsdale Revised Code Sec. 47-10.

Response: Roadway dedication is noted on architectural site plan (SP.1).

Fire:

14. Please revise the site plan to address and identify that a "Key switch/pre-emption sensor" is required for commercial/Multi-family/Gated communities, per Fire Ordinance 4283, 503.6.1.

Response: Key switch/pre-emption sensor and control box is noted on site plan (SP.1).

15. Please revise the site plan to demonstrate Hydrant spacing, existing and proposed, is being met in accordance with Fire Ordinance 4283, 507.5.1.2.

Response: Hydrants and spacing shown on the civil engineer's preliminary Water/Utility Plan.

16. Please revise the site plan to identify and dimension that designate Fire Lanes for all Commercial/ Multi-Family projects are achieving a minimum twenty-four (24) foot width, in accordance with Fire Ordinance 4283, 503.3.

Response: Site plan is labeled showing 24' minimum fire lanes throughout.

17. Please revise the site plan to demonstrate the FDC spacing requirements are being met in accordance with Fire Ordinance 4283, 912.

Response: FDC spacing requirements provided as applicable for the 13-D suppression system proposed.

Drainage:

18. 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. The Drainage Report should address the following:

- a. Case drainage reports and related information submitted in support of development review applications should include an approximately 90% level of design and analysis to allow City staff conduct an accurate analysis of the viability of the proposed project and an in-depth evaluation of the function and design of the stormwater management system. [REFERENCE: COS OSPM: SECTION 4-1.900]

Response: The design and reports have been updated with more design for the city staff to conduct an accurate analysis of the viability of the project.

- b. The Lower Indian Bend Wash (LIBW) ADMP preliminary results show a significant offsite flow impacting the project site (see screen capture below). This needs to be addressed in substantial detail and accounted for in the design of the project. How much offsite flow is impacting the site currently? How is this expected to change with the proposed improvements? The preliminary report and plans will need to illustrate how these offsite flows are safely routed through the site. Include all relevant excerpts from the Lower Indian Bend Wash ADMP [REFERENCE: COS OSPM: SECTION 4-1.804]

Response: The Lower Indian Bend Wash ADMP preliminary results have been reviewed and the impact on the site has been documented and calculated in the report showing all the offsite flows impacting the site and how it will change the improvements.

- c. Include the NOAA Atlas 14 rainfall data for the project site. This should be printed directly from the NOAA website. [REFERENCE: cosDSPM: SECTION 4-1.402 & 4.1-900]

Response: The NOAA Atlas 14 rainfall data for the project site has been added to the Appendix of the drainage report.

- d. The preliminary drainage report needs to specify the volume, type and location of the proposed underground basin. Verify that the proposed basin can drain via gravity. If it cannot, a smaller pipe size will be needed. [REFERENCE: cosDSPM: APPENDIX-IA]

Response: The drainage report has been updated to include the specified information. The underground storage basin will have a pipe connecting to the existing 42" storm drain pipe in the road to allow for bleed off of basin.

- e. Provide back-up calculations for how the detention basin was sized. Per the City's pre- vs post-development policy, the storage requirement for a previously developed site is based on the increase in stormwater runoff associated with the proposed development. A weighted C value must be calculated based on existing development. An exhibit showing the development site based on a current aerial photograph and showing the delineation of the various C value areas should be included in the report along with a weighted C calculation. The C value for the post-development condition can be based on either zoning or a weighted C calculation. [REFERENCE: cos DSPM: APPENDIX-IA]

Response: All calculations have been updated and added to the report.

- f. All underground stormwater storage facilities must follow the requirements in the DSPM. This includes the specific policy and criteria for design, operations, maintenance, and liability. The report needs to acknowledge these requirements. [REFERENCE: COS DSPM: SECTION 4- 1.403]

Response: The report has been updated to acknowledge the recommended requirements.

- g. For redevelopment projects, in addition to providing storage to meet pre- vs. post- developed conditions, projects must meet first flush treatment for the re-developed area. Discuss how first flush treatment will be provided. [REFERENCE: COS ORDINANCE: SECTION 37-1.804]

Response: The drainage report discusses how the first flush treatment will be provided.

- h. Each drainage report should include a completed Warning and Disclaimer of Liability. [REFERENCE: COS DSPM: SECTION 4-1A]

Response: The drainage report includes the completed Warning and Disclaimer of Liability.

19. The area of disturbance during construction of this project will exceed 1 acre. Any disturbed area over 1 acre requires a Notice of Intent (NOi) Certification from the ADEQ prior to construction. Please add a section in the report stating that an NOi will be submitted to ADEQ and an approved NOi Certification from ADEQ with an AZCON number will be provided to the City during the improvement plans submittal. [REFERENCE: COS DSPM: SECTION 4-1.300]

Response: The drainage report has been updated to note that there will be an NOI applied for as the time of improvement plan submittal.

20. On the Preliminary Grading and Drainage Plan [REFERENCE: cosDSPM: SECTION 4-1.804]:

- a. Provide more information on the configuration of the underground storage basin (size, type, invert elevations, etc.)

Response: The configuration of the underground storage basin has been labeled with sizes, inverts and type as shown on the plans.

- b. Label grate and invert elevations for all catch basins.

Response: The grate and invert elevations for all catch basins have been added to the plans.

- c. Any detention basins will require a drainage easement.

Response: An 18' wide drainage easement has been added to the location of the underground storage basin. Because of right-of-way and building location this was the max easement allowed in this area.

21. Please note that due to the number of issues that have been identified with this first review, it is

anticipated that more comments will come up during the review of new material provided during the second review.

Response: It has been noted that there could be more comments after next review.

Water and Waste Water:

22. Please submit three (3) copies of the "Final" Water and Waste Water Design Report(s), for approval, to your Project Coordinator with the rest of the resubmittal material identified in Attachment A.

Response: Three copies of the water and waste water design reports will be submitted.

Building Elevations:

23. 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.

Response: Parapet screen walls have been called out on the elevations to show them on the roofs of the buildings. Roof plans have been also provided to show the screening of units.

24. Please provide information and details related to the roof drainage system. Please refer to Zoning Ordinance Section 7.105.

Response: Scuppers and downspouts have been provided on the elevations. Roof plans have been provided to show drainage.

Other:

25. Any development on the property is subject to the requirements of Scottsdale Revised Code, Chapter 46, Article VI, Protection of Archaeological Resources, Section 46-134 - Discoveries of archaeological resources during construction.

Response: Understood and Noted

Site Design:

26. Please provide a site plan and project data that complies with the Plan & Report Requirements for Development Applications. There will be comments regarding the site plan after it has been received and reviewed by staff. Please refer to Zoning Ordinance Section 1.303.

- a. Darken the line weight for all site elements that are located beyond the building footprint. It is difficult to read and understand these aspects of the site plan.

Response: All proposed site elements shown in darker lines

- b. Revise the project data to indicate the gross floor area on the site plan.

Response: GFA Shown in project data table

- c. Revise the project data to indicate open space - required, provided, show calculations - on the site plan. Please refer to Zoning Ordinance Section 5.1004.

Response: Complete open space calcs. now shown on both site plan and Open Space Worksheet, SP.3

- d. Revise the project data to indicate the number of dwelling units identified by the number of bedrooms on the site plan.

Response: Added total number of bedrooms proposed (72) to total dwelling unit calc

- e. Revise the site plan to indicate the number of consecutive vehicle parking spaces in each row.

Response: The plan provides only one row of consecutive parking spaces equaling a total of 6 (note added to Parking /Circ Plan SP.4)

- f. Revise the site plan to indicate the location and dimensions of all abutting rights-of-way, including alleys.

Response: ½ Street ROW and Alley dimensioned on site plan (SP.1)

- g. Revise the site plan to indicate the dimensions of the parcel.

Response: All lot lines are dimensioned on site plan

- h. Revise the site plan to indicate the dimension from each building/structure to the adjacent/abutting property line.

Response: 20' BSL shown along all public street frontages and each building distance is dimensioned to

nearest property line other than street-sides.

- i. Revise the site plan to indicate the location of sidewalks, with pavement types, and dimensions.
Response: All proposed sidewalks are textured with concrete, labeled, and dimensioned
27. Notes and dimensions on the site plan appear to be 6-point font size, or less. Please revise the notes so that they are 12-point font size (1/6th of an inch). Please refer to the Plan & Report Requirements for Development Applications. Please refer to Zoning Ordinance Section 1.303.
Response: All font sizes are a minimum 12-pt
28. Please increase the width of the pedestrian walkway from the public sidewalk that is on Hayden Road and Virginia Avenue to each of the tenant entry areas so that it will be a minimum of 6-foot clear width. Please refer to Scottsdale Sensitive Design Principle 6 and Design Standards & Policies Manual, Section 2-1.808.
Response: Plan revised to show and label 6' wide concrete sidewalks to entry gates, 5' concrete sidewalks within fenced area, and 4' concrete sidewalks to front entry of units.
29. Please indicate the locations of building mounted and free standing exterior light fixtures on the site plan. Please refer to the Plan & Report Requirements for Development Applications. Please refer to Zoning Ordinance Section 1.303.
Response: All exterior light fixtures are shown on site plan (SP.1) and lighting and photometrics plan sheet L.3
30. Perimeter and site walls shall be constructed with 6 or 8-inch-wide concrete masonry blocks, 8 inches wide brick, stone, concrete, or a similar solid and durable material to match the building. Stucco and paint the surface of concrete block walls to match the on-site buildings unless they are split-faced, grid or similar decorative types of block. Grade breaks shall be located at the top of the wall at piers or corners wherever possible. Include varied setbacks, alignments, and/or heights and/or piers or buttresses for walls over 200 feet long. Vary the horizontal and vertical alignment of the wall for visual interest. Please refer to Scottsdale Design Standards & Policies Manual Section 2- 1.401.5.
Response: All walls 6" and labeled, detail provided on sheet SP.5
31. Please contact Salt River Project (SRP) to coordinate the installation of electric lines and the location of electrical equipment to serve the proposed development. Please contact Mr. Bob Trzepkowski, SRP Construction Relations Management, Strategic Business Development, (602) 236-8173. Please refer to the City of Scottsdale Commercial Design Guidelines, Site Design Section.
Response: Contacted and dialogue has begun. Tentative location of above ground equipment shown on site plan, with appropriate screening noted on SP.1
32. Please provide design details of the hardscape and pavement design, shade devices and materials, and pedestrian amenities. Please refer to the Scottsdale Commercial Design Guidelines, Site Design, On-site Amenities and Special Features.
Response: Design details noted on Landscape/hardscape plan. Turf areas for active recreation, such as bocci, catch, and gathering areas may occur in open spaces between buildings, gathering space and BBQ provided within pool enclosure. Majority of units provide a usable front porch.

Landscape Design:

33. 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.
Response: Notes are correctly scaled to 12-point font.
34. Please utilize a dashed line to indicate the sight distance visibility triangles on the landscape plan. Please refer to the Plan & Report Requirements for Development Applications. Please refer to the Scottsdale Design Standards & Policies Manual Section 5-3.119. Please refer to Zoning Ordinance

Section 1.303.

Response: Dashed line has been added to indicate sight distance visibility.

35. Due to the broad arching form of the leaves and flower stems of *Hesperaloe parviflora* Red Yucca, please revise the landscape plan so that the mature size of this plant will be at least four (4) feet from the edge of any parking spaces, pedestrian pathways or areas. Please refer to DSPM Sec. 2-1.1001.13.

Response: No hesperaloe are shown within 4 feet of pedestrian areas. Hesperaloe parviflora has been revised to the smaller 'brakelight' cultivar.

Building Elevation Design:

36. 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.

Response: Notes and dimensions have been revised.

37. 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.

Response: Number notations have been added to the elevations.

38. Please provide notation regarding the locations of the materials and colors that will be utilized on the building elevations. Please refer to the Development Review Board Application Checklist and the Plan & Report Requirements for Development Applications. There will be comments regarding the building elevations after the materials and colors information has been received and reviewed by staff. Please refer to Zoning Ordinance Section 1.303.

Response: Exterior elevation material notes have been added to the elevations.

39. Please revise the Color & Material Sample Board per the Development Review Development Application Checklist, Part III -Samples & Models. It may be necessary to provide two boards. Please consider using a thicker foam core board, or multiple-layered foam core board so that heavier samples can be recessed into the board. This helps prevent heavier samples from falling off and makes the boards easier to scan.

Response: New color and material sample boards have been provided.

40. Please provide window sections that indicate that all exterior window glazing will be recessed a minimum of fifty (50) percent of the wall thickness, including glass curtain walls/windows within any tower/clerestory elements. Please demonstrate the amount of recess by providing dimensions from the face of the exterior wall to face of glazing, exclusive of external detailing. Please refer to the Scottsdale Sensitive Design Principle 9.

Response: Window Sections details have been provided.

41. Please provide door sections that indicate that all exterior doors will be recessed a minimum of thirty (30) percent of the wall thickness. Please demonstrate the amount of recess by providing dimensions from the face of the exterior wall to the face of the door frame or panel, exclusive of external detailing. Please refer to the Scottsdale Sensitive Design Principle 9.

Response: Door Section details have been provided.

42. Please provide section drawings of the proposed exterior shade devices. Provide information that describes the shadow/shade that will be accomplished by the proposed shade devices, given the vertical dimensions of the wall opening. All shade devices should be designed so that the shade material has a density of 75%, or greater, in order to maximize the effectiveness of the shade devices. Please refer to Scottsdale Sensitive Design Principle 9. Please refer to the following internet link: <http://www.scottsdaleaz.gov/design/Shading>.

Response: Window detail with shades have been provided.

43. Please indicate the locations of all building mounted lighting fixtures on the building

elevation drawings. Please refer to the Plan & Report Requirements for Development Applications. Please refer to Zoning Ordinance Section 1.303.

Response: Light fixtures have been shown on the elevations.

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

Response: Electrical meters are now shown on the floor plan and elevations. They are recessed to be flush with the exterior walls and will be located on the Elevation side that is not exposed to Hayden.

45. All exterior mechanical, utility, and communications equipment shall be screened by a parapet that matches the architectural characteristics, color, and finish of the building. Parapet height for roof-mounted units shall be equal to, or exceed the height of the tallest unit. Please refer to Design Standards & Policies Manual, Section 2-1.401.1.

Response: Parapet screen walls have been called out on the elevations to show them on the roofs of the buildings. Roof plans have been also provided to show the screening of units.

46. Roof drainage systems shall be interior to the building, except that overflow scuppers are permitted. If overflow scuppers are provided, they shall be integrated with the architectural design. Areas that are rooftop drainage shall be designed and constructed to minimize erosion or staining of nearby building walls and direct water away from the building foundations. Please refer to Design Standards & Policies Manual, Section 2-1.401.4.

Response: Scuppers and downspouts have been provided on the elevations. Roof plans have been provided to show drainage.

Floor Plan Design:

47. On the lower right corner of Sheets A5.2.2, A5.2.3, A6.3.3, A6.2, please revise the floor plan reference note so that it matches the plans that are on respective sheets. Please refer to the Plan & Report Requirements for Development Applications. Please refer to Zoning Ordinance Section 1.303.

Response: Plan sheets have been updated to reflect the correct notation.

48. Notes on the floor 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.

Response: Notes on the floor plan have been updated to the correct size.

49. Please provide a floor plan or roof plan that indicates and illustrates the location of the roof access ladder. Please refer to Scottsdale Design Standards & Policies Manual Section 2-1.401.3.

Response: Roof plans have been provided. A roof hatch for each unit will provide access to the roof in lieu of an exterior access ladder

Lighting Design:

50. Please ensure the following parameters are being met with the revised lighting plan information, in accordance with the City of Scottsdale Exterior Lighting Policy and the DSPM:
- The maintained average horizontal luminance level, at grade on the site, shall not exceed 2.0 foot-candles.
 - The maintained maximum horizontal luminance level, at grade on the site, shall not exceed 6.0 foot-candles.
 - The initial vertical luminance at 6-foot above grade, along the entire property line (or 1-foot outside of any block wall exceeding 5-foot in height) shall not exceed 0.8 foot-candles. All exterior luminaires shall be included in this calculation.

Response: The parameters have been met per the revised lighting plan.

Circulation:

51. Please revise the site plan to identify the use of type CL-1 driveway for the proposed site exit on to N. Hayden Road; following Standard Detail #2256, DSPM 5-3.200, and DSPM Sec. 5-3.205.
Response: Per clarification email, type CL-1 is shown for 24' egress, one-way only, therefore right-in ingress taper deleted from detail.
52. Please revise the site plan to identify the use of type M-1 driveway for the site entrance from E. Virginia Avenue; following Standard Detail #2255, DSPM 5-3.200, and DSPM Sec. 5-3.205.
Response: Type M-1 driveway detail is shown, and modified for increased width to provide guest vehicle call-box turn-out lane.
53. Please revise the site plan to show that the proposed gated entry design is in general conformance with City standard, DSPM Sec. 2-1.806; DSPM Fig. 2.1-3. The call box may be located a minimum of fifty (50) feet from the E. Virginia Avenue curb line, instead of the standard seventy-five (75) feet. A fifty (50) foot wide turning width shall be provided in front of the gate.
Response: Per understanding with Traffic Division, this application will maintain a minimum 43' turn-around radius as shown.
54. Please revise the site plan to replace the existing four (4) foot wide sidewalk along the E. Virginia Avenue site frontage with six (6) foot wide sidewalk, in accordance with DSPM Sec. 5-3.100; Scottsdale Revised Code 47-36 - Street Improvements; 2008 Transportation Master Plan: Ch. 7, Sec. 8.
Response: Site plan revised accordingly.
55. In accordance with DSPM Section 2-1.808 and 5-3, please revise the site plan to show the sidewalks having a minimum width of six (6) feet connecting from the sidewalks along street frontages to the main pedestrian entrances.
Response: Per discussion with staff, site plan revised to provide 6' to gated entries, 5' within site walls, and 4' from interior sidewalks to front entries.
56. Please revise the site plan to show the construction of a new corner sidewalk ramp at the intersection of N. Hayden Road and E. Virginia Avenue, per COS Std. Detail #2234. In accordance with DSPM Sec. 5-3, sidewalk ramps must comply with current ADA requirements.
Response: New ADA apron shown and labeled
57. Please revise the site plan to show the intersection sight distance triangles at both site driveways, per DSPM Sec. 5-3.119D; Fig. 5.3-26.
Response: Intersection sight distance triangles shown on site plan
58. Please revise the site plan to show the safety triangle at the intersection of N. Hayden Road and E. Virginia Avenue, per DSPM Sec. 5-3.119D; Fig. 5.3-27.
Response: Intersection safety triangles shown on site plan

Fire:

59. Please revise the site plan to demonstrate that the commercial turning radii (25 foot inner/49 foot outside/55 foot bucket swing) are being met per DSPM 2-1.802(5).
Response: Per discussion with Doug Wilson, fire apparatus turn radii acceptable as shown.
60. Please revise the site plan to demonstrate that the fire lane surface will support 83,000lb GVW, per DSPM 2-1.802(3).
Response: Understood and agreed. Please place as condition of approval
61. Please revise the site plan to clearly identify the location of the fire riser room, per DSPM 6-1.504(1).
Response: 13-D system proposed, fire riser room not required

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:

62. Please revise the site plan to clearly identify the location of the air release valve along N. Hayden Road.

Response: Unable to locate air release valve, please advise of location

63. Please revise the site plan to show the location of the FDC on the parcel to the south and to dimension that the proposed driveway maintains the minimum four (4) foot separation required from the FDC.

Response: Existing FDC standpipe is 4.4' from driveway. Location shown and dimensioned on site plan.

64. If refuse recycling will be offered, please revise the site plan to identify how and where this will be handled.

Response: Refuse recycling not offered at this time

Building Elevations:

65. Please verify that the floor plans are drawn to the scale identified on those plan sheets.

Response: Plans provided are to the scale identified on the sheets.

Drainage:

66. Please take note that the following will need to be provided with the Final Plans submittal:

Response: All of the following will be included with the Final Plans submittal.

- a. Calculate 2-, 10-, and 100-year peak discharges leaving the site for both pre- and post- developed conditions. The timing of on-site and off-site hydrographs needs to be considered when determining the actual peak discharges. Summarize these in a table and include backup calculations in the appendix. [REFERENCE: COS DSPM: SECTION 4-1.800]
- b. Provide a detention basin analysis which routes the inflow hydrographs through the proposed detention basin to ensure that the basin is sufficiently sized to meet requirements for pre- vs. post-developed conditions. The detention basin must be drained with a bleed-off pipe. Discuss how the operation of the basin will be affected by offsite flow. If the proposed basin will drain to the City's storm drain system, the detention basin analysis must consider the tailwater conditions of the storm drain. [REFERENCE: COS DSPM: SECTION 4-1.402]
- c. Provide hydrologic and hydraulic calculations for catch basins. [REFERENCE: COS DSPM: APPENDIX-1A]

Should you have any questions regarding these responses or the revised plan submittal, please contact me at your earliest convenience at the phone number or email below.

Sincerely,

Dana Burkhardt, AICP
480.229.8177
dburkhardt@hubplan.com

**ATTACHMENT A
Resubmittal Checklist**

Case Number: **33-DR-2017**

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

One copy: COVER LETTER - Respond to all the issues identified in the 1st Review Comment Letter

One copy: Commitment for Title Insurance

Four copies: Revised Narrative for Project

Site Plan:

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

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

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

Perspective(s):

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

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

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

Photometric Analysis Plan(s):

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

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

2 24" x 36" 1 11" x 17" ~~1~~ 11"

Technical Reports:

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

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

Case Review – Hayden & Virginia Townhomes

PROJECT NAME: HAYDEN AND VIRGNIA TOWNHOMES

LOCATION: 2529 HAYDEN RD

CASE NUMBER: 33-DR-2017

Review comments for Drainage Report and Preliminary G&D Plans by EPS Group, sealed August 10, 2017. The date of our review is August 31, 2017. Our review comments are as follows:

1. Case drainage reports and related information submitted in support of development review applications should include an approximately 90% level of design and analysis to allow City staff conduct an accurate analysis of the viability of the proposed project and an in-depth evaluation of the function and design of the stormwater management system. **[REFERENCE: COS DSPM: SECTION 4-1.900]**
2. The Lower Indian Bend Wash (LIBW) ADMP preliminary results show a significant offsite flow impacting the project site (see screen capture below). This needs to be addressed in substantial detail and accounted for in the design of the project. How much offsite flow is impacting the site currently? How is this expected to change with the proposed improvements? The preliminary report and plans will need to illustrate how these offsite flows are safely routed through the site. Include all relevant excerpts from the Lower Indian Bend Wash ADMP **[REFERENCE: COS DSPM: SECTION 4-1.804]**



3. Include the NOAA Atlas 14 rainfall data for the project site. This should be printed directly from the NOAA website. **[REFERENCE: COS DSPM: SECTION 4-1.402 & 4.1-900]**
4. The preliminary drainage report needs to specify the volume, type and location of the proposed underground basin. Verify that the proposed basin can drain via gravity. If it cannot, a smaller pipe size will be needed. **[REFERENCE: COS DSPM: APPENDIX-1A]**
5. Provide back-up calculations for how the detention basin was sized. Per the City's pre- vs post-development policy, the storage requirement for a previously developed site is based on the increase in stormwater runoff associated with the proposed development. A weighted C value must be calculated based on existing development. An exhibit showing the development site based on a current aerial photograph and showing the delineation of the various C value areas should be included in the report along with a weighted C calculation. The C value for the post-development condition can be based on either zoning or a weighted C calculation. **[REFERENCE: COS DSPM: APPENDIX-1A]**
6. Note that the following will need to be provided with the Final Plans submittal:
 - a. Calculate 2-, 10-, and 100-year peak discharges leaving the site for both pre- and post-developed conditions. The timing of on-site and off-site hydrographs needs to be considered when determining the actual peak discharges. Summarize these in a table and include backup calculations in the appendix. **[REFERENCE: COS DSPM: SECTION 4-1.800]**
 - b. Provide a detention basin analysis which routes the inflow hydrographs through the proposed detention basin to ensure that the basin is sufficiently sized to meet requirements for pre- vs. post-developed conditions. The detention basin must be drained with a bleed-off pipe. Discuss how the operation of the basin will be affected by offsite flow. If the proposed basin will drain to the City's storm drain system, the detention basin analysis must consider the tailwater condition of the storm drain. **[REFERENCE: COS DSPM: SECTION 4-1.402]**
 - c. Provide hydrologic and hydraulic calculations for catch basins. **[REFERENCE: COS DSPM: APPENDIX-1A]**
7. All underground stormwater storage facilities must follow the requirements in the DSPM. This includes the specific policy and criteria for design, operations, maintenance and liability. The report needs to acknowledge these requirements. **[REFERENCE: COS DSPM: SECTION 4-1.403]**
8. On the Preliminary Grading and Drainage Plan **[REFERENCE: COS DSPM: SECTION 4-1.804]**:
 - a. Provide more information on the configuration of the underground storage basin (size, type, invert elevations, etc.)
 - b. Label grate and invert elevations for all catch basins.
 - c. Any detention basins will require a drainage easement.
9. For redevelopment projects, in addition to providing storage to meet pre- vs. post-developed conditions, projects must meet first flush treatment for the re-developed

area. Discuss how first flush treatment will be provided. [REFERENCE: COS ORDINANCE: SECTION 37-1.804]

10. The area of disturbance during construction of this project will exceed 1 acre. Any disturbed area over 1 acre requires a Notice of Intent (NOI) Certification from the ADEQ prior to construction. Please add a section in the report stating that an NOI will be submitted to ADEQ and an approved NOI Certification from ADEQ with an AZCON number will be provided to the City during the improvement plans submittal. [REFERENCE: COS DS&PM: SECTION 4-1.300]
11. Each drainage report should include a completed Warning and Disclaimer of Liability. [REFERENCE: COS DSPM: SECTION 4-1A]
12. Please note that due to the number of issues that have been identified with this first review, it is anticipated that more comments will come up during the review of new material provided during the second review.

Alex Meñez, P.E., CFM
Sr. Stormwater Engineer
Stormwater Management
City of Scottsdale
Phone: 480-312-7278

Stormwater Review By:
Alex Menez
Phone: 480-312-7278
Fax: 480-312-9103
e-mail: amenez@ScottsdaleAZ.gov
Review Cycle | Date 8/31/17

Hayden and Virginia Townhomes

2529 N. Hayden Road
Scottsdale Arizona 85257

Drainage Narrative

August 10, 2017

EPS Job #17-185

Submitted by:

Del Pueblo Communities

7520 E. Angus Dr.
Scottsdale, AZ 85251



2045 S. Vineyard Avenue, Suite 101
Mesa, AZ 85210
o: 480.503.2250
f: 480.503.2258

Introduction

The proposed Hayden and Virginia Townhomes consists of 31 single-family residential units covering 1.82 acres located in Scottsdale, Arizona. The Hayden and Virginia Townhomes development has a gross density of 17.0 du/ac. The site is located on the southeast corner of N. Hayden Rd. and E. Virginia Ave. Refer to the Vicinity Map in Appendix A for the project location.

Existing Conditions

The site is zoned Multi-Family Residential (R-5). The site's current zoning will remain the same. The site is currently developed as a plant nursery and garden center with small building and other miscellaneous structures on site. The site is bounded by E. Virginia Avenue to the north, Village Grove subdivision to the east, N. Hayden Road to the west and a commercial building to the south. The existing improvements including the small building will be demolished and removed during clearing and grubbing operations. The average ground elevation of the site is approximately 1229'.

The Purpose of this narrative is to identify any off-site flows that may affect the site, as well as to define the stormwater retention requirements as set forth by the City of Scottsdale.

Off-site watershed

The proposed development site is located in a fully developed area of Scottsdale, AZ. Offsite flows are conveyed in the concrete gutters of the adjacent streets and collected in the stormdrain catch basins near the intersection of N. Hayden Road and E. Virginia Street. Historically offsite flows from the alley to the east of the property bypass the property and sheet flow to the south of the project.

Proposed drainage plan

The site will be designed to retain the difference of flows from pre-conditions vs post-conditions. The site will retain the difference of pre-vs-post in an underground retention basin which will outfall into an existing catch basin located on N. Hayden Road. A portion of the frontage and driveway entrances will continue to drain unto the adjacent streets and to the catch basins located on N Hayden Road adjacent to the project. A proposed CMU wall along the alley will prevent run-off from the alley to enter the proposed development. The adjacent alley storm run-off will continue its historic flow pattern and sheet flow south of the project. The proposed street on the site will convey stormwater flows to the west on an inverted crown street/valley gutter and will be collected into a catch basin at the end of the street. The proposed catch basins are located on the property and will carry the storm water run-off through an 18" HDPE pipe into the underground retention structure and then to the back of an existing catch basin on N. Hayden Road. The drainage concepts for this project are to maintain the historic drainage patterns of the parcel to the extent possible and to utilize the existing infrastructure. off-site flow do not impact the project so no conveyance is required. Please see Appendix B – Preliminary drainage map

Conclusions

The project will not create additional potential for increased flood damage. The finished floor of the proposed Hayden and Virginia Townhomes buildings has been set a minimum of 18 inches above the site outfall per City of Scottsdale design criteria. Stormwater runoff as a result of redevelopment will not exceed the existing runoff amount. The project will not impact or diminish the existing storm drain systems or retention systems downstream of the parcel

Flood Hazard Zones on the Property, FIRM Maps

The project is located in FIRM Zone X as identified on panel number 04013C2235L and dated 10/16/2013.

Appendix A - Vicinity Map



Appendix B – Preliminary Drainage Map

(See attached)



Date: 8/11/2017
Contact Name: Kelly Lannan
Firm Name: Hayden Virginia, LLC
Address: 7520 E. Angus Dr
City, State, Zip: Scottsdale, AZ 85251

RE: Application Accepted for Review.

327 - PA - 2017

Dear Kelly :

It has been determined that your Development Application for Development review board 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: Jeff Barnes
Title: Planner
Phone Number: (480) 312 - 2376
Email Address: Jbarnes @ScottsdaleAZ.gov



7447 East Indian School Road
Scottsdale, Arizona 85251

Date: _____
Contact Name: _____
Firm Name: _____
Address: _____
City, State, Zip: _____

RE: Minimal Submittal Comments

_____ - PA - _____

Dear _____:

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

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

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

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

Sincerely,

Name: _____
Title: _____
Phone Number: (480) 312 - _____
Email Address: _____@ScottsdaleAZ.gov



9/13/2017

Kelly Lannan
Hayden Virginia LLC
7520 E Angus Dr
Scottsdale, AZ 85251

RE: 33-DR-2017
2529 North Hayden

Dear Mr. Lannan:

The Planning & Development Services Division has completed the review of the above referenced development application submitted on 8/11/2017. The following **1st Review Comments** represent the review performed by our team, and is intended to provide you with guidance for compliance with city codes, policies, and guidelines related to this application.

Zoning Ordinance and Scottsdale Revise Code Significant Issues

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

Zoning:

1. The submitted Commitment for Title Insurance lists Harper's on Hayden LLC as the property owner. Please provide a revised Commitment for Title Insurance that reflects the current ownership information for the properties with the next submittal. (Zoning Ordinance, Sec. 1.304.)
2. The proposed site plan requests a reduction of one accessible parking space but this project does not meet the requirements for an accessible parking reduction as listed in Section 9.105.C.2 of the Zoning Ordinance.
3. Section 9.105.J of the Zoning Ordinance requires a portion of the garages to be adaptable to become accessible parking. This may result in only having 1 surface accessible parking space and the rest of the requirement provided as adaptable garage spaces. Please revise the site plan to address Section 9.105.J and revise the garage details to demonstrate the ability to meet the dimensional requirements for accessible parking.
4. The proposed site plan identifies nine (9) surface parking spaces provided but only shows eight (8) spaces. Please revise the site plan to accurately reflect the parking spaces and calculations. Please revise site plan to dimension and label all surface parking spaces in the next submittal.

5. Please relocate the bicycle parking spaces so that they will comply with Zoning Ordinance Section 9.106.C.2.
6. At locations where parking spaces are perpendicular to a sidewalk or landscape area, please modify the length of the parking spaces so that they are sixteen (16) feet long with a two-foot vehicle overhang. Convert the remaining site area into sidewalk width and/or landscape area. Please refer to Zoning Ordinance Section 9.106.A.1.b and Section 10.501.F.c.
7. Please revise the floorplans to identify and dimension the garages. In accordance with Sec. 9.106.A.1.a.i of the Zoning Ordinance, where a parking space is located adjacent to a wall there shall be an additional two (2) feet of width provided on the obstructed side.
8. Please indicate the location and method of screening for all above ground mechanical and utility equipment. Please refer to the Plan & Report Requirements for Development Applications. Please refer to Zoning Ordinance Section 7.105 and 7.200.B.

Landscape:

9. Please note that forty percent (40%) of trees for this project shall be mature, as defined in Article III of the Zoning Ordinance. Indicate both the compliant caliper and industry standard box-size for that caliper in the plant palette, based on the provisions within Section 10.501.B of the Zoning Ordinance.
 - a. There are several mature trees that currently exist along the east boundary of the site. The Landscape Plans appear to show all new trees being provided in their place within the 15 foot wide landscape buffer. Keeping these trees will maintain the currently existing screening/buffering which is unlikely to be replicated by the plant pallet proposed. Retaining the existing trees may also address concerns expressed by the adjacent neighborhood regarding east facing balconies and windows.
10. Please revise the conceptual landscape plan so that it includes summary data indicating the landscape area (in square feet) of on-site, right-of-way, and parking lot landscaping, in compliance with Zoning Ordinance Section 10.200. Please refer to Zoning Ordinance Section 1.303.

Exterior Lighting:

11. There is inconsistency between Sheet L-3 Lighting Plan and the light fixture cut-sheets that have been submitted. Please provide a lighting plan, photometric study, and light fixture cut-sheets that indicate any existing and all proposed lights that will be included with this project. There will be comments regarding the proposed lighting plan, photometric study, and light fixture cut-sheets after it is received and reviewed by staff. Please refer to the Plan & Report Requirements for Development Applications. Please refer to Scottsdale Zoning Ordinance Section 7.600. Please refer to Zoning Ordinance Section 1.303.

Engineering:

12. Please clarify on the revised plans that the existing electrical aerial drop line and onsite pole (serving the existing building on the site) from the north east corner of the site will be undergrounded as part of this application in accordance with Sec. 47-80 of the Scottsdale Revised Code.

Circulation:

13. Please dedicate a full sixty-five (65) foot width of fee title right-of-way on N. Hayden Road along the site frontage, or dedicate right-of-way over any portions of N. Hayden Road that are currently dedicated as roadway easements, in accordance with Scottsdale Revised Code Sec. 47-10.

Fire:

14. Please revise the site plan to address and identify that a "Key switch/pre-emption sensor" is required for commercial/Multi-family/Gated communities, per Fire Ordinance 4283, 503.6.1.
15. Please revise the site plan to demonstrate Hydrant spacing, existing and proposed, is being met in accordance with Fire Ordinance 4283, 507.5.1.2.
16. Please revise the site plan to identify and dimension that designate Fire Lanes for all Commercial / Multi-Family projects are achieving a minimum twenty-four (24) foot width, in accordance with Fire Ordinance 4283, 503.3.
17. Please revise the site plan to demonstrate the FDC spacing requirements are being met in accordance with Fire Ordinance 4283, 912.

Drainage:

18. 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. The Drainage Report should address the following:
 - a. Case drainage reports and related information submitted in support of development review applications should include an approximately 90% level of design and analysis to allow City staff conduct an accurate analysis of the viability of the proposed project and an in-depth evaluation of the function and design of the stormwater management system. **[REFERENCE: COS DSPM: SECTION 4-1.900]**
 - b. The Lower Indian Bend Wash (LIBW) ADMP preliminary results show a significant offsite flow impacting the project site (see screen capture below). This needs to be addressed in substantial detail and accounted for in the design of the project. How much offsite flow is impacting the site currently? How is this expected to change with the proposed improvements? The preliminary report and plans will need to illustrate how these offsite flows are safely routed through the site. Include all relevant excerpts from the Lower Indian Bend Wash ADMP **[REFERENCE: COS DSPM: SECTION 4-1.804]**
 - c. Include the NOAA Atlas 14 rainfall data for the project site. This should be printed directly from the NOAA website. **[REFERENCE: COS DSPM: SECTION 4-1.402 & 4.1-900]**
 - d. The preliminary drainage report needs to specify the volume, type and location of the proposed underground basin. Verify that the proposed basin can drain via gravity. If it cannot, a smaller pipe size will be needed. **[REFERENCE: COS DSPM: APPENDIX-1A]**
 - e. Provide back-up calculations for how the detention basin was sized. Per the City's pre- vs post-development policy, the storage requirement for a previously developed site is based on the increase in stormwater runoff associated with the proposed development. A weighted C value must be calculated based on existing development. An exhibit showing the development site based on a current aerial photograph and showing the delineation of the various C value areas should be included in the report along with a weighted C calculation. The C value for the post-development condition can be based on either zoning or a weighted C calculation. **[REFERENCE: COS DSPM: APPENDIX-1A]**
 - f. All underground stormwater storage facilities must follow the requirements in the DSPM. This includes the specific policy and criteria for design, operations, maintenance and liability. The report needs to acknowledge these requirements. **[REFERENCE: COS DSPM: SECTION 4-1.403]**

- g. For redevelopment projects, in addition to providing storage to meet pre- vs. post-developed conditions, projects must meet first flush treatment for the re-developed area. Discuss how first flush treatment will be provided. [REFERENCE: COS ORDINANCE: SECTION 37-1.804]
 - h. Each drainage report should include a completed Warning and Disclaimer of Liability. [REFERENCE: COS DSPM: SECTION 4-1A]
19. The area of disturbance during construction of this project will exceed 1 acre. Any disturbed area over 1 acre requires a Notice of Intent (NOI) Certification from the ADEQ prior to construction. Please add a section in the report stating that an NOI will be submitted to ADEQ and an approved NOI Certification from ADEQ with an AZCON number will be provided to the City during the improvement plans submittal. [REFERENCE: COS DSPM: SECTION 4-1.300]
20. On the Preliminary Grading and Drainage Plan [REFERENCE: COS DSPM: SECTION 4-1.804]:
- a. Provide more information on the configuration of the underground storage basin (size, type, invert elevations, etc.)
 - b. Label grate and invert elevations for all catch basins.
 - c. Any detention basins will require a drainage easement.
21. Please note that due to the number of issues that have been identified with this first review, it is anticipated that more comments will come up during the review of new material provided during the second review.

Water and Waste Water:

22. Please submit three (3) copies of the "Final" Water and Waste Water Design Report(s), for approval, to your Project Coordinator with the rest of the resubmittal material identified in Attachment A.

Building Elevations:

23. 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.
24. Please provide information and details related to the roof drainage system. Please refer to Zoning Ordinance Section 7.105.

Other:

25. Any development on the property is subject to the requirements of Scottsdale Revised Code, Chapter 46, Article VI, Protection of Archaeological Resources, Section 46-134 - Discoveries of archaeological resources during construction.

Significant Policy Related Issues

The following policy related issues have been identified in the first review of this application. Even though some of these issues may not be critical to scheduling the application for public hearing, they may affect the City Staff's recommendation pertaining to the application and should be addressed with the resubmittal of the revised application material. Please address the following:

Site Design:

26. Please provide a site plan and project data that complies with the Plan & Report Requirements for Development Applications. There will be comments regarding the site plan after it has been received and reviewed by staff. Please refer to Zoning Ordinance Section 1.303.

- a. Darken the line weight for all site elements that are located beyond the building footprint. It is difficult to read and understand these aspects of the site plan.
 - b. Revise the project data to indicate the gross floor area on the site plan.
 - c. Revise the project data to indicate open space - required, provided, show calculations - on the site plan. Please refer to Zoning Ordinance Section 5.1004.
 - d. Revise the project data to indicate the number of dwelling units identified by the number of bedrooms on the site plan.
 - e. Revise the site plan to indicate the number of consecutive vehicle parking spaces in each row.
 - f. Revise the site plan to indicate the location and dimensions of all abutting rights-of-way, including alleys.
 - g. Revise the site plan to indicate the dimensions of the parcel.
 - h. Revise the site plan to indicate the dimension from each building/structure to the adjacent/abutting property line.
 - i. Revise the site plan to indicate the location of sidewalks, with pavement types, and dimensions.
27. Notes and dimensions on the site 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.
28. Please increase the width of the pedestrian walkway from the public sidewalk that is on Hayden Road and Virginia Avenue to each of the tenant entry areas so that it will be a minimum of 6-foot clear width. Please refer to Scottsdale Sensitive Design Principle 6 and Design Standards & Policies Manual, Section 2-1.808.
29. Please indicate the locations of building mounted and free standing exterior light fixtures on the site plan. Please refer to the Plan & Report Requirements for Development Applications. Please refer to Zoning Ordinance Section 1.303.
30. Perimeter and site walls shall be constructed with 6 or 8 inch wide concrete masonry blocks, 8 inches wide brick, stone, concrete, or a similar solid and durable material to match the building. Stucco and paint the surface of concrete block walls to match the on-site buildings unless they are split-faced, grid or similar decorative types of block. Grade breaks shall be located at the top of the wall at piers or corners wherever possible. Include varied setbacks, alignments, and/or heights and/or piers or buttresses for walls over 200 feet long. Vary the horizontal and vertical alignment of the wall for visual interest. Please refer to Scottsdale Design Standards & Policies Manual Section 2-1.401.5.
31. Please contact Salt River Project (SRP) to coordinate the installation of electric lines and the location of electrical equipment to serve the proposed development. Please contact Mr. Bob Trzepkowski, SRP Construction Relations Management, Strategic Business Development, (602) 236-8173. Please refer to the City of Scottsdale Commercial Design Guidelines, Site Design Section.
32. Please provide design details of the hardscape and pavement design, shade devices and materials, and pedestrian amenities. Please refer to the Scottsdale Commercial Design Guidelines, Site Design, On-site Amenities and Special Features.

Landscape Design:

33. 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.

34. 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.
35. Due to the broad arching form of the leaves and flower stems of *Hesperaloe parviflora* Red Yucca, please revise the landscape plan so that the mature size of this plant will be at least four (4) feet from the edge of any parking spaces, pedestrian pathways or areas. Please refer to DSPM Sec. 2-1.1001.13.

Building Elevation Design:

36. 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.
37. 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.
38. Please provide notation regarding the locations of the materials and colors that will be utilized on the building elevations. Please refer to the Development Review Board Application Checklist and the Plan & Report Requirements for Development Applications. There will be comments regarding the building elevations after the materials and colors information has been received and reviewed by staff. Please refer to Zoning Ordinance Section 1.303.
39. Please revise the Color & Material Sample Board per the Development Review Development Application Checklist, Part III – Samples & Models. It may be necessary to provide two boards. Please consider using a thicker foam core board, or multiple-layered foam core board so that heavier samples can be recessed into the board. This helps prevent heavier samples from falling off and makes the boards easier to scan.
40. Please provide window sections that indicate that all exterior window glazing will be recessed a minimum of fifty (50) percent of the wall thickness, including glass curtain walls/windows within any tower/clerestory elements. Please demonstrate the amount of recess by providing dimensions from the face of the exterior wall to face of glazing, exclusive of external detailing. Please refer to the Scottsdale Sensitive Design Principle 9.
41. Please provide door sections that indicate that all exterior doors will be recessed a minimum of thirty (30) percent of the wall thickness. Please demonstrate the amount of recess by providing dimensions from the face of the exterior wall to the face of the door frame or panel, exclusive of external detailing. Please refer to the Scottsdale Sensitive Design Principle 9.
42. Please provide section drawings of the proposed exterior shade devices. Provide information that describes the shadow/shade that will be accomplished by the proposed shade devices, given the vertical dimensions of the wall opening. All shade devices should be designed so that the shade material has a density of 75%, or greater, in order to maximize the effectiveness of the shade devices. Please refer to Scottsdale Sensitive Design Principle 9. Please refer to the following internet link: <http://www.scottsdaleaz.gov/design/Shading>.
43. Please indicate the locations of all building mounted lighting fixtures on the building elevation drawings. Please refer to the Plan & Report Requirements for Development Applications. Please refer to Zoning Ordinance Section 1.303.

44. Please indicate and illustrate the location of the electrical service entrance section or electrical meters and service panels for each unit. Service entrance sections (SES) or electrical meters and service panels shall be incorporated into the design of the building, either in a separate utility room, or the face of the SES shall be flush with the building face. An SES that is incorporated into the building, with the face of the SES flush with the building, shall not be located on the side of a building that is adjacent to a public right-of-way, roadway easement, or private streets. Please refer to the Scottsdale Design Standards and Policies Manual, Section 2-1.402.
45. All exterior mechanical, utility, and communications equipment shall be screened by a parapet that matches the architectural characteristics, color, and finish of the building. Parapet height for roof-mounted units shall be equal to, or exceed the height of the tallest unit. Please refer to Design Standards & Policies Manual, Section 2-1.401.1.
46. Roof drainage systems shall be interior to the building, except that overflow scuppers are permitted. If overflow scuppers are provided, they shall be integrated with the architectural design. Areas that are rooftop drainage shall be designed and constructed to minimize erosion or staining of nearby building walls and directs water away from the building foundations. Please refer to Design Standards & Policies Manual, Section 2-1.401.4.

Floor Plan Design:

47. On the lower right corner of Sheets A5.2.2, A5.2.3, A6.3.3, A6.2, please revise the floor plan reference note so that it matches the plans that are on respective sheets. Please refer to the Plan & Report Requirements for Development Applications. Please refer to Zoning Ordinance Section 1.303.
48. Notes on the floor 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.
49. Please provide a floor plan or roof plan that indicates and illustrates the location of the roof access ladder. Please refer to Scottsdale Design Standards & Policies Manual Section 2-1.401.3.

Lighting Design:

50. Please ensure the following parameters are being met with the revised lighting plan information, in accordance with the City of Scottsdale Exterior Lighting Policy and the DSPM:
 - a. The maintained average horizontal luminance level, at grade on the site, shall not exceed 2.0 foot-candles.
 - b. The maintained maximum horizontal luminance level, at grade on the site, shall not exceed 6.0 foot-candles.
 - c. The initial vertical luminance at 6-foot above grade, along the entire property line (or 1-foot outside of any block wall exceeding 5-foot in height) shall not exceed 0.8 foot-candles. All exterior luminaires shall be included in this calculation.

Circulation:

51. Please revise the site plan to identify the use of type CL-1 driveway for the proposed site exit on to N. Hayden Road; following Standard Detail #2256, DSPM 5-3.200, and DSPM Sec. 5-3.205.
52. Please revise the site plan to identify the use of type M-1 driveway for the site entrance from E. Virginia Avenue; following Standard Detail #2255, DSPM 5-3.200, and DSPM Sec. 5-3.205.
53. Please revise the site plan to show that the proposed gated entry design is in general conformance with City standard, DSPM Sec. 2-1.806; DSPM Fig. 2.1-3. The call box may be located a minimum of

fifty (50) feet from the E. Virginia Avenue curb line, instead of the standard seventy-five (75) feet. A fifty (50) foot wide turning width shall be provided in front of the gate.

54. Please revise the site plan to replace the existing four (4) foot wide sidewalk along the E. Virginia Avenue site frontage with six (6) foot wide sidewalk, in accordance with DSPM Sec. 5-3.100; Scottsdale Revised Code 47-36 - Street Improvements; 2008 Transportation Master Plan: Ch. 7, Sec. 8.
55. In accordance with DSPM Section 2-1.808 and 5-3, please revise the site plan to show the sidewalks having a minimum width of six (6) feet connecting from the sidewalks along street frontages to the main pedestrian entrances.
56. Please revise the site plan to show the construction of a new corner sidewalk ramp at the intersection of N. Hayden Road and E. Virginia Avenue, per COS Std. Detail #2234. In accordance with DSPM Sec. 5-3, sidewalk ramps must comply with current ADA requirements.
57. Please revise the site plan to show the intersection sight distance triangles at both site driveways, per DSPM Sec. 5-3.119D; Fig. 5.3-26.
58. Please revise the site plan to show the safety triangle at the intersection of N. Hayden Road and E. Virginia Avenue, per DSPM Sec. 5-3.119D; Fig. 5.3-27.

Fire:

59. Please revise the site plan to demonstrate that the commercial turning radii (25 foot inner/49 foot outside/55 foot bucket swing) are being met per DSPM 2-1.802(5).
60. Please revise the site plan to demonstrate that the fire lane surface will support 83,000lb GVW, per DSPM 2-1.802(3).
61. Please revise the site plan to clearly identify the location of the fire riser room, per DSPM 6-1.504(1).

Technical Corrections

The following technical ordinance or policy related corrections have been identified in the first review of the project. While these items are not as critical to scheduling the case for public hearing, they will likely affect a decision on the final plans submittal (construction and improvement documents) and should be addressed as soon as possible. Correcting these items before the hearing may also help clarify questions regarding these plans. Please address the following:

Site:

62. Please revise the site plan to clearly identify the location of the air release valve along N. Hayden Road.
63. Please revise the site plan to show the location of the FDC on the parcel to the south and to dimension that the proposed driveway maintains the minimum four (4) foot separation required from the FDC.
64. If refuse recycling will be offered, please revise the site plan to identify how and where this will be handled.

Building Elevations:

65. Please verify that the floor plans are drawn to the scale identified on those plan sheets.

Drainage:

66. Please take note that the following will need to be provided with the Final Plans submittal:

- a. Calculate 2-, 10-, and 100-year peak discharges leaving the site for both pre- and post-developed conditions. The timing of on-site and off-site hydrographs needs to be considered when determining the actual peak discharges. Summarize these in a table and include backup calculations in the appendix. [REFERENCE: COS DSPM: SECTION 4-1.800]
- b. Provide a detention basin analysis which routes the inflow hydrographs through the proposed detention basin to ensure that the basin is sufficiently sized to meet requirements for pre- vs. post-developed conditions. The detention basin must be drained with a bleed-off pipe. Discuss how the operation of the basin will be affected by offsite flow. If the proposed basin will drain to the City's storm drain system, the detention basin analysis must consider the tailwater condition of the storm drain. [REFERENCE: COS DSPM: SECTION 4-1.402]
- c. Provide hydrologic and hydraulic calculations for catch basins. [REFERENCE: COS DSPM: APPENDIX-1A]

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

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

The Planning & Development Services Division has had this application in review for 23 Staff Review Days since the application was determined to be administratively complete.

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

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

Sincerely,



Jeff Barnes
Planner

**ATTACHMENT A
Resubmittal Checklist**

Case Number: **33-DR-2017**

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

- One copy: COVER LETTER – Respond to all the issues identified in the 1st Review Comment Letter
- One copy: Commitment for Title Insurance
- Four copies: Revised Narrative for Project

Site Plan:

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

1	24" x 36"	1	11" x 17"	1	8 ½" x 11"
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Elevations:

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

Perspective(s):

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

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

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

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

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

2 24" x 36" 1 11" x 17" 1 8 ½" x 11"

Technical Reports:

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

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



11/27/2017

Kelly Lannan
Hayden Virginia LLC
7520 E Angus Dr
Scottsdale, AZ 85251

RE: 33-DR-2017 (2529 North Hayden)

Dear Mr. Lannan:

The Planning & Development Services Division has completed the review of the above referenced development application submitted on 10/31/2017. The following **2nd Review Comments** represent the review performed by our team, and is intended to provide you with guidance for compliance with city codes, policies, and guidelines related to this application.

Zoning Ordinance and Scottsdale Revise Code Significant Issues

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

Landscape:

1. Please note that forty percent (40%) of trees for this project shall be mature, as defined in Article III of the Zoning Ordinance. Indicate both the compliant caliper and industry standard box-size for that caliper in the plant palette, based on the provisions within Section 10.501.B of the Zoning Ordinance.
 - a. There are several mature trees that currently exist along the east boundary of the site. The Landscape Plans show all new trees being provided in their place within the 15 foot wide landscape buffer, however; the proposed Palo Brea trees do not appear to have equivalent growth height or canopy density to suitably replace the current trees. Please instead look at using alternating plantings of Willow Acacia (*Acacia Salicina*) and Indian Rosewood (*Dalbergia Sissoo*) trees as an alternative replacement to provide a long-term visual buffer for the adjacent neighborhood.

Exterior Lighting:

2. There is inconsistency between Sheet L-3 Lighting Plan and the light fixture cut-sheets that have been submitted. Please provide a lighting plan, photometric study, and light fixture cut-sheets that indicate any existing and all proposed lights that will be included with this project. Please refer to the Plan & Report Requirements for Development Applications. Please refer to Scottsdale Zoning Ordinance Section 7.600. Please refer to Zoning Ordinance Section 1.303.

Water and Waste Water:

3. Please submit three (3) copies of the "Final" Water and Waste Water Design Report(s), for approval, to your Project Coordinator with the rest of the resubmittal material identified in Attachment A.
 - a. Final water BOD must have calculations to show sufficient flow to proposed fire hydrants (DSPM 6-1.206).
 - b. Final sewer BOD must have capacity analysis to nearest 15-inch trunk sewer (DSPM 7-1.205).

Building Elevations:

4. 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.
5. The notes that now appear on the building elevations indicate downspouts as a dashed line. Please clarify what the dashed line indicates; a downspout concealed within the wall or a downspout to be added later. Please provide information and details related to the roof drainage system. Roof drainage systems shall be interior to the building, please refer to Zoning Ordinance Section 7.105.

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:

6. Please provide a site plan and project data that complies with the Plan & Report Requirements for Development Applications. There will be comments regarding the site plan after it has been received and reviewed by staff. Please refer to Zoning Ordinance Section 1.303.
 - a. Darken the line weight for all site elements that are located beyond the building footprint. It is difficult to read and understand these aspects of the site plan.
 - b. Revise the project data to indicate open space - required, provided, show calculations - on the site plan. Please refer to Zoning Ordinance Section 5.1004.
7. Please indicate the locations of building mounted and free standing exterior light fixtures on the site plan. Please refer to the Plan & Report Requirements for Development Applications. Please refer to Zoning Ordinance Section 1.303.
8. Perimeter and site walls shall be constructed with 6 or 8 inch wide concrete masonry blocks, 8 inches wide brick, stone, concrete, or a similar solid and durable material to match the building. Stucco and paint the surface of concrete block walls to match the on-site buildings unless they are split-faced, grid or similar decorative types of block. Grade breaks shall be located at the top of the wall at piers or corners wherever possible. Include varied setbacks, alignments, and/or heights and/or piers or buttresses for walls over 200 feet long. Vary the horizontal and vertical alignment of the wall for visual interest. Please refer to Scottsdale Design Standards & Policies Manual Section 2-1.401.5.

9. Please provide design details of the hardscape and pavement design, shade devices and materials, and pedestrian amenities. Please refer to the Scottsdale Commercial Design Guidelines, Site Design, On-site Amenities and Special Features.

Landscape Design:

10. 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.

Building Elevation Design:

11. 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.
12. Please provide window sections that indicate that all exterior window glazing will be recessed a minimum of fifty (50) percent of the wall thickness, including glass curtain walls/windows within any tower/clerestory elements. Please demonstrate the amount of recess by providing dimensions from the face of the exterior wall to face of glazing, exclusive of external detailing. Please refer to the Scottsdale Sensitive Design Principle 9.
13. Please provide door sections that indicate that all exterior doors will be recessed a minimum of thirty (30) percent of the wall thickness. Please demonstrate the amount of recess by providing dimensions from the face of the exterior wall to the face of the door frame or panel, exclusive of external detailing. Please refer to the Scottsdale Sensitive Design Principle 9.
14. Please provide section drawings of the proposed exterior shade devices. Provide information that describes the shadow/shade that will be accomplished by the proposed shade devices, given the vertical dimensions of the wall opening. All shade devices should be designed so that the shade material has a density of 75%, or greater, in order to maximize the effectiveness of the shade devices. Please refer to Scottsdale Sensitive Design Principle 9. Please refer to the following internet link: <http://www.scottsdaleaz.gov/design/Shading>.
15. Please indicate the locations of all building mounted lighting fixtures on the building elevation drawings. Please refer to the Plan & Report Requirements for Development Applications. Please refer to Zoning Ordinance Section 1.303.
16. Please indicate and illustrate the location of the electrical service entrance section or electrical meters and service panels for each unit. Service entrance sections (SES) or electrical meters and service panels shall be incorporated into the design of the building, either in a separate utility room, or the face of the SES shall be flush with the building face. An SES that is incorporated into the building, with the face of the SES flush with the building, shall not be located on the side of a building that is adjacent to a public right-of-way, roadway easement, or private streets. Please refer to the Scottsdale Design Standards and Policies Manual, Section 2-1.402.
17. All exterior mechanical, utility, and communications equipment shall be screened by a parapet that matches the architectural characteristics, color, and finish of the building. Parapet height for roof-mounted units shall be equal to, or exceed the height of the tallest unit. Please refer to Design Standards & Policies Manual, Section 2-1.401.1.
18. The notes that now appear on the building elevations indicate downspouts as a dashed line. Please clarify what the dashed line indicates; a downspout concealed within the wall or a downspout to be added later. Roof drainage systems shall be interior to the building, except

that overflow scuppers are permitted. If overflow scuppers are provided, they shall be integrated with the architectural design. Areas that are rooftop drainage shall be designed and constructed to minimize erosion or staining of nearby building walls and directs water away from the building foundations. Please refer to Design Standards & Policies Manual, Section 2-1.401.4.

Floor Plan Design:

19. Notes on the floor 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.

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:

Building Elevations:

20. Please verify that the floor plans are drawn to the scale identified on those plan sheets. The plans submitted appear to be drawn at 3/16in = 1ft, but are labeled as 1/4iin = 1ft.

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.

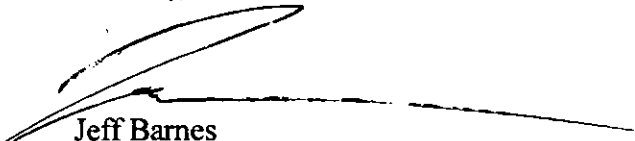
PLEASE CALL 480-312-7000 TO SCHEDULE A RESUBMITTAL MEETING WITH ME PRIOR TO YOUR PLANNED RESUBMITTAL DATE. DO NOT DROP OFF ANY RESUBMITTAL MATERIAL WITHOUT A SCHEDULED MEETING. THIS WILL HELP MAKE SURE I'M AVAILABLE TO REVIEW YOUR RESUBMITTAL AND PREVENT ANY UNNECESSARY DELAYS. RESUBMITTAL MATERIAL THAT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

The Planning & Development Services Division has had this application in review for 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 480-312-2376 or at jbarnes@ScottsdaleAZ.gov.

Sincerely,



Jeff Barnes
Senior Planner

**ATTACHMENT A
Resubmittal Checklist**

Case Number: 33-DR-2017

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

One copy: COVER LETTER – Respond to all the issues identified in the 2nd Review Comment Letter

Four copies: Revised Narrative for Project

Site Plan:

<u>6</u>	24" x 36"	<u>1</u>	11" x 17"	<u>1</u>	8 ½" x 11"
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Elevations:

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

Perspective(s):

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

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

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

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

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

<u>2</u>	24" x 36"	<u>1</u>	11" x 17"	<u>1</u>	8 ½" x 11"
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Technical Reports:

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.



1/25/2018

Kelly Lannan
Hayden Virginia LLC
7520 E Angus Dr
Scottsdale, AZ 85251

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

Dear Mr. Lannan:

Your case 33-DR-2017, 2529 North Hayden, is scheduled for the March 1st 2018 Development Review Board hearing. Please submit the following directly to me by 1:00 p.m. on February 8th 2018 in order to keep this hearing date:


- 1 copy of this letter (without this letter your packets will not be accepted)
-
- 11 copies on 11"x17" paper, collated and stapled into packets; and
 - 1 copy on 8 ½"x11" paper, not stapled, of the following:

- Combined context aerial and Site Plan (color)
- Site Plan (black and white)
- Elevations (color)
- Elevations (black and white)
- Perspective (color)
- Streetscape Elevations (color)
- Material and Color Board (color)
- Landscape Plans (black and white)
- Electrical Site Plan (black and white)
- Exterior Lighting Cutsheets (black and white)

Please contact me at 480-312-2376 or at jbarnes@ScottsdaleAZ.gov to make a submittal meeting.

You may be required to make a presentation to the Development Review Board. If you choose to present your application to the Development Review Board utilizing a Power Point presentation, please submit the electronic file to your project coordinator by 1:00 p.m. on Monday February 26th 2018. Please limit your presentation to a maximum of 10 minutes.

Thank you,



Jeff Barnes
Senior Planner



December 28, 2017

Jeff Barnes
Planning & Development
Services Department
City of Scottsdale
7447 E. Indian School Rd
Suite 105
Scottsdale, AZ 85251

RE: 33-DR-2017 - 2529 North Hayden Townhomes

Dear Mr. Barnes:

This letter lists the applicant's responses to your 2nd review comment letter dated November 27, 2017, case #33-DR-2017. The 2nd review comments are listed numerically as you provided, and responses are listed below each comment in ***bold italics***. Please refer to the 3rd submittal plan documents for changes and updates to plans as noted in the below responses.

Zoning Ordinance and Scottsdale Revise Code Significant Issues

The following code and ordinance related issues have been identified in the second 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:

Landscape:

1. Please note that forty percent (40%) of trees for this project shall be mature, as defined in Article III of the Zoning Ordinance. Indicate both the compliant caliper and industry standard box-size for that caliper in the plant palette, based on the provisions within Section 10.501.B of the Zoning Ordinance.
 - a. There are several mature trees that currently exist along the east boundary of the site. The Landscape Plans show all new trees being provided in their place within the 15 foot wide landscape buffer, however; the proposed Palo Brea trees do not appear to have equivalent growth height or canopy density to suitably replace the current trees. Please instead look at using alternating plantings of Willow Acacia (*Acacia Salicina*) and Indian Rosewood (*Dalbergia Sissoo*) trees as an alternative replacement to provide a long-term visual buffer for the adjacent neighborhood.

Response: The trees called for in the 15-foot landscape buffer along the alley, adjacent to residential properties, have been revised to a larger species of tree at a 2" caliper trunk. Upon discussion with City staff, 36" Evergreen Elms are acceptable in lieu of the types specified above.

Exterior Lighting:

2. There is inconsistency between Sheet L-3 Lighting Plan and the light fixture cut-sheets that have been submitted. Please provide a lighting plan, photometric study, and light fixture cut-sheets that

Ordinance Section 7.600. Please refer to Zoning Ordinance Section 1.303.

Response: The callout on the photometric site lighting plan has been revised. Cut sheets and the callout on the plans match.

Water and Waste Water:

3. Please submit three (3) copies of the "Final" Water and Waste Water Design Report(s), for approval, to your Project Coordinator with the rest of the resubmittal material identified in Attachment A.
 - a. Final water BOD must have calculations to show sufficient flow to proposed fire hydrants (DSPM 6-1.206).

Response: Final Water BOD has been provided with calculations to show sufficient flow to proposed fire hydrants.

- b. Final sewer BOD must have capacity analysis to nearest 15-inch trunk sewer (DSPM 7-1.205).

Response: Final Sewer BOD has been provided with capacity analysis to the nearest 15-inch sewer (in Granite Reef Road).

Building Elevations:

4. 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.

Response: A detail page has been provided to show the screen walls on the roof around the mechanical units.

5. The notes that now appear on the building elevations indicate downspouts as a dashed line. Please clarify what the dashed line indicates; a downspout concealed within the wall or a downspout to be added later. Please provide information and details related to the roof drainage system. Roof drainage systems shall be interior to the building, please refer to Zoning Ordinance Section 7.105.

Response: The dashed lines are indicating the roof drains in the wall. A detail has been shown on the detail page for this condition.

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:

6. Please provide a site plan and project data that complies with the Plan & Report Requirements for Development Applications. There will be comments regarding the site plan after it has been received and reviewed by staff. Please refer to Zoning Ordinance Section 1.303.
 - a. Darken the line weight for all site elements that are located beyond the building footprint. It is difficult to read and understand these aspects of the siteplan.

Response: Reviewed with City Staff, line weights have been darkened for the ADA Ramps, Parking stripes, light fixture symbols, and bicycle rack.

- b. Revise the project data to indicate open space - required, provided, show calculations - on the site plan. Please refer to Zoning Ordinance Section 5.1004.

Response: Reviewed with City Staff, open space calculations appear to be adequate as shown.

7. Please indicate the locations of building mounted and free standing exterior light fixtures on the site

Response: All proposed site light fixtures are shown on site plan and the symbols have been added to the site plan legend.

8. Perimeter and site walls shall be constructed with 6 or 8 inch-wide concrete masonry blocks, 8 inches wide brick, stone, concrete, or a similar solid and durable material to match the building. Stucco and paint the surface of concrete block walls to match the on-site buildings unless they are split-faced, grid or similar decorative types of block. Grade breaks shall be located at the top of the wall at piers or corners wherever possible. Include varied setbacks, alignments, and/or heights and/or piers or buttresses for walls over 200 feet long. Vary the horizontal and vertical alignment of the wall for visual interest. Please refer to Scottsdale Design Standards & Policies Manual Section 2-1.401.5.

Response: Site Wall masonry are noted as 6" block, and details calls out to be finished stucco and paint to match building finish.

9. Please provide design details of the hardscape and pavement design, shade devices and materials, and pedestrian amenities. Please refer to the Scottsdale Commercial Design Guidelines, Site Design, On-site Amenities and Special Features.

Response: All finishes devices and materials are shown and labeled on the site plan and landscape plan.

Landscape Design:

10. 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.

Response: All font sizes have been increased to 12-point minimum

Building Elevation Design:

11. 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.

Response: All font sizes have been increased to 12-point minimum

12. Please provide window sections that indicate that all exterior window glazing will be recessed a minimum of fifty (50) percent of the wall thickness, including glass curtain walls/windows within any tower/clerestory elements. Please demonstrate the amount of recess by providing dimensions from the face of the exterior wall to face of glazing, exclusive of external detailing. Please refer to the Scottsdale Sensitive Design Principle 9.

Response: A recessed window detail has been provided

13. Please provide door sections that indicate that all exterior doors will be recessed a minimum of thirty (30) percent of the wall thickness. Please demonstrate the amount of recess by providing dimensions from the face of the exterior wall to the face of the door frame or panel, exclusive of external detailing. Please refer to the Scottsdale Sensitive Design Principle 9.

Response: A recessed door detail has been provided

14. Please provide section drawings of the proposed exterior shade devices. Provide information that describes the shadow/shade that will be accomplished by the proposed shade devices, given the vertical dimensions of the wall opening. All shade devices should be designed so that the shade material has a density of 75%, or greater, in order to maximize the effectiveness of the shade devices. Please refer to Scottsdale Sensitive Design Principle 9. Please refer to the following internet link: <http://www.scottsdaleaz.gov/design/Shading>.

Response: A exterior shade detail has been provided

15. Please indicate the locations of all building mounted lighting fixtures on the building elevation.

Response: Building mounted light fixtures are shown on the front and rear elevations.

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

Response: Electrical meters are shown on the side elevation in a recess. (-12") has been called out to show that the meters will be setback and flush with the adjacent wall.

17. All exterior mechanical, utility, and communications equipment shall be screened by a parapet that matches the architectural characteristics, color, and finish of the building. Parapet height for roof-mounted units shall be equal to, or exceed the height of the tallest unit. Please refer to Design Standards & Policies Manual, Section 2-1.401.1.

Response: A detail page has been provided to show the screen walls on the roof around the mechanical units.

18. The notes that now appear on the building elevations indicate downspouts as a dashed line. Please clarify what the dashed line indicates; a downspout concealed within the wall or a downspout to be added later. Roof drainage systems shall be interior to the building, except that overflow scuppers are permitted. If overflow scuppers are provided, they shall be integrated with the architectural design. Areas that are rooftop drainage shall be designed and constructed to minimize erosion or staining of nearby building walls and directs water away from the building foundations. Please refer to Design Standards & Policies Manual, Section 2- 1.401.4.

Response: The dashed lines are indicating the roof drains in the wall. A detail has been shown on the detail page for this condition.

Floor Plan Design:

19. Notes on the floor 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.

Response: All font sizes have been increased to 12-point minimum

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:

Building Elevations:

20. Please verify that the floor plans are drawn to the scale identified on those plan sheets. The plans submitted appear to be drawn at 3/16in = 1ft, but are labeled as 1/4iin = 1ft.

Should you have any questions regarding these responses or the revised plan submittal, please contact me at your earliest convenience at the phone number or email below.

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