

**Marked Agendas
Approved Minutes
Approved Reports**



Minor Subdivision Staff Approval

1-MD-2018

Windsor Estates

Application

APPLICATION INFORMATION

LOCATION: 12440 E Mountain View Rd	APPLICANT: Doug Underwood
PARCEL: 217-32-066D	COMPANY:
Q.S.: 28-58	ADDRESS: 9025 N 124Th St Scottsdale, AZ 85259
CODE VIOLATION #:	PHONE: 602-697-2196

Request: Request by owner for approval to divide one lot into two lots, on a +/- 3.0-acre site with Single-family Residential (R1-43) zoning located at 12440 E. Mountain View Road.

STEP 1

APPROVAL STIPULATIONS

1. The Final Plat submittal shall be in conformance with the Preliminary Plat submitted by Jarrett Engineering, with a city staff date of 2/23/2018.
2. The Final Plant submittal shall be in conformance with the Case Drainage Report for Windsor Estates; submitted by Jarrett Engineering, accepted on 3/9/2018.
3. Upon the development of each lot within this subdivision with a residential structure, the lot owner shall be responsible for constructing an on-lot stormwater storage basin or basins designed in conformance with City of Scottsdale standards for the design of stormwater storage basins including the dedication of a public drainage easement covering the limits of the basin(s). The stormwater storage basin(s) will be reviewed and approved for construction by the City of Scottsdale as part of a grading and drainage plan for the proposed residential structure.
 - a. On lot stormwater storage basins must be located on the lot so that they can be viewed from the public right of way or an access easement dedicated to the City. These are typically located in the front yard, basins are not allowed in the rear yard unless the basin is fully visible from the city right of way or an access easement. Mountable curbs must be installed in the street in line with the access path or access easement.
 - b. The owner shall dedicate a drainage easement over the basin to the limits of the high-water elevation.
 - c. Some type of low height barrier and sign (decorative wall or fencing) must be erected that makes the homeowner aware of the basin and that this basin cannot be filled in.
 - d. Unless on lot retention basins drain by gravity with bleed off pipes, then they will drain by natural percolation into the soil. For retention basins that are 0.5 ft deep or more, use a double ring infiltromator test to measure the soil infiltration rate and use a factor of safety of two in the design bleed off (infiltration) rates calculation for basin design. If the bleed off time is greater than 36 hours for soil infiltration, then a dry well must be used. A soils report and result of the infiltromator test will be required with the home improvement plans.
 - e. Stormwater Storage Volume: Since there are existing impervious areas onsite, this site falls under the city's redevelopment policy for stormwater storage volume. This means you can use the difference between the pre-development (existing) weighted Runoff Coefficient ('C') and the post-development weighted Runoff Coefficient and provide onsite stormwater storage under the pre- vs. the post- conditions for the 100-year, 2-hour storm event, using the Volume Required (Vr) equation.
4. Any land boundary survey of the subject property shall be performed in accordance with the City of Scottsdale's Design Standards and Policy Manual.
5. Submit for final plat approval at the City of Scottsdale One-Stop-Shop. Provide a copy of this approval letter along with the items required in the Final Plan Review Submittal Requirements. Provide all relevant case numbers in the right-hand margin of the plat's cover sheet.

STEP 2 FINAL PLAT AND CONSTRUCTION DOCUMENT PLAN REVIEW SUBMITTAL REQUIREMENTS

Submit one copy of this approval letter, and permit application along with the following plan set(s) to the One-Stop-Shop for review:

PERMIT APPLICATION: **Completed Permit Application.** The permit application may be obtained or completed online at the following weblink:

http://www.scottsdaleaz.gov/Assets/Public+Website/bldgresources/APP_Permit_Commercial.pdf

(Please complete the permit application online prior to arriving at the City to submit your construction documents)

MAP: 3 copies of the survey on 24" X 36" sheet size

OTHER: 1 copy of a Commitment for Title Insurance for the site (no older than 30 days)

1 copy of the ALTA survey (for reference)

The following plan review fee shall apply: (NOTE: Fees subject to change every July 1st)

Minor Subdivision (including Land Assemblages)

This plan set shall be reviewed by the following departments:

Staff Reviewers

SURVEY: Dwayne Haught

PLANNING: Jeff Barnes

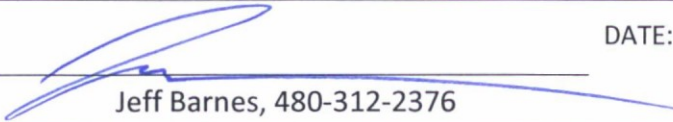
FINAL PLAT / MOD: TBD

GIS: TBD

Expiration of Minor Subdivision Approval

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.

Staff Signature: _____


Jeff Barnes, 480-312-2376

DATE: _____

3/12/2018