

**Correspondence Between
Staff and Applicant
Approval Letter**

February 21, 2018

Jeff Barnes
Senior Planner
City of Scottsdale
Planning and Development

RE: 1st Review Comments 1-MD-2018

Dear Mr. Barnes,

Please refer to my responses below to the 1st round of review comments for 1-MD-2018.

ZONING:

1. The net and gross acreage for each new lot has been added to both Sheet 1 and Sheet 2 of the Preliminary Plat.

DRAINAGE:

2. A Pre-Development Drainage Site Plan has been created and will be submitted at the 2nd Review.
3. The Drainage Report has been modified to focus on the existing drainage conditions. Specific design references for future homes have been reduced to general retention and development requirements.
4. The Drainage Report has been revised to indicate that future development will be required to retain the difference between the pre and post development conditions for each lot.
5. Drainage statement has been added to page 5 of the Drainage Report.
6. Drainage Statements
 - a. Drainage Statement has been added to page 4 of the Drainage Report.
 - b. Drainage Statement has been added to page 5 of the Drainage Report.
 - c. Drainage Statement has been added to page 5 of the Drainage Report.
7. Storm water Storage Statement has been added to page 6 of the Drainage Report as Item #3 in the Summary and Conclusions section and has been added to Sheet 1 of the Preliminary Plat.

ARCHEOLOGY:

8. Archeology note has been added to Sheet 1 of the Preliminary Plat.

Sincerely,

Robert Jarrett P.E.
Principle

1-MD-2018
02/23/18



SOUTHWEST GAS CORPORATION

March 2, 2018

City of Scottsdale
Planning and Development Services
7447 E. Indian School Rd., Suite 105
Scottsdale, AZ 85251

SUBJECT: Minor Land Division Map
12440 E. Mountain View Rd. – Scottsdale, AZ
Project No.: 10166
Utility Conflict Review

To Whom It May Concern:

After reviewing the plans for the above referenced project, it has been determined that there are no apparent conflicts between the Southwest Gas system and your proposed project.

Please be aware that there may be abandoned steel gas lines within your project limits that are potentially coated or wrapped with unidentified materials. Southwest Gas treats its entire steel gas pipe with unidentified coating/wrapping materials as potentially containing asbestos. Accordingly, whenever such pipe is in direct conflict and requires removal, it must only be done so by one of Southwest Gas' NESHAP certified contractors. Care must also be taken when working near and exposing these lines. The costs associated with such removal will be the responsibility of the developer. Please contact Southwest Gas in advance to coordinate any removal.

Prior to beginning construction, please instruct your contractor to call the Blue Stake Center at 1-800-782-5348 for field locations of all utility facilities, pursuant to the "Blue Stake Law" (**ARIZONA REVISED STATUTES** (State Law), Chapter 2, Article 6.3, Sections 40-360.21 through 40-360.32).

Thank you for your cooperation on this project. Please contact Bernadette Smith at (480) 730-3857 (Email mBernadette.smith@swgas.com) or myself if you have any questions or require additional information.

Sincerely,

Zach Stevenson
Supervisor, Engineering
Mail Station 421-586
(480) 730-3855

C: Bernadette Smith



2/14/2018

Doug Underwood
9025 N 124Th St
Scottsdale, AZ 85259

RE: 1-MD-2018
Windsor Estates

Dear Mr. Underwood:

The Planning & Development Services Division has completed the review of the above referenced development application submitted on 1/22/2018. The following **1st Review Comments** represent the review performed by our team, and is intended to provide you with guidance for compliance with city codes, policies, and guidelines related to this application.

Zoning Ordinance and Scottsdale Revise Code Significant Issues

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

Zoning:

1. Please revise the preliminary plat to provide the net and gross acreage and include a breakdown of the net lot area of each of the proposed lots, to verify the development standards outlined in Section 5.104 of the Zoning Ordinance.

Drainage:

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. Please address the following:

2. Pre-Development Drainage Site Plan:

In accordance with DSPM Chapter 4, Section 4-1.800 and 4-1.900, please provide a 24" x 36" pre-development drainage site plan. The plan should show and label all the basic elements of a drainage plan including, flowrates, flowlines, historical flow path entry and exit locations, existing storm drainage infrastructure and all existing easements. It should also show the Q100, 6hr flowrate for the pre-development runoff flowrates at all historical entrance and exit points. A dashed line should be used to show the flowline of the wash bottom. The plan should show and label the onsite drainage sub basins, label the historical entry and exit locations for stormwater runoff, show the Q100 for each location, and show and label the contours.

3. The drainage report should not be used to provide a specific design for the future homes in this subdivision. The report should be used to show the pre-development hydrology and hydraulics of existing drainage conveyances and identify that the drainage design for future homes will be provided by individual drainage reports for the single-family residence(s).
4. The drainage report should reflect the following information regarding 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.
5. The drainage report should address the following information. Unless on lot retention basins drain by gravity with bleed off pipes, they will drain by natural percolation into the soil. For retention basins that are 0.5 ft deep or more, use a double ring infiltrometer 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 infiltrometer test will be required with the home improvement plans. [Reference: DS&PM CHAPTER 4, Section 4-1.401]
6. The drainage report should include the following statements:
 - 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. Typically, the basins are located in the front yard so they can be seen from the right of way or access easement. 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. 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.
7. The drainage report should include the following statement: (This statement is used when grading and drainage plans for residences will be prepared not with the final plat, but with the single-family residence improvement plans. The following statement is affixed to the preliminary and final plat.)

Drainage Statement

Stormwater storage requirement for each lot

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.

Archeology:

8. Add the following note on the plat: 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.

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 480-312-7767 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 18 Staff Review Days since the application was determined to be administratively complete.

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

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

Sincerely,

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

Jeff Barnes
Senior Planner

Date:

1/22/18

Contact Name:

Doug Underwood

Firm Name:

Address:

9025 N. 124th St.

City, State, Zip:

Scottsdale AZ 85259

RE: Application Accepted for Review.

927 - PA - 2017

Dear

Mr. Underwood

:

It has been determined that your Development Application for

Windsor Estates

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:

Sr. Planner

Phone Number:

(480) 312 - 2376

Email Address:

jbarnes

@ScottsdaleAZ.gov