

**Correspondence Between  
Staff and Applicant  
Approval Letter**



**Planning & Development Services Department  
Planning and Neighborhood**

7447 East Indian School Road  
Scottsdale, Arizona 85251

April 25, 2018

44-DR-2017

Rolla Eltalmas

Todd & Associates Inc

4019 N 44Th St

Phoenix, AZ 85018

**RE: DRB APPROVAL NOTIFICATION**

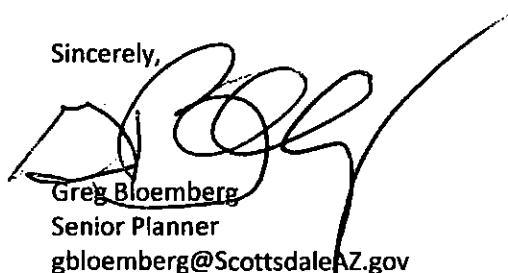
**Case Reference No: 44-DR-2017 Worldmark By Wyndham**

The Development Review Board approved the above referenced case on April 19, 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
  - 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, Greg Bloemberg, 480-312-4306.
  - 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,



Greg Bloemberg  
Senior Planner  
gbloemberg@ScottsdaleAZ.gov

## About Fees -

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

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



February 1, 2018

Rolla Eltalmas  
Todd & Associates Inc  
4019 N 44Th St  
Phoenix, AZ 85018

RE: 44-DR-2017  
Worldmark By Wyndham

Ms. Eltalmas:

The Planning & Development Services Division has completed review of the above referenced development application submitted on 1/9/18. The following **2<sup>nd</sup> Review Comments** represent the review performed by our team, and are intended to provide you with guidance for compliance with city codes, policies, and guidelines related to this application.

**Zoning Ordinance and Scottsdale Revise Code Significant Issues**

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

**Drainage:**

1. A Base Flood Elevation (BFE) has not been established for either of the proposed buildings. The LF88 of the buildings must meet the current FEMA requirements as well as the current COS Storm Water Ordinance, regardless of what was approved previously. The engineer has called out a 100-year HWE of 1280.83 in the channel on the G&D Plan; however, this information could not be found on any of the supporting documentation included in the report. Please clarify in Section 5 of the drainage report the 100-year HWE elevation.

Additionally, citing the COS quarter section topographic maps (dating back to 2005) as the basis for establishing the LF88 is not acceptable. As indicated in the following graphic from the City's LIS system, which show the 2010 FCDMC 2.0-foot contours based on the flown LiDAR data for the Lower Indian Bend Wash ADMS, the north bank of the channel (along the narrow X zone strip) can be as high as 1283.5; which may be the defining elevation for the BFE.



**Building Elevation Design:**

2. Please provide information and details related to the roof drainage system. Refer to Section 7.105 of the Zoning Ordinance.

**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:

**Drainage:**

3. A CD of the drainage report was not provided with the 2<sup>nd</sup> submittal. Please submit a CD containing a PDF file of the complete sealed and signed drainage report and place it in the back pocket of the drainage report. Refer to Section 4-1.800 of the DSPM.
4. In order to establish the Regulatory Flood Elevation (RFE), which is the BFE +1 foot, the engineer must run a HEC-RAS model based on actual survey topography of the entire wash beyond the floodplain limit; and over the channel reach that extends west of the westernmost building and east of the easternmost building. Additionally, one HEC-RAS cross-section must go

through the southwest corner of each building. This was not done. Please revise drainage report accordingly. Refer to Section 4-1.800 of the DSPM and Section 37-22 of the COS Storm Water Ordinance. **A meeting with the Ashley Couch, Flood Plain Administrator, and Mohammad Rahman will be required prior to the next submittal.**

**Building Elevation Design:**

5. As noted in the email sent on 1/31/18, staff does not support the substituting the composite material on the Material Board with "Alumaboard" for the slat wall elements. The composite material is textured to more closely resemble real wood; while the "Alumaboard" has no texture and is somewhat reflective. Please note: the composite material will be stipulated.
6. Roof drainage systems shall be interior to the building, except for necessary overflow scuppers. If scuppers are provided, they shall be integrated with the architectural design. Areas devoted to rooftop drainage shall be designed and constructed to minimize erosion or staining of nearby walls, and direct water away from the building foundation. Please revise elevations as needed. Refer to Section 2-1.401.4 of the DSPM.

**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:

**Lighting Design:**

7. Notes on the fixture cut sheets appear to be 6-point font size or less. Please revise notes so they are minimum 12-point font size (1/6 inch). Refer to the Plan and Report Requirements for Development Applications.

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

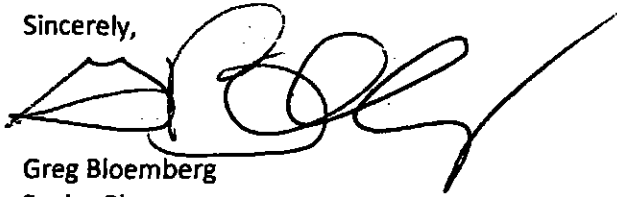
**PLEASE CALL 480-312-7767 TO SCHEDULE A RESUBMITTAL MEETING WITH ME PRIOR TO YOUR PLANNED RESUBMITTAL DATE. DO NOT DROP OFF ANY RESUBMITTAL MATERIAL WITHOUT A SCHEDULED MEETING. THIS WILL HELP MAKE SURE I'M AVAILABLE TO REVIEW YOUR RESUBMITTAL AND PREVENT ANY UNNECESSARY DELAYS. RESUBMITTAL MATERIAL THAT IS DROPPED OFF MAY NOT BE ACCEPTED AND RETURN TO THE APPLICANT.**

The Planning & Development Services Division has had this application in review for 41 Staff Review Days since the application was determined to be administratively complete.

These **2<sup>nd</sup> 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 480-312-4306 or at [gbloemberg@ScottsdaleAZ.gov](mailto:gbloemberg@ScottsdaleAZ.gov).

Sincerely,

A handwritten signature in black ink, appearing to read 'GBloemberg', with a long horizontal stroke extending to the right.

Greg Bloemberg  
Senior Planner

cc: case file

**ATTACHMENT A**  
**Resubmittal Checklist**

Case Number: 44-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 first review comment letter.

☒ Elevations:

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

☒ Manufacturer Cut Sheets of All Proposed Lighting:

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

☒ Other Supplemental Materials:

Information and details related to roof drainage

---

---

---

Technical Reports:

☒ 2 copies of Revised Drainage Report: \_\_\_\_\_

Resubmit the revised Drainage Reports to your Project Coordinator with any prior City mark-up documents.



February 1, 2018

Rolla Eltalmas  
Todd & Associates Inc  
4019 N 44Th St  
Phoenix, AZ 85018

RE: 44-DR-2017  
Worldmark By Wyndham

Ms. Eltalmas:

The Planning & Development Services Division has completed review of the above referenced development application submitted on 1/9/18. The following **2<sup>nd</sup> Review Comments** represent the review performed by our team, and are intended to provide you with guidance for compliance with city codes, policies, and guidelines related to this application.

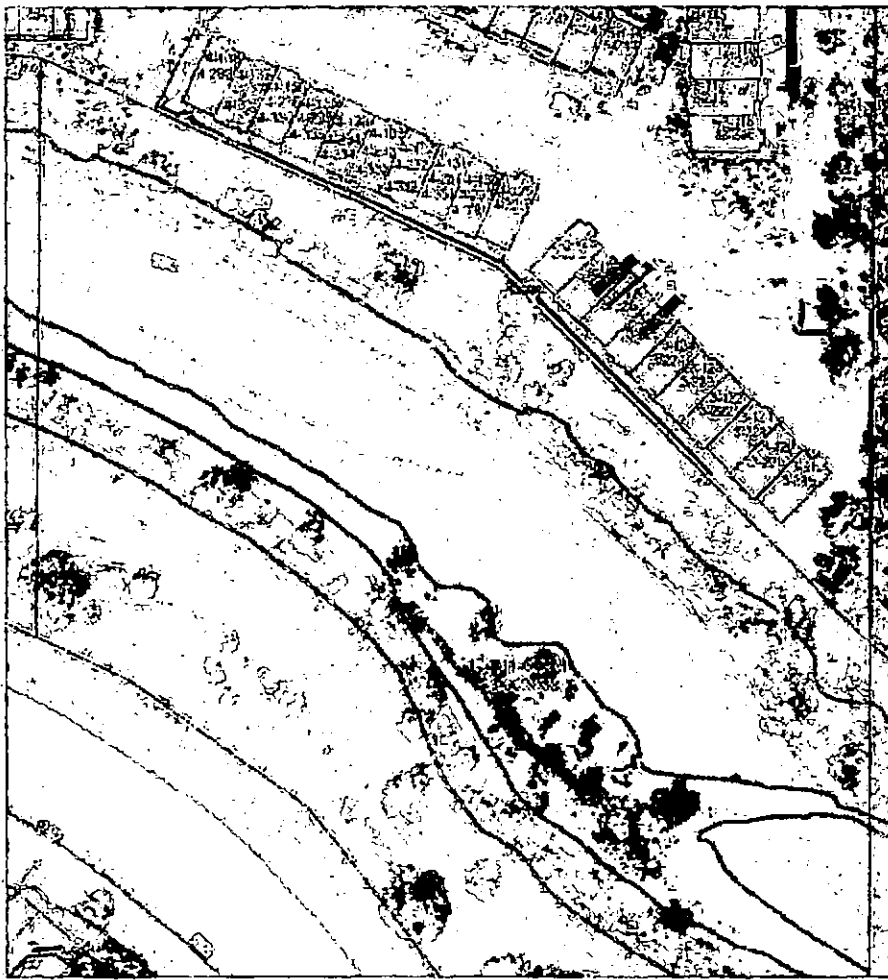
**Zoning Ordinance and Scottsdale Revise Code Significant Issues**

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

**Drainage:**

1. A Base Flood Elevation (BFE) has not been established for either of the proposed buildings. The LF<sub>88</sub> of the buildings must meet the current FEMA requirements as well as the current COS Storm Water Ordinance, regardless of what was approved previously. The engineer has called out a 100-year HWE of 1280.83 in the channel on the G&D Plan; however, this information could not be found on any of the supporting documentation included in the report. Please clarify in Section 5 of the drainage report the 100-year HWE elevation.

Additionally, citing the COS quarter section topographic maps (dating back to 2005) as the basis for establishing the LF<sub>88</sub> is not acceptable. As indicated in the following graphic from the City's LIS system, which show the 2010 FCDMC 2.0-foot contours based on the flown LiDAR data for the Lower Indian Bend Wash ADMS, the north bank of the channel (along the narrow X zone strip) can be as high as 1283.5; which may be the defining elevation for the BFE.



**Building Elevation Design:**

2. Please provide information and details related to the roof drainage system. Refer to Section 7.105 of the Zoning Ordinance.

**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:

**Drainage:**

3. A CD of the drainage report was not provided with the 2<sup>nd</sup> submittal. Please submit a CD containing a PDF file of the complete sealed and signed drainage report and place it in the back pocket of the drainage report. Refer to Section 4-1.800 of the DSPM.
4. In order to establish the Regulatory Flood Elevation (RFE), which is the BFE +1 foot, the engineer must run a HEC-RAS model based on actual survey topography of the entire wash beyond the floodplain limit; and over the channel reach that extends west of the westernmost building and east of the easternmost building. Additionally, one HEC-RAS cross-section must go

through the southwest corner of each building. This was not done. Please revise drainage report accordingly. Refer to Section 4-1.800 of the DSPM and Section 37-22 of the COS Storm Water Ordinance. **A meeting with the Ashley Couch, Flood Plain Administrator, and Mohammad Rahman will be required prior to the next submittal.**

**Building Elevation Design:**

5. As noted in the email sent on 1/31/18, staff does not support the substituting the composite material on the Material Board with "Alumaboard" for the slat wall elements. The composite material is textured to more closely resemble real wood; while the "Alumaboard" has no texture and is somewhat reflective. Please note: the composite material will be stipulated.
6. Roof drainage systems shall be interior to the building, except for necessary overflow scuppers. If scuppers are provided, they shall be integrated with the architectural design. Areas devoted to rooftop drainage shall be designed and constructed to minimize erosion or staining of nearby walls, and direct water away from the building foundation. Please revise elevations as needed. Refer to Section 2-1.401.4 of the DSPM.

**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:

**Lighting Design:**

7. Notes on the fixture cut sheets appear to be 6-point font size or less. Please revise notes so they are minimum 12-point font size (1/6 inch). Refer to the Plan and Report Requirements for Development Applications.

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

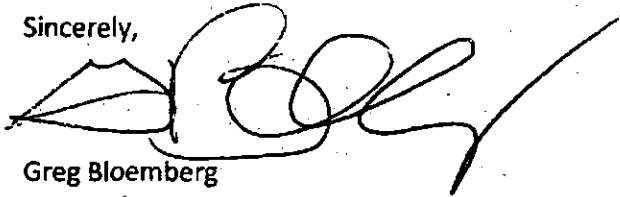
**PLEASE CALL 480-312-7767 TO SCHEDULE A RESUBMITTAL MEETING WITH ME PRIOR TO YOUR PLANNED RESUBMITTAL DATE. DO NOT DROP OFF ANY RESUBMITTAL MATERIAL WITHOUT A SCHEDULED MEETING. THIS WILL HELP MAKE SURE I'M AVAILABLE TO REVIEW YOUR RESUBMITTAL AND PREVENT ANY UNNECESSARY DELAYS. RESUBMITTAL MATERIAL THAT IS DROPPED OFF MAY NOT BE ACCEPTED AND RETURN TO THE APPLICANT.**

The Planning & Development Services Division has had this application in review for 41 Staff Review Days since the application was determined to be administratively complete.

These 2<sup>nd</sup> 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 480-312-4306 or at [gbloemberg@ScottsdaleAZ.gov](mailto:gbloemberg@ScottsdaleAZ.gov).

Sincerely,

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

Greg Bloemberg  
Senior Planner

cc: case file

**ATTACHMENT A**  
**Resubmittal Checklist**

Case Number: 44-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 first review comment letter.

☒ Elevations:

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

☒ Manufacturer Cut Sheets of All Proposed Lighting:

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

☒ Other Supplemental Materials:

Information and details related to roof drainage

---

---

---

Technical Reports:

☒ 2 copies of Revised Drainage Report: \_\_\_\_\_

Resubmit the revised Drainage Reports to your Project Coordinator with any prior City mark-up documents.



**NP ENGINEERING, INC.**  
4115 N. 15<sup>th</sup> Avenue  
Phoenix, Arizona 85015  
602-265-1559 fax 602-265-1605

---

**RESPONSE LETTER**

---

DATE: February 21, 2018  
TO: Rolla Eltalmas  
FROM: Reymond Gaña  
SUBJECT: **Worldmark By Wyndham – 2<sup>nd</sup> DB Review comments**

---

The following are our response to the plan check comment(s):

**Lighting Design:**

7. Notes on the fixture cut sheets appear to be 6-point font size or less ...  
*Response: The text are now shown to be 12 points or little bigger for sheet E1 and E2.*

**Checklist**

Manufacturer Cut Sheets of All Proposed Lighting:  
*Response: All proposed lighting cut sheets are shown on sheet E3.*



December 14, 2017

Rolla Eltalmas  
Todd & Associates Inc  
4019 N 44Th St  
Phoenix, AZ 85018

RE: 44-DR-2017  
Worldmark By Wyndham

Ms. Eltalmas:

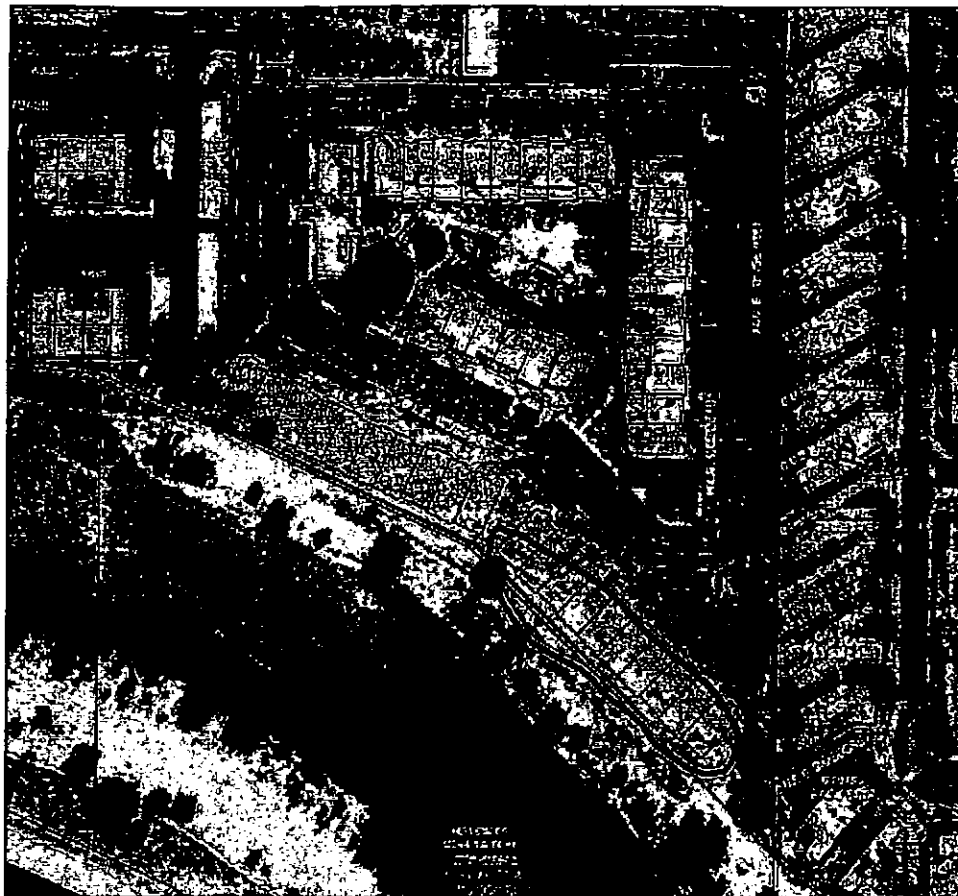
The Planning & Development Services Division has completed review of the above referenced development application submitted on 11/9/17. The following **1<sup>st</sup> Review Comments** represent the review performed by our team, and are intended to provide you with guidance for compliance with city codes, policies, and guidelines related to this application.

**Zoning Ordinance and Scottsdale Revised Code Significant Issues**

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

**Drainage:**

1. A large portion of the east building is located within the FEMA unnumbered "A" flood zone. Per the Flood Plain Administrator, a base flood elevation (BFE) must be established for each building. See graphic on following page and refer to Chapter 37 of the Scottsdale Revised Code (Storm Water Ordinance).



2. In order to establish the Regulatory Flood Elevation (BFE + 1.0 foot) for each building, the civil engineer must run a HEC-RAS model based on actual survey topography of the entire wash beyond the floodplain limit; and over a channel reach from west of the west building to east of the east building. Additionally, one HEC-RAS cross-section through the southwest corner of each building must be provided. Refer to Section 37-22 of the Storm Water Ordinance and Section 4-1.800 of the DSPM.
3. Please note: It is recommended the developer/property owner apply for a Conditional Letter of Map Revision (CLOMR) as the proposed east building is likely to see the highest flood insurance premium because of its location in an unnumbered "A" flood zone. However, as long as there is no adverse impact to the FEMA floodplain (post-condition rise in the 100-year WSE is not > 0.1 feet), the City cannot mandate the CLOMR requirement. Refer to Chapter 37 of the Scottsdale Revised Code (Storm Water Ordinance).
4. The drainage report references an agreement dated June 20, 1994 (Agreement #940051), which claims that no retention is provided for this site pursuant to a joint development agreement between the City and Hing Properties. Per the Flood Plain Administrator and Storm Water Plan Review Manager, the engineer of record for this project must provide a copy of the executed document referenced above as part of the drainage report; along with proof that the proposed site was part of the original agreement since the site has been historically undeveloped. If proof cannot be provided that the proposed site was part of the original agreement where the requirement for storm water basins was waived in the form of an "in-lieu" fee and/or an "in-kind" contribution, the engineer must submit a Storm Water Storage Waiver form for the project site; including calculations for the "in-lieu" fee for the 100-year, 2-hour full storage. Note: The City will allow all on-site runoff to be drained to the existing

channel south of the property; which is a tributary to the Lower Indian Bend Wash and which has enough capacity to handle the runoff.

### **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:**

5. Per Section 2-1.704 of the DSPM, four refuse enclosures are required for 88 units and only three are shown on the site plan. Please revise the site plan to indicate the required number of refuse enclosures.
6. Please confirm a minimum 30-foot approach is provided to all existing and proposed refuse enclosures. Refer to Scottsdale Supplement to MAG Detail #2146-1 and/or 2147-1.
7. Please coordinate the building enumeration notes so they are indicated on Sheet A1.0, and on the key map on Sheet A1.1. Refer to the Plan and Report Requirements for Development Applications (PRRDA).
8. On Sheet A1.1, please utilize a dashed or dotted line to indicate the locations and dimensions of required bicycle parking spaces and rack design, in accordance with Scottsdale Supplement to MAG Detail #2285. Per Detail #2285, for 4 bicycle parking spaces, a minimum 6.5 feet X 9.5 feet of site area is required. Refer to the PRRDA and Section 2-1.808 of the DSPM.
9. Please revise the site plan to indicate the locations for all existing and proposed freestanding light fixtures. Refer to the PRRDA.

#### **Landscape Design:**

10. Please revise the landscape plan to indicate the locations of all proposed wall-mounted and freestanding light fixtures. Refer to the PRRDA.
11. To avoid conflicts between mature-size trees and light fixtures, please shift either the location of trees or the location of light fixtures so that there is at least 20 feet between the tree trunks and the light fixtures (where needed). Refer to Sensitive Design Principle 13.
12. Due to the broad arching form of the leaves and flower stems of the *Hesperaloe parviflora* (Red Yucca), please revise the landscape plan so that the mature size of this plant will be at least four feet from the edge of any parking spaces or pedestrian areas. Refer to Section 2-1.1001.13 of the DSPM.

#### **Building Elevation Design:**

13. In order to improve readability, please revise the elevations to include number notations (0.0, +1.5, -0.5) 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. Refer to the PRRDA and Section 1.303 of the Zoning Ordinance.
14. Please provide window sections that indicate all exterior window glazing will be recessed a minimum of 50% of the exterior wall thickness; including glass curtain walls/windows within any tower/clerestory elements. Demonstrate the amount of recess by providing dimensions from the face of the exterior wall to the face of glazing, exclusive of external detailing. Refer to Sensitive Design Principle 9 and the Commercial Design Guidelines.

15. Please provide door sections that indicate all exterior doors will be recessed a minimum of 30% of the exterior wall thickness. 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. Refer to Sensitive Design Principle 9 and the Commercial Design Guidelines.
16. Please provide sections for the proposed exterior shade devices. Provide information that describes the shadow/shade that will be accomplished by the proposed device; given the vertical dimension of the wall opening. All shade devices should be designed so that the shade material has a density of at least 75%, in order to maximize the effectiveness of the shade device. Refer to Sensitive Design Principle 9 and the following link:  
<http://www.scottsdaleaz.gov/design/shading>.
17. Please revise the elevations to indicate the locations for all external wall-mounted light fixtures. Refer to the PRRDA.
18. Please revise the applicable elevation to 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 building design; either in a separate utility room or with the face of the SES flush to the face of the building. Refer to Section 2-1.402 of the DSPM.
19. Please confirm proposed roof drainage systems will be interior to the building, with the exception of overflow scuppers (if needed). If overflow scuppers are provided, they shall be integrated with the architectural design. Areas that are devoted to rooftop drainage shall be designed and constructed to minimize erosion or staining of nearby walls, and directs water away from the building foundation. Refer to Section 2-1.404 of the DSPM.

#### Floor plan:

20. Please provide a floor plan that indicates and illustrates the location of any roof access ladders. Refer to Section 2-1.401.3 of the DSPM.
21. Please provide a floor plan that indicates and illustrates 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 building design; either in a separate utility room, or with the face of the SES flush to the face of the building. Refer to Section 2-1.402 of the DSPM.

#### 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:

22. Please revise the landscape plan to include summary data indicating the landscape area (in square feet) of on-site, right-of-way and parking lot landscaping. Refer to Section 10.200 of the Zoning Ordinance.
23. Based on the mature size of the proposed plants, please modify planting density and layout so that it is representative of the mature size of the proposed species, relative to the planting area. In general, a 20-30% reduction of planting intensity should be implemented in order to avoid overcrowding of plants; so there will be no need to excessively trim or shear the plants.

This will result in sustainable landscape improvements. Refer to Sections 10.100 and 10.700 of the Zoning Ordinance.

24. Please coordinate the landscape plan with the lighting plan to ensure there are no conflicts between mature-size trees and light poles/fixtures. Refer to Section 7.600 of the Zoning Ordinance.

Building Elevations:

25. Provide information and details related to the roof drainage system. Refer to Section 7.105 of the Zoning Ordinance.

Lighting:

26. Please coordinate the lighting plan with the landscape plan to ensure there are no conflicts between light poles/fixtures and mature-size trees. Refer to Section 7.600 of the Zoning Ordinance.
27. Notes on the lighting plans appear to be 6-point font size or less. Please revise notes so they are minimum 12-point font size (1/6 of an inch). Refer to the PRRDA.

Circulation:

28. Please provide documentation confirming the project site has legal access from Indian Bend Road.
29. Please revise the site plan to indicate the future connection at the northeast portion of the site to the driveway proposed on the parcel to the north.

Other

30. Please note: It appears the proposed buildings cannot fit within the confines of the existing condominium plat. If this is indeed the case, approval and recordation of a revised condo plat will be required prior to issuance of any permits. Also, it is unclear from the original condo plat if patios were included within each individual unit boundary. In the response letter, please confirm whether patios are going to be private space or part of the common open space for the community.
31. Please note: Any development on the property is subject to the requirements of Chapter 46, Article VI of the Scottsdale Revised Code (Protection of Archaeological Resources); specifically 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.

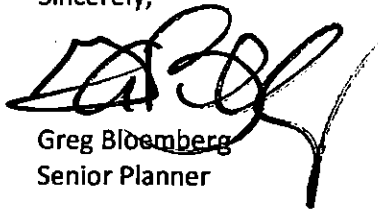
**PLEASE CALL 480-312-7000 TO SCHEDULE A RESUBMITTAL MEETING WITH ME PRIOR TO YOUR PLANNED RESUBMITTAL DATE. DO NOT DROP OFF ANY RESUBMITTAL MATERIAL WITHOUT A SCHEDULED MEETING. THIS WILL HELP MAKE SURE I'M AVAILABLE TO REVIEW YOUR RESUBMITTAL AND PREVENT ANY UNNECESSARY DELAYS. RESUBMITTAL MATERIAL 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 24 Staff Review Days since the application was determined to be administratively complete.

These **1<sup>st</sup> 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 480-312-4306 or at [gbloemberg@ScottsdaleAZ.gov](mailto:gbloemberg@ScottsdaleAZ.gov).

Sincerely,

A handwritten signature in black ink, appearing to read 'GBloemberg', is written over the typed name and title.

Greg Bloemberg  
Senior Planner

cc: case file

**ATTACHMENT A**  
**Resubmittal Checklist**

Case Number: **44-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: Revised CD of submittal (DWG or DWF format only)
- ☒ One copy: Revised Narrative for Project

☒ Site Plan:

5	24" x 36"	11" x 17"	1	8 ½" x 11"
---	-----------	-----------	---	------------

☒ Elevations:

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

☒ Landscape Plan:

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

☒ Lighting Site Plan(s):

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

☒ Photometric Analysis Plan(s):

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

☒ Manufacturer Cut Sheets of All Proposed Lighting:

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

☒ Floor Plan(s):

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

Technical Reports:

☒ 2 copies of Revised Drainage Report:

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



February 1, 2018

Rolla Eltalmas  
Todd & Associates Inc  
4019 N 44Th St  
Phoenix, AZ 85018

RE: 44-DR-2017  
Worldmark By Wyndham

Ms. Eltalmas:

The Planning & Development Services Division has completed review of the above referenced development application submitted on 1/9/18. The following **2<sup>nd</sup> Review Comments** represent the review performed by our team, and are intended to provide you with guidance for compliance with city codes, policies, and guidelines related to this application.

**Zoning Ordinance and Scottsdale Revise Code Significant Issues**

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

**Drainage:**

1. A Base Flood Elevation (BFE) has not been established for either of the proposed buildings. The LF88 of the buildings must meet the current FEMA requirements as well as the current COS Storm Water Ordinance, regardless of what was approved previously. The engineer has called out a 100-year HWE of 1280.83 in the channel on the G&D Plan; however, this information could not be found on any of the supporting documentation included in the report. Please clarify in Section 5 of the drainage report the 100-year HWE elevation.

Additionally, citing the COS quarter section topographic maps (dating back to 2005) as the basis for establishing the LF88 is not acceptable. As indicated in the following graphic from the City's LIS system, which show the 2010 FCDMC 2.0-foot contours based on the flown LIDAR data for the Lower Indian Bend Wash ADMS, the north bank of the channel (along the narrow X zone strip) can be as high as 1283.5; which may be the defining elevation for the BFE.



through the southwest corner of each building. This was not done. Please revise drainage report accordingly. Refer to Section 4-1.800 of the DSPM and Section 37-22 of the COS Storm Water Ordinance. **A meeting with the Ashley Couch, Flood Plain Administrator, and Mohammad Rahman will be required prior to the next submittal.**

**Building Elevation Design:**

5. As noted in the email sent on 1/31/18, staff does not support the substituting the composite material on the Material Board with "Alumaboard" for the slat wall elements. The composite material is textured to more closely resemble real wood; while the "Alumaboard" has no texture and is somewhat reflective. Please note: the composite material will be stipulated.
6. Roof drainage systems shall be interior to the building, except for necessary overflow scuppers. If scuppers are provided, they shall be integrated with the architectural design. Areas devoted to rooftop drainage shall be designed and constructed to minimize erosion or staining of nearby walls, and direct water away from the building foundation. Please revise elevations as needed. Refer to Section 2-1.401.4 of the DSPM.

**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:

**Lighting Design:**

7. Notes on the fixture cut sheets appear to be 6-point font size or less. Please revise notes so they are minimum 12-point font size (1/6 inch). Refer to the Plan and Report Requirements for Development Applications.

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

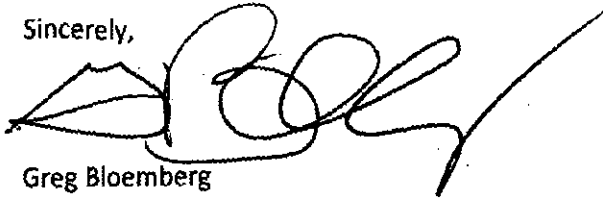
**PLEASE CALL 480-312-7767 TO SCHEDULE A RESUBMITTAL MEETING WITH ME PRIOR TO YOUR PLANNED RESUBMITTAL DATE. DO NOT DROP OFF ANY RESUBMITTAL MATERIAL WITHOUT A SCHEDULED MEETING. THIS WILL HELP MAKE SURE I'M AVAILABLE TO REVIEW YOUR RESUBMITTAL AND PREVENT ANY UNNECESSARY DELAYS. RESUBMITTAL MATERIAL THAT IS DROPPED OFF MAY NOT BE ACCEPTED AND RETURN TO THE APPLICANT.**

The Planning & Development Services Division has had this application in review for 41 Staff Review Days since the application was determined to be administratively complete.

These 2<sup>nd</sup> 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 480-312-4306 or at [gbloemberg@ScottsdaleAZ.gov](mailto:gbloemberg@ScottsdaleAZ.gov).

Sincerely,

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

Greg Bloemberg  
Senior Planner

cc: case file

**ATTACHMENT A**  
**Resubmittal Checklist**

Case Number: 44-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 first review comment letter.

☒ Elevations:

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

☒ Manufacturer Cut Sheets of All Proposed Lighting:

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

☒ Other Supplemental Materials:

Information and details related to roof drainage

---

---

---

Technical Reports:

☒ 2 copies of Revised Drainage Report: \_\_\_\_\_

Resubmit the revised Drainage Reports to your Project Coordinator with any prior City mark-up documents.



February 1, 2018

Rolla Eltalmas  
Todd & Associates Inc 4019 N 44Th St  
Phoenix, AZ 85018

RE: 44-DR-2017  
Worldmark By Wyndham

Ms. Eltalmas:

The Planning & Development Services Division has completed review of the above referenced development application submitted on 1/9/18. The following and Review Comments represent the review performed by our team, and are intended to provide you with guidance for compliance with city codes, policies, and guidelines related to this application.

Zoning Ordinance and Scottsdale Revised Code Significant Issues

The following code and ordinance related issues have been identified in the first review of this application, and shall be addressed in the resubmittal of the revised application material.

Addressing these items is critical to scheduling the application for public hearing, and may affect the City Staff's recommendation. Please address the following:

Drainage

1. A Base Flood Elevation (BFE) has not been established for either of the proposed buildings. The LF88 Of the buildings must meet the current FEMA requirements as well as the current COS Storm Water Ordinance, regardless of what was approved previously. The engineer has called out a 100-year HWE of 1280.83 in the channel on the G&D Plan; however, this information could not be found on any of the supporting documentation included in the report. Please clarify in Section 5 of the drainage report the 100-year HWE elevation.

Additionally, citing the COS quarter section topographic maps (dating back to 2005) as the basis for establishing the LF88 is not acceptable. As indicated in the following graphic from the City's LIS system, which show the 2010 FCDMC 2.0-foot contours based on the flown LiDAR data for the Lower Indian Bend Wash ADMS, the north bank of the channel (along the narrow X zone strip) can be as high as 1283.5; which may be the defining elevation for the BFE.

- ***Refer to civil comment tracking log.***



#### Building Elevation Design

2. Please provide information and details related to the roof drainage system. Refer to Section 7.105 of the Zoning Ordinance.
  - ***Refer to sheet A10.1 for roof drainage details & sheets A4.1.1 & A4.1.2.***

#### 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:

#### Drainage

3. A CD of the drainage report was not provided with the 2<sup>nd</sup> submittal. Please submit a CD containing a PDF file of the complete sealed and signed drainage report and place it in the back pocket of the drainage report. Refer to Section 4-1.800 of the DSPM.
  - ***Refer to civil comment tracking log.***

4. In order to establish the Regulatory Flood Elevation (RFE), which is the BFE +1 foot, the engineer must run a HEC-RAS model based on actual survey topography of the entire wash beyond the floodplain limit; and over the channel reach that extends west of the westernmost building and east of the easternmost building. Additionally, one HEC-RAS cross-section must go through the southwest corner of each building. This was not done. Please revise drainage report accordingly. Refer to Section 4-1.800 of the DSPM and Section 37-22 of the COS Storm Water Ordinance. A meeting with the Ashley Couch, Flood Plain Administrator, and Mohammad Rahman will be required prior to the next submittal.
  - **Refer to civil comment tracking log.**

#### Building Elevation Design

5. As noted in the email sent on 1/31/18, staff does not support the substituting the composite material on the Material Board with "Alumaboard" for the slat wall elements. The composite material is textured to more closely resemble real wood; while the "Alumaboard" has no texture and is somewhat reflective. Please note: the composite material will be stipulated.
  - **We will keep the composite material as originally proposed.**
6. Roof drainage systems shall be interior to the building, except for necessary overflow scuppers. If scuppers are provided, they shall be integrated with the architectural design. Areas devoted to rooftop drainage shall be designed and constructed to minimize erosion or staining of nearby walls, and direct water away from the building foundation. Please revise elevations as needed. Refer to Section 2-1.401.4 of the DSPM.
  - **Refer to sheet A10.1 for roof drainage details.**

#### 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:

#### Lighting Design

7. Notes on the fixture cut sheets appear to be 6-point font size or less. Please revise notes so they are minimum 12-point font size (1/6 inch). Refer to the Plan and Report Requirements for Development Applications.
  - **Refer to electrical sheets.**

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