

**Correspondence Between
Staff and Applicant
Approval Letter**

McClay, Doris

From: Venker, Steve
Sent: Wednesday, January 17, 2018 4:44 PM
To: McClay, Doris
Subject: Lomas Verde Estates landscape stipulation

Doris,

Please contact Jason Kush and Jonah Dicker and tell them that based on Mr. Dicker's comments and revised drawings we propose an additional stipulation, as follows:

The design theme of the development shall be to achieve an "enhanced native desert", with surface select boulders and desert cobble. There shall be a selection of salvaged and acquired plant materials that shall be distinctly desert specific with compelling form and texture to compliment the architectural emphasis of the development. Pavement of the entry drive and cul-de-sac shall be tumbled pavers. The structural frame for the entry gate leaves shall be 2 x 8 tube steel instead of wood.

Thank you.

Steve Venker
Development Review Board Coordinator

October 04, 2017

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

Re: 5-PP-2017
Lomas Verdes Estates

Dear Mr. Murillo-


The following is the responses to the 3rd review comments.

1.
 - a. NAOS has been modified and corrected as requested.
 - b. Wash Modification is being submitted with this package
 - c. Wash modified to provide a more natural feel.
 - d. NAOS modified to accommodate walls.
 - e. Landscape plans have been revised by Green Project
2. Copies provided with CD's of HEC RAS files.
3. Meet with City 3 times
4. Provided CD of HEC RAS files in back of drainage report
5.
 - a-d Plans modified as requested
6.
 - a-b comparison table added. HEC RAS removed
7. Topography added and HEC RAS extracted.
8.
 - a-b revised as requested
9.
 - a-e items either revised and tables added as requested
10.
 - a. 12' easement added. Contours removed
11.
 - a. setback calculations included with report.
12. Storm water waiver submitted separately
13. Provided
14. Archaeology
 - a-j revised by Logan Simpson

15. contacted David Gue. Driveway width is 20' from face of curb to face of curb (see email attached)

16-19 landscape plans updated by Green Project

Respectfully,



James (JR) Robertson
EEC, Inc
jrobertson@eecorp.com

Jim Robertson

From: Gue, David <DGue@Scottsdaleaz.gov>
Sent: Tuesday, August 22, 2017 10:09 AM
To: Jim Robertson
Cc: Jake Griffin; Carrie Cote; 'Jason Kush'
Subject: RE: 5-PP-2017 Lomas Verde Estates

Follow Up Flag: Follow up
Flag Status: Flagged

The entry drives need to be 20 feet width for fire measured from the face of curb.

From: Jim Robertson [<mailto:JRobertson@eeccorp.com>]
Sent: Tuesday, August 22, 2017 9:40 AM
To: Gue, David
Cc: Jake Griffin; Carrie Cote; Jason Kush
Subject: 5-PP-2017 Lomas Verde Estates

Hello Mr. Gue,

We received comments on the referenced project regarding the subdivision entrance lane width (Comment #15) and I was told by Jesus you were the person to contact.

The width for fire access per DS&PM 2-1.802(2) and fire code 503.2.1 & 503.2.2 states one way access shall be 20' wide. It does not specify where the 20' width is calculated from. Generally lane widths are from Face of Curb to Face of Curb per AASHTO standards and mountable curbs are allowed by fire code. The comment references across asphalt to front of curb.

Could you please clarify how the width is to be calculated, face of curb or lip of curb? Either way is fine, I just prefer not to change the entry configuration again.

If I should be contacting another individual could you please provide that person's name..

Thank you for your assistance,

James (JR) Robertson
Project Manager



Engineering and Environmental Consultants, Inc.

7740 N. 16th Street, Suite 135 | Phoenix, AZ 85020
Tel 602.248.7702 | Ext 7329 | Cell 602.799.6515

Customer Focus. Commitment. Communication.



August 3, 2017

Jake Griffin
Eec Inc
7740 N 16Th St Ste 135
Phoenix, AZ 85020

RE: 5-PP-2017
Lomas Verdes Estates

Dear Mr. Griffin:

The Planning & Development Services Division has completed the review of the above referenced development application submitted on 7-13-2017. The following **3rd 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 update the project narrative to respond to the Environmentally Sensitive Lands (ESL) ordinance (Ordinance Section 6.1010). Please address how the proposal meets the intent of the ESL Overlay, Design Standards, and Design Guidelines, (Zoning Ordinance Sections 6.1011, 6.1070, and 6.1071). Also address the following ESL overlay standards:
 - a. The zoning ordinance requires the dedication of Natural Area Open Space (NAOS) in high priority areas, as per the ESL ordinance. The zoning ordinance requires the minimum NAOS area to be a minimum 4,000 sq.ft. Please update the project preliminary plat to identify a minimum 4,000 sq.ft. area for each dedicated NAOS swath (Zoning Ordinance Section 6.1060.F).
 - b. The project narrative states that there has been a submittal for the proposed wash modification application in conjunction with the preliminary plat application. Please provide the wash modification case number. Staff has not been able to locate the application.

- c. The proposed wash to be modified must provide a more natural finish to the channelization of the wash. Please provide a landscape and grading plan identifying natural looking contours for the treatment of the wash with the wash modification application.
- d. The provided project Open Space plan identifies walls located within the proposed dedicated NAOS and drainage easement areas. Please remove any wall improvements from these dedicated easements.
- e. Walls located within a front yard setback are limited to a maximum of three (3) feet in height within the R1-43/ESL zoning district. The wall plan provided with the second submittal identifies proposed entry walls being located within the front yard setback of lots "1" and "6." Please place lots within a private tract if they are to be taller than three (3) feet. Walls will then be allowed to be a six (6) foot maximum height. Please consider reducing the width of the walls to a two-foot (2-ft.) width.

Drainage:

- 2. Please submit two (2) copies of the revised Drainage Report with the original red-lined copy of the report to me with the rest of the resubmittal material identified in Attachment A.
- 3. Although the Engineer has addressed a number of drainage review comments in his latest submitted Case Drainage Report, but some of the major concerns which were enlisted in the 2nd cycle drainage review comments and/or discussed in the last meeting haven't been addressed yet. Therefore, the City is sending back the Case Drainage Report as CORRECTIONS.

The City is requesting for another meeting with the Engineer prior to the next submittal. Therefore, the Engineer must come to the City for a meeting with the Stormwater reviewer and Stormwater Review Manager prior to resubmittal.

- 4. The Engineer must submit a CD in the back pocket of each drainage report of the requested two (2) copies of the report to ensure no misplacement of the CD takes place. The CD must contain a PDF file of the complete sealed and signed drainage report as well as all digital HEC-RAS files (DSPM Section 4-1.800 & Section 4-1A).
- 5. A Case Drainage Report under the Preliminary Plat (PP) category is typically a 90% to 95% of the Final Drainage Report, in which not only the drainage concept associated with the offsite washes has to be finalized, but also all onsite drainage improvements should be somewhat finalized so that the each lot size is final when subdivided and is not subject to any modifications. The building envelope on each lot must have a minimum developable area as designated by Residential Zoning (DSPM Section 4-1.800 & Section 4-1A). Please also address the following:
 - a. The Case Drainage Report states that each lot will be developed with individual custom house after the parcel is subdivided. Therefore, while it is necessary to show all the proposed contours around the building pad, the PAD₈₈ elevations and the FF₈₈ elevations on the lots mustn't be shown on the Preliminary G&D Plan. Therefore, please remove the PAD₈₈ elevations and the FF₈₈ elevations from the Preliminary G&D Plan.
 - b. Access to Lot 5 was discussed with the Engineer in the last face-to-face meeting at the City. The City's Stormwater Review Manager made strong recommendation to the Engineer to provide culvert crossing for the driveway access to Lot 5 from the cul-de-sac instead of providing a "wet crossing" since achieving the 'safety requirement' from

the DRAINAGE and the FIRE perspectives could be challenging. The Engineer was requested to demonstrate compliance with the DRAINAGE and the FIRE requirements should he kept his "wet crossing" in his design. The Engineer hasn't demonstrate any compliance with the DRAINAGE and the FIRE requirements for the "wet crossing" in the current submittal.

- c. The Engineer must move Section A-A along the wash further to the southwesterly direction to align it with the driveway wet crossing and should further extend Section A-A both towards southeast to the pad of Lot 5 as well as to the north all the way to the cul-de-sac. Section A-A must be drawn "to scale" and not to 'NTS'. The slope, the 100-year depth of water, and the 100-year velocity must be shown and be called out on Section A-A to demonstrate compliance. The City does not allow more than 1.0' of depth of water over a "wet crossing" nor does it allow a higher velocity than what is stated in our DS&PM. The Engineer may have to revise his design to comply with the DRAINAGE and the FIRE requirements for the "wet crossing."
 - d. Section B-B must be drawn "to scale" and not to 'NTS' too. Apparently, Section B-B shown on the plan view does not match with the profile view. Please verify. Also, show the slopes and 100-year WSE on Section B-B.
6. Create a table in the drainage report and enlist the 100-year existing and the proposed Water Surface Elevation (WSE) for each HEC-RAS cross-section (XS) and the Δ WSE. In the same table, enlist the 100-year existing and the proposed velocity for each HEC-RAS XS and the Δ velocity to demonstrate 'no adverse impact' (DSPM Section 4-1.800 & Section 4-1A).
 - a. The Case Drainage Report will not be approved without the requested WSE and Velocity comparison table in the report.
 - b. Please remove the HEC-RAS report from the Case Drainage Report since it is unnecessarily making the report much thicker and difficult to review. Instead, please provide the digital *.rep file on the CD.
7. The City requires a minimum of an additional 50 feet of survey topography beyond the property lines. In addition to having and showing 50 feet of survey topography beyond the property lines on the Preliminary G&D plan, the Engineer must obtain digital COS quarter section topography maps (CAD files) from the City's GIS dept. in order to set up and run the HEC-RAS models free from the influences of U/S and D/S boundary conditions (DSPM Section 4-1.900 & Section 4-1B).
 - a. While the Preliminary G&D Plan shows the requested additional 50' contours, no contours are shown on the 11"x17" HEC-RAS exhibits. Therefore, the City could not verify if the HEC-RAS cross-sections were extracted from the City contours.
8. The 11"x17" Existing Condition Floodplain Map and Proposed Condition Floodplain Map provided in the drainage report must show the survey topography as well as the supplemented COS topography. Do not show the supplemented COS topography on the Preliminary G&D plans (DSPM Section 4-1.402).
 - a. No contours are shown on the 11"x17" Existing Condition Floodplain Map. The exhibit only shows the HEC-RAS cross-section locations. Please show both survey contours and the supplemented City contours on this map.
 - b. Only the 5th contour lines are shown on the 11"x17" Proposed Condition Floodplain Map. The exhibit primarily shows the HEC-RAS cross-section locations. Please show

both survey contours and the supplemented City contours on this map. Show all proposed contours reflecting all the proposed grading on this map as well

9. The Engineer must demonstrate how these basins will be drained out. If bleed off pipes are used to drain out these basins into adjacent washes, then such must be shown on the G&D plan. If the basins are retention, then the Engineer must state in the report that a Geotechnical Report will be submitted with the Final Drainage Report showing percolation test in support of drain time which is 36 hours maximum. The maximum basin slope is 4:1. Please label them on the G&D plan (DSPM Section 4-1.402).
 - a. The invert of the bleed off pipe located in each detention basin is 1.0' higher than the basin bottom. This is not allowed unless it is supported by doing percolation test of the soil in each basin to demonstrate that the natural drain out time is 36 hours. However, the City allows locating the invert of the bleed off pipe between 4" and 6" from the basin bottom. Therefore, please revise the invert elevations of the bleed off pipes for all the basins to meet the City's requirement.
 - b. Please name/identify each detention basin (e.g. Basin A, Basin B, etc.) on the Preliminary G&D Plan as well as in the drainage report.
 - c. The outfall invert elevation of the bleed off pipe located on Lot 6 is 1956.8' whereas the natural wash bottom at this location is 1958.0' which is about 1.2' higher than the pipe. This is a flawed design. Please revise.
 - d. The Engineer must provide onsite stormwater storage volume calculation for the 100-year, 2-hour full storage ($V = CRA$) in the drainage report. A full size (24"X36") or at a minimum an 11"X17" Onsite Watershed Map must be provided in the drainage report in support of the "stormwater volume" requirement for each basin based on clearly shown contributing area for each proposed basin.
 - e. The elevation-area-volume relationship for each detention basin must be shown in tabular format in the drainage report in order to verify the proposed volume calculation.
10. In addition to dedicating Drainage Easement (D.E.) around the 50+ cfs washes as well as around the basins, a minimum of 8.0 feet wide Access Easements (A.E.) must be provided from the public Right of Way (R.O.W.) and/or from the private tract to the detention/retention basins D.E. to grant right to the City for access to these basins (DSPM Section 4-1.700).
 - a. The City's Stormwater Review Manager and Stormwater reviewer requested the Engineer not to show any contours on the Preliminary Plat (PP) itself since it makes the PP so crowded that the proposed dedications of drainage tracts and/or D.E. are very difficult to follow. Please remove the contours from the 24"X36" PP itself.
11. Show the erosion setback lines on the G&D plan. All graded channels must meet 'channel freeboard' criteria as well as erosion protection criteria against permissible velocities per the FCDMC policies and manuals. Document it in the report (DSPM Section 4-1.700 & Section 4-1.800).
 - a. However, the ADWR Level-II erosion setback calculation does not show any value for "Correction Factor" C_s and C_d . They are blank in the report. Please show the appropriate C_s and C_d value in the calculations. Also, an ADWR Level-II erosion setback calculation requires D_{75} of the wash bank materials based on soil data. The drainage report does not include any references as to how the D_{75} of the wash bank materials

was estimated to perform the ADWR Level-II erosion setback calculation. Either provide soil data in the report in support of the D_{75} of the wash bank materials or just perform the ADWR Level-I erosion setback calculation which is based on the Q_{100} value only.

12. Please remove the Stormwater Storage Waiver form from the Case Drainage Report since it has no relevancy to this project.
13. **Please briefly respond to each of the above comments (or check them with markers) and include the responses in the re-submittals.**

Archaeology:

14. **Please resubmit the latest version of this report.** Please revise the Class III Cultural Resource Inventory (SRSF) for the Lomas Verdes Estates as follows:
 - a. Throughout the report, "archaeological" should be replaced with "cultural resource."
 - b. This project is not a federal undertaking; therefore the term "project area" should be used instead of the term "area of potential effect (APE)".
 - c. On page 11, at the end of the paragraph below the table, the phrase "with associated artifacts" seems out of place. Please clarify the intent of this phrase.
 - d. In the Abstract, please include the UTM coordinates for the project area. These are provided in the introduction, and these coordinates should also be included in the abstract.
 - e. In the Abstract, please revise the abstract so that it will refer to the correct City of Scottsdale Discovery Clause.
 - f. In the Environmental Setting section, please provide discussion about disturbances that exist within the project area.
 - g. In the Survey Expectations section, please provide discussion regarding expectations for new sites. There is discussion regarding previous sites, but no discussion regarding expectations for new sites.
 - h. In the Field Methods section, please provide references for artifact identifications.
 - i. In the Summary and Recommendations section: please provide a recommendation for a Certificate of No Effect or Certificate of Approval, and provide the correct City of Scottsdale Discovery Clause.
 - j. Figure B.1 shows six IOs but elsewhere in the report only five IOs are discussed and depicted. Please clarify the number of IOs in the project area and revise the report and Figure B.1 accordingly.

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:

15. Please update the proposed site plan (preliminary plat) to divided entrances and drive thru by pass lanes shall be 20' wide min. All dimension shall be measured across asphalt to front of curb (DSPM 2-1.802(2)).

Landscape Design:

16. Please revise the proposed entry gates so that a pedestrian access path will be provided adjacent to the proposed gates to allow direct pedestrian access from the proposed subdivision to North 64th Street. Please refer to Scottsdale Sensitive Design Principle 6 and Design Standards & Policies Manual, Section 3-1.200. The site plan still appears to show a pedestrian gate, but the sidewalk has not been aligned to meet it, and the entry gate elevation drawing does not show the pedestrian gate.
17. Please locate the natural area open space in contiguous tracts instead of in individual lots (Zoning Ordinance Section 6.1060).

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:

Landscaping:

18. Please update the landscape plan to provide notes on the landscape so that they are 12-point (1/6 inch) font size, current landscape plan appears to provide 6-point font size, or less. Please revise the notes. Please refer to the Plan & Report Requirements for Development Applications (Zoning Ordinance Section 1.303).
19. Please update the landscape plan to 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 (Zoning Ordinance Section 1.303 and DSPM Section 5-3.119).

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 RETURN TO THE APPLICANT.

The Planning & Development Services Division has had this application in review for 17 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 480-312-7849 or at jmurillo@scottsdaleAZ.gov.

Sincerely,

Jesus Murillo
Senior Planner

cc: LOMAS VERDES ESTATES LLC
7001 E MAIN ST STW 101
SCOTTSDALE, AZ 85251
480-221-9311

ATTACHMENT A
Resubmittal Checklist

Case Number: 5-PP-2017

Please provide the following documents, in the quantities indicated, with the resubmittal (all plans larger than 8 ½ x 11 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: 2 Copies of the Revised Narrative for Project

☒ One copy: Results of Alta Survey

☒ Site Plan Preliminary Plat:

8	24" x 36"	2	11" x 17"	2	8 ½" x 11"
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☒ NAOS Plan:

1	24" x 36"	2	11" x 17"	2	8 ½" x 11"
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☒ Landscape Plan:

Color	1	24" x 36"	2	11" x 17"	2	8 ½" x 11"
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B/W	1	24" x 36"	2	11" x 17"	2	8 ½" x 11"
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Technical Reports:

☒ 2 copies of Revised Drainage Report:

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



7740 N. 16th Street, Suite 135
Phoenix, Arizona 85020

Ph.: (602)248-7702 Fax: (602)248-7851

Transmittal

To: City of Scottsdale
7447 E. Indian School Road
Scottsdale, AZ

FROM: Jake Griffin
DATE: 5/15/17
EEC #: 16534
SUBJECT: Lomas Verdes Estates

PLEASE FIND ENCLOSED:

Copies	Date	Description
1		Response Letter
1		CD of Drawing Submittal (DWF Format)
1		Revised Narrative
1		Copy of ALTA Survey
9		Preliminary Plat (24x36 (9), 11x17 (2), 8-1/2x11 (2))
1		NAOS Plan (24x36 (1), 11x17 (2), 8-1/2x11 (2))
1		Construction Envelope Exhibit (24x36 (1), 11x17 (2), 8-1/2x11 (2))
1		Landscape Plan Color (24x36 (1), 11x17 (2), 8-1/2x11 (2))
1		Landscape Plan B&W (24x36 (1), 11x17 (2), 8-1/2x11 (2))
1		Revegetation Plan (24x36 (1), 11x17 (2), 8-1/2x11 (2))
2		Revised Drainage Report
1		Stormwater Waiver (N/A)
3		Revised Water Design Report
3		Revised Waste Water Design Report
1		Final Plat
ALL		CITY REDLINE COMMENTS

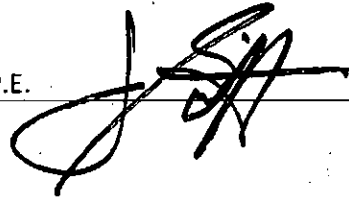
THESE ARE SUBMITTED AS CHECKED BELOW:

- ☐ As requested
☐ For Information and coordination
☐ Return for material when review complete
☐ Return after loan to us
☒ For approval by: Jesus Murillo Return to: _____
☐ For review and comment by: _____ Return to: _____
☐ Other: _____

5-PP-2017
05/15/17

REMARKS:

Signed: James M. Griffin, P.E.

A handwritten signature in black ink, appearing to be 'J. M. Griffin', written over a horizontal line.

Copies to:



June 7, 2017

Jake Griffin
Eec Inc
7740 N 16Th St Ste 135
Phoenix, AZ 85020

RE: 5-PP-2017
Lomas Verdes Estates

Dear Mr. Griffin:

The Planning & Development Services Division has completed the review of the above referenced development application submitted on May 15, 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:

Zoning:

1. Please update the project narrative to respond to the Environmentally Sensitive Lands (ESL) ordinance (Ordinance Section 6.1010). Please address how the proposal meets the intent of the ESL Overlay, Design Standards, and Design Guidelines, (Zoning Ordinance Sections 6.1011, 6.1070, and 6.1071). Also address the following ESL overlay standards:
 - a. The zoning ordinance requires the dedication of Natural Area Open Space (NAOS) in high priority areas, as per the ESL ordinance. The zoning ordinance requires the minimum NAOS width to be thirty (30 ft.) feet. Please update the project preliminary plat to identify a minimum 30-foot NAOS width provided by each proposed parcel (Zoning Ordinance Section 6.1060.F). Each parcel shall provide a minimum 30-foot NAOS width. Staff has highlighted those areas on the NAOS plan that still do not meet this ordinance (See Attachment "B").
 - b. The ESL ordinance limits the maximum revegetated NAOS area to thirty (30%) percent of the required NAOS area (Zoning Ordinance Sec. 1060.D.2). Additionally provided NAOS may not be disturbed. Revise NAOS data table to accordingly identify the square-footage and percentages of NAOS proposed to be disturbed with the final plans. Identify a minimum of 5 feet of reveg area for all portions of NAOS adjacent to a proposed site wall.

- c. The Environmentally Sensitive Lands (ESL) ordinance expresses the importance of Natural Area Open Space (NAOS) to be placed in tracts. Identified NAOS areas should be placed in a tracts wherever possible (Zoning Ordinance Section 6.1010.E). If the NOAS is not to be placed in tracts, the existing washes must be protected in a more natural state than proposed in the drainage report.
- d. The proposed wash to be modified must provide a more natural finish to the channelization of the wash. The current proposal, as provided in the case drainage report, identifies an unnaturally executed concrete channel to the wash. The ESL ordinance requires a more natural modification to large washes.
- e. The project narrative states that there has been a submittal for the proposed wash modification application in conjunction with the preliminary plat application. Please provide the wash modification case number. Staff has not been able to locate the application.

Landscape:

- 2. Please update the proposed entry plan (Sheet LP-2) to include plants found within the approved Native Plant list. The plan identifies agave Americana, hesperaloe funifera, and lantana montevidensis; which are not approved as appropriate vegetation within the Environmentally Sensitive Lands Overlay area.

Drainage:

- 3. Please submit two (2) copies of the revised Drainage Report with the original red-lined copy of the report to me with the rest of the resubmittal material identified in Attachment A. Please address the following comments:
 - a. The Engineer must submit a CD in the back pocket of each drainage report of the requested two (2) copies of the report to ensure no misplacement of the CD takes place. The CD must contain a PDF file of the complete sealed and signed drainage report as well as all digital HEC-RAS files (DSPM Section 4-1.800 & Section 4-1A).
 - b. A Case Drainage Report under the Preliminary Plat (PP) category is typically a 90% to 95% of the Final Drainage Report, in which not only the drainage concept associated with the offsite washes has to be finalized, but also all onsite drainage improvements should be somewhat finalized so that the each lot size is final when subdivided and is not subject to any modifications. The building envelope on each lot must have a minimum developable area as designated by Residential Zoning (DSPM Section 4-1.800 & Section 4-1A).
 - c. Label all 1.0 ft. existing contours on the Preliminary G&D plan. Please darken every 5th contour line. Show and label all proposed contours. Use different line types for the existing and the proposed contour lines (DSPM Section 4-1.900 & Section 4-1B).
 - d. Create a table in the drainage report and enlist the 100-year existing and the proposed Water Surface Elevation (WSE) for each HEC-RAS cross-section (XS) and the Δ WSE. In the same table, enlist the 100-year existing and the proposed velocity for each HEC-RAS XS and the Δ velocity to demonstrate 'no adverse impact' (DSPM Section 4-1.800 & Section 4-1A).
 - e. Add additional XSs to the current HEC-RAS river reach to go at a minimum of 100 feet beyond the east and west property lines to ensure that the upstream (U/S) and the downstream (D/S) boundary conditions have no influence on the pre- vs. post- HEC-RAS models throughout the property (DSPM Section 4-1.800 & Section 4-1A).

- f. The City requires a minimum of an additional 50 feet of survey topography beyond the property lines. In addition to having and showing 50 feet of survey topography beyond the property lines on the Preliminary G&D plan, the Engineer must obtain digital COS quarter section topography maps (CAD files) from the City's GIS dept. in order to set up and run the HEC-RAS models free from the influences of U/S and D/S boundary conditions (DSPM Section 4-1.900 & Section 4-1B).
- g. The 11"X17" Existing Condition Floodplain Map and Proposed Condition Floodplain Map provided in the drainage report must show the survey topography as well as the supplemented COS topography. Do not show the supplemented COS topography on the Preliminary G&D plans (DSPM Section 4-1.402).
- h. The proposed floodplain goes over the proposed onsite retention basins. This is not allowed. The basins have to be strictly offline and for onsite 100-year, 2-hour full storage only and must be physically isolated from the floodplains of the washes (COS DSPM Section 4-1.402).
- i. The Engineer must demonstrate how these basins will be drained out. If bleed off pipes are used to drain out these basins into adjacent washes, then such must be shown on the G&D plan. If the basins are retention, then the Engineer must state in the report that a Geotechnical Report will be submitted with the Final Drainage Report showing percolation test in support of drain time which is 36 hours maximum. The maximum basin slope is 4:1. Please label them on the G&D plan (DSPM Section 4-1.402).
- j. In addition to dedicating Drainage Easement (D.E.) around the 50+ cfs washes as well as around the basins, a minimum of 8.0 feet wide Access Easements (A.E.) must be provided from the public Right of Way (R.O.W.) and/or from the private tract to the detention/retention basins D.E. to grant right to the City for access to these basins (DSPM Section 4-1.700).
- k. Show the erosion setback lines on the G&D plan. All graded channels must meet 'channel freeboard' criteria as well as erosion protection criteria against permissible velocities per the FCDMC policies and manuals. Document it in the report (DSPM Section 4-1.700 & Section 4-1.800).

Water and Waste Water:

- 4. The owner has agreed to extended "sanitary" sewer lines along the entire length of the property's above mentioned frontages at the time of development (City Code Section 49-219 and DSPM Section 7-1.400, B).

Archaeology:

- 5. The Class III Cultural Resource Survey, with a staff date of 05/15/2017, has been received from on-call archaeological consultant, Archaeological Consulting Services, with peer review comments and corrections. Please revise the Class III Cultural Resource Inventory (SRSF) for the Lomas Verdes Estates as follows:
 - a. Throughout the report, "archaeological" should be replaced with "cultural resource."
 - b. This project is not a federal undertaking; therefore the term "project area" should be used instead of the term "area of potential effect (APE)".
 - c. On page 11, at the end of the paragraph below the table, the phrase "with associated artifacts" seems out of place. Please clarify the intent of this phrase.

- d. In the Abstract, please include the UTM coordinates for the project area. These are provided in the introduction, and these coordinates should also be included in the abstract.
- e. In the Abstract, please revise the abstract so that it will refer to the correct City of Scottsdale Discovery Clause.
- f. In the Environmental Setting section, please provide discussion about disturbances that exist within the project area.
- g. In the Survey Expectations section, please provide discussion regarding expectations for new sites. There is discussion regarding previous sites, but no discussion regarding expectations for new sites.
- h. In the Field Methods section, please provide references for artifact identifications.
- i. In the Summary and Recommendations section: please provide a recommendation for a Certificate of No Effect or Certificate of Approval, and provide the correct City of Scottsdale Discovery Clause.
- j. Figure B.1 shows six IOs but elsewhere in the report only five IOs are discussed and depicted. Please clarify the number of IOs in the project area and revise the report and Figure B.1 accordingly.

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 revise the proposed entry gates so that a pedestrian access path will be provided adjacent to the proposed gates to allow direct pedestrian access from the proposed subdivision to North 64th Street (Sensitive Design Principle 6 and DSPM Section 3-1.200).
7. Please locate the natural area open space in contiguous tracts instead of in individual lots (Zoning Ordinance Section 6.1060).

Fire:

8. Please update the proposed site plan (preliminary plat) to divided entrances and drive thru by pass lanes shall be 20' wide min. All dimension shall be measured across asphalt to front of curb (DSPM 2-1.802(2)).

Water and Waste Water:

9. The owner will likely be required to dedicate a public utility easement and an emergency and service access easement, over the proposed access tract "Lomas Verdes Drive," also known as tract "A." Please update the preliminary plat to assign this private street a tract identification letter, and its dedication language (DSPM Section 7-1.412).
10. All proposed and existing water meters shall be located within a tract or easement dedicated to the City for public utility purposes (DSPM Section 7-1.412 and 6-1.416). The provided plans did identify the dry sanitary sewer being required as per all design requirements.

Circulation:

11. The required street improvements can be satisfied by providing an in-lieu payment as follows: for E. Redbird Road, provided half-street improvement to the local residential (rural/ESL)

standard to a minimum twenty (20) feet (DSPM Section 5-3.800); for N. 64th Street, provide half-street improvement, to the major collector (rural/ESL) character to a minimum twenty-four (24) feet (DSPM Section 5-3.800).

Landscaping:

12. Please revise the conceptual landscape plan so that it includes summary data indicating the landscape area (in square-feet) of on-site, and right-of-way landscaping, in compliance with Zoning Ordinance Section 10.200.
13. Please update the landscape plan to identify the registered landscape architect that will be preparing the plans for this project. (Arizona Administrative Code, Title 4, Chapter 30).
14. Please update the landscape plan to provide notes on the landscape so that they are 12-point (1/6 inch) font size, current landscape plan appears to provide 6-point font size, or less. Please revise the notes. Please refer to the Plan & Report Requirements for Development Applications (Zoning Ordinance Section 1.303).
15. Please update the landscape plan to 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 (Zoning Ordinance Section 1.303 and DSPM Section 5-3.119).

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.

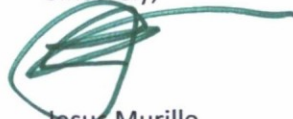
PLEASE CALL 480-312-7000 TO SCHEDULE A RESUBMITTAL MEETING WITH ME PRIOR TO YOUR PLANNED RESUBMITTAL DATE. DO NOT DROP OFF ANY RESUBMITTAL MATERIAL WITHOUT A SCHEDULED MEETING. THIS WILL HELP MAKE SURE I'M AVAILABLE TO REVIEW YOUR RESUBMITTAL AND PREVENT ANY UNNECESSARY DELAYS. RESUBMITTAL MATERIAL THAT IS DROPPED OFF MAY NOT BE ACCEPTED AND RETURN 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 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 480-312-7849 or at jmurillo@scottsdaleAZ.gov.

Sincerely,



Jesus Murillo
Senior Planner

cc: LOMAS VERDES ESTATES LLC
7001 E MAIN ST STW 101
SCOTTSDALE, AZ 85251
480-221-9311

ATTACHMENT A
Resubmittal Checklist

Case Number: 5-PP-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: 2 Copies of the Revised Narrative for Project
- ☒ One copy: Results of Alta Survey

☒ Site Plan Preliminary Plat:

6	24" x 36"	2	11" x 17"	2	8 ½" x 11"
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☒ NAOS Plan:

1	24" x 36"	2	11" x 17"	2	8 ½" x 11"
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☒ Landscape Plan:

Color	1	24" x 36"	2	11" x 17"	2	8 ½" x 11"
B/W	1	24" x 36"	2	11" x 17"	2	8 ½" x 11"

☒ Revegetation Site Plan & Techniques

1	24" x 36"	2	11" x 17"	2	8 ½" x 11"
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Technical Reports:

- ☒ 2 copies of Revised Drainage Report:

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



July 10, 2017

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

Re: 5-PP-2017

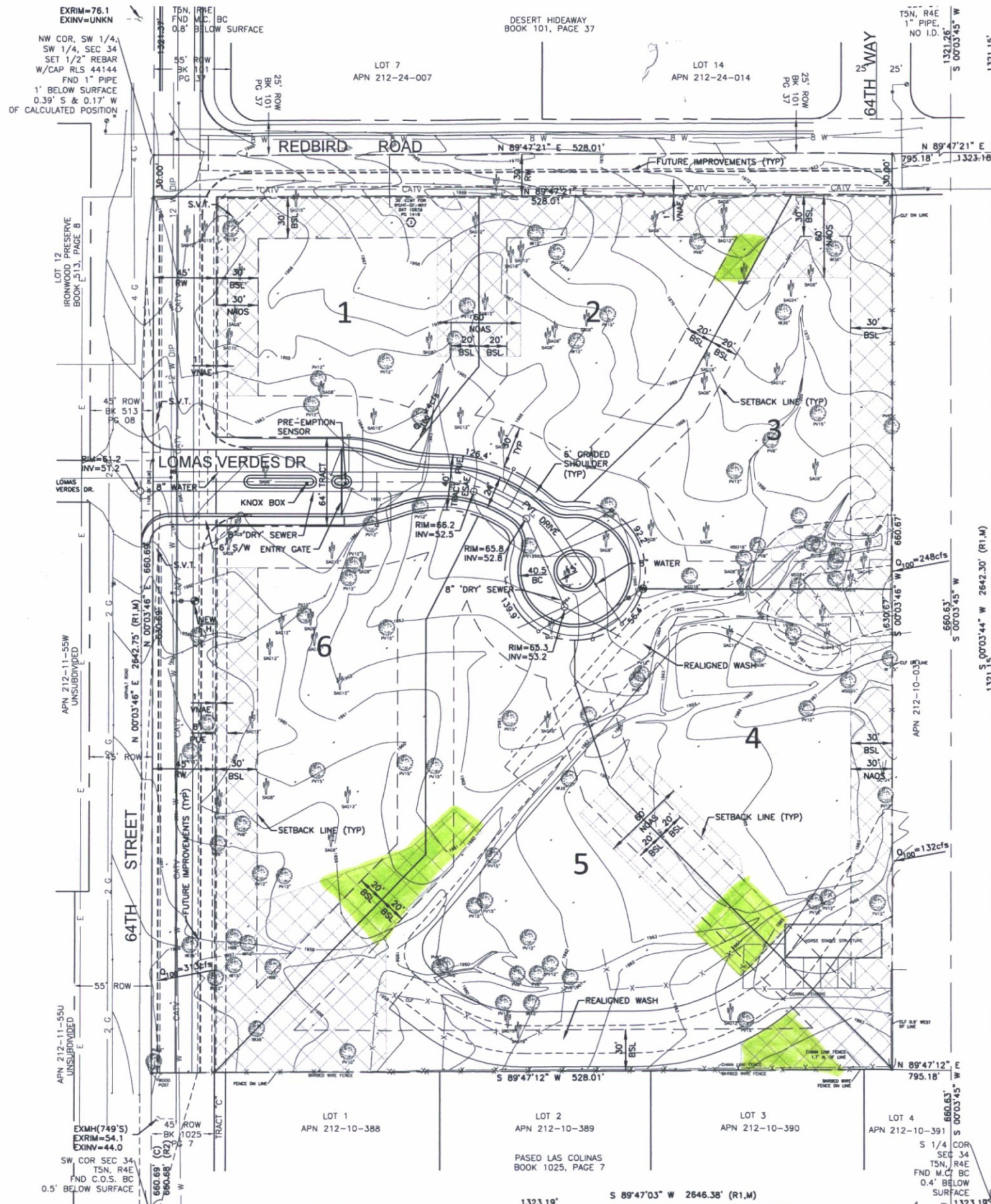
Lomas Verdes Estates

Dear Mr. Murillo-

The following is the responses to the 1st review comments.

1.
 - a. NAOS has been modified and corrected as requested.
 - b. There are no site walls with the exception of the monument signs at the entrance.
 - c. Tracts will not be proposed for NAOS. If used, Tracts would adversely impact the setbacks and deem this project undevelopable for this zoning.
 - d. There is no concrete channel proposed for this project. Only concrete proposed is for the cutoff walls at the driveway crossings through the wash.
 - e. You have requested that we submit the Wash Modification once the drainage report and grading plan have been approved in theory. We have the package complete and ready to submit.
2. Landscape plans have been revised by Green Project.
3.
 - a-k. Drainage report and calculations have been revised as requested.
4. This information was for informational purposes only. The owner is aware of the requirements
5. The Class III Report has been revised by Logan Simpson as requested.
6. Landscape plans have been revised by Green Project.
7. Tracts will not be proposed for NAOS. If used, Tracts would adversely impact the setbacks and deem this project undevelopable for this zoning.
8. Entry has been revised as requested. The site is going to utilize ribbon curb. This will provide a 22.5' wide driveable surface.
9. Lomas Verdes Drive is labelled as a Tract as requested. Dedication language has also been provided as requested.
10. Meters have been located within the Tract as requested.
11. Plans provide cross-sections for ultimate build out of both adjacent offsite roadways. The owner is aware of the in lieu payment requirement.
- 12-15. Landscape plans have been revised by Green Project.

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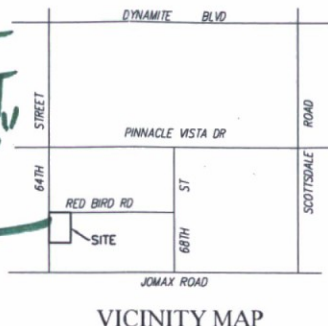


NATURAL AREA OPEN SPACE PLAN

FOR
LOMAS VERDES ESTATES

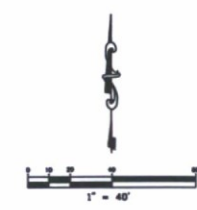
A PORTION OF THE NORTH HALF OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 5 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

IDEAS THAT DO NOT MEET THE MIN. '30' WIDTH FOR EACH PARCEL



LOMAS VERDES ESTATES				
LOT				
#	Area	Est Build Pad	Acres	%
1	31,764	9,853	0.7292	
2	35,209	10,495	0.8083	
3	42,086	9,253	0.9662	
4	50,500	11,284	1.1593	
5	75,736	9,755	1.7387	
6	49,051	9,944	1.1261	
Net	304,617		6.9930	
Gross	348,838		8.0082	
Int R/W	20,271		0.4654	
Lot Total	284,346		6.5277	
64th R/W	29,731		0.6825	
RB R/W	14,490		0.3326	
348,838				
NAOS 1 (prov)	52,395		1.2028	
NAOS 2 (prov)	26,123		0.5997	
NAOS 3 (prov)	9,206		0.2113	
Provided NAOS	87,724		2.0139	25.15%
Required NAOS	74,317		1.7061	21.30%
NAOS 1 (req)	66,970		1.5374	
NAOS 2 (req)	3,392		0.0779	
NAOS 3 (req)	3,955		0.0908	

LEGEND
PROPOSED NAOS



ATTACHMENT "B"

5-PP-2017
05/15/17



DESIGN BY:	JMG
DRAWN BY:	JAR
CHK'D BY:	JMG
DATE:	OCTOBER 2016
SCALE:	
EEC NO:	16534
DRAWING NO:	

LOMAS VERDES ESTATES
6501 E. REDBIRD ROAD, SCOTTSDALE, AZ

LOCATED IN SECTION 34,
T 5 N. R 4 E. G4SRM, MARICOPA COUNTY, ARIZONA

PROJECT TITLE
NAOS PLAN

old engineering & land development
surveying & environmental services
making & food control and drainage
transportation

Engineering and Environmental Consultants, Inc.
7740 N. 16th Street, Suite 135 | Phoenix, Arizona 85020
Tel 602.248.7702 | Fax 602.248.7851

31682
JAMES M. GRIFFIN
Professional Engineer
ARIZONA, USA
Expires: 9/30/18

903-PA-2016
QS: 49-43



March 13, 2017

Jake Griffin
Eec Inc
7740 N 16Th St Ste 135
Phoenix, AZ 85020

RE: 5-PP-2017
Lomas Verdes Estates

Dear Mr. Griffin:

The Planning & Development Services Division has completed the review of the above referenced development application submitted on 2-3-2017. 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:

Legal / Application:

- WE DID
1. The proposed site plan indicates the modification of the existing wash corridor located on the subject site. Owner/Applicant shall submit an application for a wash modification in conjunction with the preliminary plat application. The wash modification may identify information, improvements, or constraints, which may impact these mentioned and associated applications' design (Zoning Ordinance Section).
 2. With the resubmittal the applicant provided a copy of the proposed Codes, Covenants, and Restrictions (CC&Rs) were provided with the case application submittal. The proposed Lomas Verdes Estates association costs for those areas that will be dedicated as "common area" were not provided in the CC&Rs. Please provide a copy of the Lomas Verdes Estates CC&Rs that identify the concerns with the appropriate funds that will be collected to assure the maintenance of the proposed "Common area" tracts (i.e., the private streets, gate, and pedestrian connections).
- JPk

Desert Foothills Overlay Analysis:

- JPk
3. Please update the project narrative to respond to the Desert Foothills Overlay purpose (Ordinance Section 6.1001). As needed, revise the provided narrative to address how the proposed project is consistent with the Guidelines (Ordinance Section 6.1004).

Zoning:

4. Please update the project narrative to respond to the Environmentally Sensitive Lands (ESL) ordinance (Ordinance Section 6.1010). Please address how the proposal meets the intent of the ESL Overlay, Design Standards, and Design Guidelines, (Zoning Ordinance Sections 6.1011, 6.1070, and 6.1071). Also address the following ESL overlay standards:

- a. The zoning ordinance requires the dedication of Natural Area Open Space (NAOS) in high priority areas, as per the ESL ordinance. The zoning ordinance requires the minimum NAOS width to be thirty (30 ft.) feet. Please update the project preliminary plat to identify a minimum 30-foot NAOS width provided by each proposed parcel (Zoning Ordinance Section 6.1060.F). Each parcel shall provide a minimum 30-foot NAOS width. *WE ALREADY MEET THIS REQ.*
- b. Natural Area Open Space (NAOS) is calculated from the subject site's gross acreage, not the net acreage (Zoning Ordinance Section 6.1060). Please update the NAOS data table to clearly identify the method used to determine the NAOS requirement.
- c. The ESL ordinance limits the maximum revegetated NAOS area to thirty (30%) percent of the required NAOS area (Zoning Ordinance Sec. 1060.D.2). Additionally provided NAOS may not be disturbed. Revise NAOS data table to accordingly identify the square-footage and percentages of NAOS proposed to be disturbed.
- d. The Environmentally Sensitive Lands (ESL) ordinance expresses the importance of Natural Area Open Space (NAOS) to be places in tracts. Identified NAOS areas should be placed in a tracts wherever possible (Zoning Ordinance Section 6.1010.E). *LOS COLINAS?*
- e. Please update the project site plan (preliminary plat) to provide and identify the location of all site walls and fences on the preliminary plat (Zoning Ordinance Sections 5.104 and 6.1071). *MONUMENTS, NOT WALLS*

EEZ WILL COMMENT

*TRACTS WILL IMPACT SETBACKS
EEZ WILL GET INFO FROM L.A.*

Fire:

5. Please update the project site plan (preliminary plat) to provide and identify the "Key switch/pre-emption sensor," which is required for commercial/Multi-family/Gated communities (Fire Ordinance Section 4045 and 503.6.1).
6. Please update the project site plan (preliminary plat) to provide and identify the required fire hydrant I on N. 64th Street, south of E. Lomas Verdes Road, to meet spacing requirements for the area (Fire Ordinance Section 4045 and 507.5.1.2).

EEZ TO ADD F.H.

Drainage:

7. 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.
8. Please submit one (1) copy of the revised Storm Water Waiver with the original red-lined copy of the waiver to your Project Coordinator with the rest of the resubmittal material identified in Attachment A. *NOT APPLICABLE. WE ARE PROVIDING RETENTION.*
9. Please submit the Drainage Report in two (2) copies. Please submit a CD with the drainage report containing a PDF file of the complete sealed and signed drainage report (DSPM Section 4-1.800 and Section 4-1A).
10. A Case Drainage Report under the Preliminary Plat (PP) category is required to provide a 90% to 95% of the Final Drainage Report. The drainage report must provide a drainage concept associated with the offsite washes being finalized; and also provide all onsite drainage

*7-20
EEZ.*

improvements that should be finalized to the level that each lot size is final at this time of being subdivide. Final report should not be subject to any further modifications (DSPM Section 4-1.800 and Section 4-1A).

11. The subject +/-8.1-acre parcel is located within the Pinnacle Peak West Area Drainage Master Study (PPW-ADMS) area. Please note that the regional watershed-wise ADMSs are 'Planning Tools' which are not intended for any site specific design purposes. Therefore, the PPW-ADMS "Base Condition" Flo-2D results which are available on the FCDMC websites cannot be used directly for a specific project site without further evaluating the Flo-2D results to account for potential flow avulsion and flow splits in the upstream. The attached 11"x17" color printout of the "Flo-2D Viewer" of PPW-ADMS, near the project site, exists a number of flow splits along the wash at the upstream of the project site, and therefore, the Engineer must multiply the "Base Condition" Q_{100} with a factor of 1.3 at a minimum, which is the minimum multiplying factor per the COS requirement. Please provide a multiplying factor of 1.5 to be conservative (DSPM Section 4-1.800 and Section 4-1A).

12. The provided drainage report identifies 161 cfs, for the "northern" wash, and 87 cfs, for the "southern" wash. This identification by the drainage report, as the washes enter the parcel along the east property line, are somewhat close to the "Base Condition" Q_{100} (s). When this value is compared to the flow hydrographs which were extracted directly from the FCDMC PPW-ADMS website (165 cfs and 88 cfs respectively), 197 cfs for the "combined" wash, as identified by the report exiting along the parcel's western property line, is noticeably lower than what was to extracted directly from the FCDMC PPW-ADMS website (210 cfs).

Please see the attached 11"x17" color printouts of the "Base Condition" Q_{100} flow hydrographs, for the "northern" wash, the "southern" wash, and the "combined" wash. The washes are extracted directly from the FCDMC PPW-ADMS website. The design flow for the "northern" wash, the southern wash, and the "combined" wash should be 215 cfs (165×1.3), 114 cfs (88×1.3), and 273 cfs (210×1.3) at a minimum. The drainage report should use a multiplying factor of 1.5 instead of 1.3 to be conservative (DSPM Section 4-1.800 and Section 4-1A).

13. The Case Drainage Report identifies the above mentioned wash courses being modified along proposed Lots "4" and "5." Wash modification improvements including placement of riprap along the wash banks for erosion protection. These improvements may only be reviewed and approved through a Wash Modification (WM) application process due to the site being located within the Environmentally Sensitive Land (ESL) overlay area. With the resubmittal of this application, please submit a parallel WM permitting case. Please contact the Planning Department Coordinator for all Wash Modification application permitting requirements (DSPM Section 4-1.407).
14. With the resubmittal, please submit a full size (24"x36") folded Preliminary Grading & Drainage (G&D) Plan in the back pockets of the Case Drainage Report. All proposed grading along the modified wash courses as well as the locations of the riprap placement areas must be shown on this G&D Plan. The potential for lateral migration and scour depth for all washes must be evaluated using the ADWR methodologies. The riprap size and thickness based on hydraulic evaluation as well as its engineering placement must be shown and the details should be provided on this G&D Plan so that the Drainage reviewer can confirm that the they are adequate without possibility of having to modify them later on which may affect the lot sizing and the Planning reviewer may verify their suitability in the context of ESL ordinance specific to this project site (DSPM Section 4-1.407 and Section 4-1B).
15. The proposed modifications to the wash courses and placement of riprap materials may have significant adverse impact on adjacent properties. A HEC-RAS model shall be run, under both

the existing and the proposed conditions, to demonstrate 'no adverse impact'. The HEC-RAS cross-sections maybe stopped along the extent of the surveyed topography and not necessarily have to reach to dry land as long as the extent of each HEC-RAS cross-section under the 'Existing' and the 'Proposed' condition is the same. Please create a 100-year Water Surface Elevation (WSE) and Velocity Comparison Table in the drainage report to compare the Δ WSE and Δ Velocity for each HEC-RAS cross-section under the existing and proposed condition to demonstrate 'no adverse impact'(DSPM Section 4-1.800 and Section 4-1A).

16. With the resubmittal, please print out the color 'Schematic Geometry' of the stream networks, water surface profiles and summary tables under both the existing and the proposed conditions and include them in the HEC-RAS section of the Drainage Report. Please also generate a HEC-RAS report using the 'Generate Report....' command from the File Menu of the HEC-RAS main window for each model scenario (the existing and the proposed) and include it in the relevant HEC-RAS section for each model scenario in the Drainage Report. Please include all digital HEC-RAS files (the existing and the proposed) in the same CD which will contain the PDF file of the drainage report (DSPM Section 4-1.800 and Section 4-1A).
17. With the resubmittal, please provide an 11"x17" Existing Condition Floodplain Map in the drainage report on which no proposed improvements should be shown except the survey topo, lot lines, the streets, etc. Please show and label all HEC-RAS cross-section (XS) locations on this map along with showing their 100-yr WSE in the XXXX.XX ft. format. Please delineate and label the existing base floodplain (limit of inundation) on this map (DSPM Section 4-1.800 and Section 4-1B).
18. With the resubmittal, please provide an 11"x17" Proposed Condition Floodplain Map in the drainage report on which, please show all proposed improvements including any proposed contours. Please show and label all HEC-RAS XS locations on this map along with showing their 100-yr WSE in the XXXX.XX ft. format. Please delineate and label the proposed base floodplain on this map (DSPM Section 4-1.800 and Section 4-1B).
19. With the resubmittal, please identify and label the proposed base floodplain on the 24"x36" Preliminary G&D Plan. Please show and label the proposed Drainage Easement (D.E.) locations on the Preliminary G&D plan as well as on the Preliminary Plat (DSPM Section 4-1.700 and Section 4-1B).
20. The proposed number of lots identifies the proposal as a major subdivision, and the request requires that a regional detention basin must be provided to store onsite stormwater runoff for full storage of the 100-year, 2-hour storm event. On-lot retention is not allowed for a major subdivision. Update the drainage report to calculate the onsite stormwater storage requirement and strategically place the regional detention basin to capture all onsite runoff into it before bleeding it off into one of the adjacent washes by means of a bleed off pipe. Necessary grading must be shown on the Preliminary G&D Plan to demonstrate site-wise onsite runoff towards the detention basin. However, 'drain time' calculation for the bleed off pipe is not required as a part of the Case Drainage Report. Please provide and label the 'Drainage Tract' which will encompass the regional detention basin on the Preliminary G&D Plan (DSPM Section 4-1.407 and Section 4-1.700).

Final Plat Coordination:

21. Please update narrative to identify that the owner understands the requirement to construct, at its expense, the public improvements required by the city for approval of any land division. All construction shall comply with approved improvement plans, and all other applicable statutes, rules, regulations, ordinances, plans and policies. (City Code Section 48-3, and Ordinance Number 3743, § 1, 9-21-07).

22. Please update narrative to identify that the owner understands the requirement to execute an agreement with the city to construct the public improvements, and provide the city a cash deposit, letter of credit, or bond for constructing the public improvements, prior to final plat submit (City Code Section 47-13).

Archaeology:

(ACS)

23. The Class 1 cultural resources survey, with a staff date of 02/03/2017, was sent to an on-call archaeological consultant, Archaeological Consulting Services, for peer review. Peer review comments regarding the Class 1 cultural resources survey, with a staff date of 02/03/2017, were received on 02/21/2017 from Archaeological Consulting Services, the on-call archaeological consultant. Please provide a Class III Cultural Resource Survey (an archaeology survey) and report that is prepared by a qualified archaeologist (Scottsdale Revised Code, Chapter 46, Article VI).

132 1-C

LOGAN SIMPSON

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:

Water and Wastewater:

24. Please update the proposed project site plan (preliminary plat), and associated graphics/reports, to identify both the water mains and the dry sewer lines as a part of the Basis of Design report.
25. The owner will likely be required to dedicate a public utility easement and an emergency and service access easement, over the proposed access tract "Lomas Verdes Drive." Please update the preliminary plat to assign this private street a tract identification letter, and its dedication language (DSPM Section 7-1.412).
26. Please update the water and wastewater reports, and associated graphics, to identify proper bends in the water main located within the proposed cul-de-sac.

EXHIBIT

Site and Landscape Design:

27. Please revise the preliminary plat that is a black line drawing, without any gray tones, colors, or landscape symbols so that all copies of the preliminary plat will be readable. Please refer to Zoning Ordinance Section 1.303, the Development Review Board Application Checklist, and the Plan & Report Requirements for Development Applications.
28. Please update the Perimeter 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 (DSPM Section 2-1.401.5).

Landscape:

29. Please revise the conceptual landscape plan so that it includes summary data indicating the landscape area (in square feet) of on-site, and right-of-way landscaping, in compliance with Zoning Ordinance Section 10.200). Also address the following:

JONAH

JONAH

- Jomax*
- a. Please revise the proposed entry gates so that a pedestrian access path will be provided adjacent to the proposed gates to allow direct pedestrian access from the proposed subdivision to North 64th Street (Scottsdale Sensitive Design Principle 6 and DSPM Section 3-1.200).
 - b. Please update the Perimeter 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 (DSPM Section 2-1.401.5).
 - c. Please identify the registered landscape architect that will be preparing the plans for this project (Arizona Administrative Code, Title 4, Chapter 30).
 - d. 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 (Zoning Ordinance Section 1.303).
 - e. 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 Application. (DSPM Section 5-3.119 and Ordinance Section 1.303).

Circulation:

- JPK*
- 30. The owner will likely be required to dedicate a 45-foot, fee simple, half-street right-of-way along N. 64th Street; as per the Major Collector Rural/ESL standard (DSPM Figure 5.3-8). *ALREADY SHOWN ON PLANS.*
 - 31. The owner will likely be required to construct half-street construction along the E. 64th Street frontage. The construction of the half-street improvements will be as per the Design Standards and Policies Manual major collector, Rural/ESL character (DSPM Figure 5.3-8). This requires construction of a minimum of one lane of pavement with curb, gutter, and an 8-foot-wide sidewalk along the site N. 64th Street frontage (Scottsdale Revised Code Section 47-10; DSPM Section 5-3.100). In lieu of construction, the owner may pay in-lieu fees for the construction for the E. 64th Street improvements. The in-lieu fee shall be based on a sealed Engineer's Estimate for one traffic lane, graded shoulder and curb and gutter along the entire frontages of N. 64th Street, per the roadway section noted above. This fee shall be paid prior to the issuance of any building permits. The Engineer's Estimate shall include all costs related to these improvements, including, but not limited to, design, survey, construction and materials, incidental costs, and contingency as required by Scottsdale Revised Code.

The required street improvements can be satisfied by providing an in-lieu payment, or the City would consider mill and overlay of the existing pavement from Redbird to Jomax, full width of 22 feet provided, thickened edge, no curb and gutter.
 - 32. The owner will likely be required to construct half-street construction along the N. Redbird Road Street frontage. The construction of the half-street local residential street, Rural/ESL character, DSPM Fig. 5.3-19. Scottsdale Revised Code Sec. 47-10; DSPM Sec. 5-3.100. In lieu of construction, the owner may pay in-lieu fees for the construction for the N. Redbird Road improvements. The in-lieu fee shall be based on a sealed Engineer's Estimate for one traffic lane, graded shoulder and curb and gutter along the entire frontages of N. Redbird Road, per the roadway section noted above. This fee shall be paid prior to the issuance of any building permits. The Engineer's Estimate shall include all costs related to these improvements,

including, but not limited to, design, survey, construction and materials, incidental costs, and contingency as required by Scottsdale Revised Code.

The required street improvements can be satisfied by providing an in-lieu payment, or the City would consider mill and overlay of the existing pavement from Redbird to Jomax, full width of 22 feet provided, thickened edge, no curb and gutter

- JPK
- EEC
- EEC
- EEC
- EEC
- EEC
33. Please update the project site plan (preliminary plat) to provide a minimum 8-foot-wide unpaved trail along the west side of 64th St. Trails to be constructed in right-of-way and maintained by the homeowners association (Scottsdale 2016 Transportation Master Plan Non-motorized Vehicle Element – Trails, Scottsdale Trails Master Plan (Trail Network), Planned trail segment (#192 – 64th St.: Jomax Rd. to Dynamite Rd.), and DSPM Section 8-3.203.B).
34. Please update the project site plan (preliminary plat) to provide the internal street to be designed to the Local Residential, Rural/ESL standard (DSPM Figure 5.3-19). The cross section requires a 6-foot-wide compacted shoulder along both sides. The current site plan (preliminary plat) shows 4-foot-wide shoulders (DSPM Section 5-3.100).
35. The gated entrance must meet the standards as per the Design Standards and Policies Manual Figure 2.1-3. ~~The proposed gated entrance will require inclusion of a separate pedestrian entrance with a six-foot-wide sidewalk (not shown).~~ Please update the entry width to be fifty-foot-wide, from back of curb to back of curb, to accommodate vehicle turn-around area; the site plan shows 46 feet (DSPM Section 2-1.806).
36. The owner will likely be required to dedicate a one-foot-wide vehicular non-access easement, along the N. 64th Street and E. Redbird Road frontages, except at the approved subdivision entry street location (DSPM Section 5-3.205).
37. The owner will likely be required to dedicate safety triangle easements, at the subdivision entry street, and the E. Redbird Road the N. 64th Street intersection (DSPM Section 5-3.119D; and Figure 5.3-27).

Fire:

- EEC
- EEC
38. Please update the proposed site plan (preliminary plat) to divided entrances and drive thru by pass lanes shall be 20' wide min. All dimension shall be measured across asphalt to front of curb (DSPM 2-1.802(2)).
39. Please update the proposed site Plan (preliminary plat) to demonstrate that the fire lane surface will support 83,000 lbs. GVW to include any bridge/culvert crossing (DSPM, 2-1.802(3)).

SOILS REPORT

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:

40. Please update the proposed project site plan (preliminary plat), and associated graphics to remove the proposed public utility easements, unless the utilities will not all be located within the proposed private street tract.

Circulation:

41. The subdivision entrance is shown as gated; please update the internal street to be identified to be contained in a private street tract, not fee simple right-of-way.
42. Please update the site plan (preliminary plat) to modify the subdivision entry street to align with the existing E. Lomas Verde Drive, located to the west. *IT ALREADY DOES.*

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 26 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 480-312-7849 or at jmurillo@scottsdaleAZ.gov.

Sincerely,

Jesus Murillo
Senior Planner

cc: LOMAS VERDES ESTATES LLC
7001 E MAIN ST STW 101
SCOTTSDALE, AZ 85251
480-221-9311

ATTACHMENT A
Resubmittal Checklist

Case Number: **5-PP-2017**

Please provide the following documents, in the quantities indicated, with the resubmittal (all plans larger than 8 1/2" x 11" 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
- ✓ ☒ One copy: Results of Alta Survey

✓ ☒ Site Plan Preliminary Plat:
 9 24" x 36" 2 11" x 17" 2 8 1/2" x 11"

✓ ☒ NAOS Plan:
 1 24" x 36" 2 11" x 17" 2 8 1/2" x 11"

✓ ☒ Construction Envelope Exhibit:
 1 24" x 36" 2 11" x 17" 2 8 1/2" x 11"

✓ ☒ Landscape Plan:
 Color 1 24" x 36" 2 11" x 17" 2 8 1/2" x 11"
 B/W 1 24" x 36" 2 11" x 17" 2 8 1/2" x 11"

N/A ☒ Revegetation Site Plan & Techniques
 1 24" x 36" 2 11" x 17" 2 8 1/2" x 11"

Technical Reports:

- ✓ ☒ 2 copies of Revised Drainage Report:
- ✓ ☒ 1 copies of Revised Storm Water Waiver: *N/A*
- ✓ ☒ 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 application to your Project Coordinator with any prior City mark-up documents.



May 12, 2017

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

Re: 5-PP-2017
Lomas Verdes Estates

Dear Mr. Murillo-

The following is the responses to the 1st review comments.

1. The wash modification was previously submitted. We are submitting another package with this resubmittal.
- ✓ 2. CCR's have been provided as requested.
3. The narrative has been updated as requested.
4. The narrative has been updated as requested.
5. The preliminary plat has been updated.
6. The preliminary plat has been updated.
7. Two copies of the revised drainage report are being submitted as requested.
8. A Stormwater Waiver has been provided within the revised drainage report, however, the waiver is not applicable because we are providing onsite retention. If onsite retention can be waived, please notify us so that we can revise plan accordingly. The owner would prefer not to have onsite retention.
9. The drainage report will be submitted in CD format.
- 10-20. Two copies of the revised drainage report are being submitted as requested.
21. The narrative has been updated as requested.
22. The narrative has been updated as requested.
23. The Class 1 Report has been provided as requested.
24. The preliminary plat has been updated.
25. The private drives will be Tracts dedicated for the use of public utility easements and emergency access.
26. Water and sewer reports have been updated with exhibits.
27. Provided by Landscape Architect
28. Provided by Landscape Architect
29. Provided by Landscape Architect
30. Right of way dedication is shown on Preliminary Plat.
31. The owner has negotiated with the city and will not be required to construct 1/2 street improvements. Future improvements are shown for reference on the Preliminary Plat.

May 12, 2017

Page 2 of 2

32. The owner has negotiated with the city and will not be required to construct 1/2 street improvements. Future improvements are shown for reference on the Preliminary Plat.
33. A trial is not required at this time.
34. The private roadway design cross section has been revised.
35. The gated entrance has been revised as requested.
36. The Preliminary Plat and Final Plat will reflect a 1' VNAE on both street frontages.
37. Site Visibility Triangles are shown as requested.
38. The divided entrance has been revised as requested.
39. A note has been added to the Preliminary Plat regarding paving requirements.
40. The Preliminary Plat has been revised as requested.
41. Private street is labelled as a Tract as requested.
42. The entry is located to align with the existing intersection.



01/10/18

Jake Griffin
Eec Inc
7740 N 16Th St Ste 135
Phoenix, AZ 85020

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

Dear Mr. Griffin,

Your case 5-PP-2017, Lomas Verdes Estates, is scheduled for the January 18, 2018 Development Review Board hearing.

- 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 1/2"x11" paper, not stapled, of the following:

- ☒ Combined context aerial and Preliminary Plat (color)
 - ☒ Preliminary Plat (black and white)
 - ☒ Natural Area Open Space (NAOS) Plan
 - ☒ Landscape Plans (black and white)
 - ☒ Wall / Entry Feature Elevations and Details (color)
-

- 11 sets of the color context photos and the associated context photo key plan.

Please contact me at 480-312-7849 or at jmurillo@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 Wayland Barton at wbarton@scottsdaleaz.gov. Please limit your presentation to a maximum of 10 minutes.

Thank you,


Jesus Murillo
Senior Planner





Planning and Development Services Division

7447 East Indian School Road
Scottsdale, Arizona 85251

Date: 2/3/17
Contact Name: JASON KUSH
Firm Name: LOMAS VERDE'S ESTATES, LLC
Address: 7001 E. MAIN ST #101
City, State, Zip: _____

RE: Application Accepted for Review.

903 - PA - 2016

Dear MR. KUSH:

It has been determined that your Development Application for LOMAS VERDE'S 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: JESUS MURILLO
Title: SENIOR PLANNER
Phone Number: (480) 312 - 7849
Email Address: jmurillo @ScottsdaleAZ.gov