

**Correspondence Between
Staff and Applicant
Approval Letter**

June 27, 2018

1-PP-2018
Alex Stedman
120 S. Ash Ave.
Tempe, AZ 85281

RE: DRB/PRELIMINARY PLAT APPROVAL NOTIFICATION

Case Reference No: 1-PP-2018 Scottsdale Heights

The Development Review Board approved the above referenced case on June 21, 2018. For your use and reference, we have enclosed the following documents:

- Approved Stipulations/Ordinance Requirements
- Accepted Basis of Design Reports
- Accepted Case Drainage Report
- Construction Document Submittal Requirements/Instructions
- This approval expires two (2) years from date of approval if a permit has not been issued, or if no permit is required, work for which approval has been granted has not been completed.
 - These instructions are provided to you so that you may begin to assemble information you will need when submitting your construction documents to obtain a building permit. For assistance with the submittal instructions, please contact your project coordinator, Jeff Barnes, 480-312-2376.
- Table: "About Fees"
 - A brief overview of fee types. A plan review fee is paid when construction documents are submitted, after which construction may begin. You may review the current years fee schedule at: <http://www.scottsdaleaz.gov/bldgresources/Fees/default.asp>

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

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

Sincerely,



Jeff Barnes
Senior Planner
jbarnes@ScottsdaleAZ.gov

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"> 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 	At time of application submittal
	Plan Review	<ul style="list-style-type: none"> Commercial, foundation, addition, tenant improvement/remodel Apartments/Condos Engineering site review Signs Plat fees Misc. Plan Review Lot Tie/Lot Split Pools & Spas Recordation 	At time of construction document submittal
	Building Permit	<ul style="list-style-type: none"> Commercial addition, remodel, tenant improvement, foundation only, shell only Fence walls or Retaining walls Misc. Permit Signs 	After construction document approval and before site construction begins
Residential	Application	<ul style="list-style-type: none"> 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 	At time of application submittal
	Plan Review	<ul style="list-style-type: none"> Single family custom, addition, remodel, standard plans Engineering site review Misc. plan reviews 	At time of construction document submittal
	Building Permit	<ul style="list-style-type: none"> Single family custom, addition, remodel, detached structure, standard plans Fence walls or Retaining walls Misc. Permit Signs 	After construction document approval and before site construction begins



4/2/2018

Alex Stedman
I.V.A Urban Design Studio
120 S. Ash Ave.
Tempe, AZ 85281

RE: 1-PP-2018
Scottsdale Heights

Dear Mr. Stedman:

The Planning & Development Services Division has completed the review of the above referenced development application submitted on 3/7/2018. 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 provide the Color & Material Sample Board per the Development Review Development Application Checklist, Part III – Samples & Models. It may be necessary to provide two boards. Please consider using a thicker foam core board, or multiple-layered foam core board so that heavier samples can be recessed into the board.
2. Now that the Preliminary Plat and Landscape plans clarify the symbols within the NAOS and drainage area at the southwest corner of the site to be underground storm water storage facilities and drainage drywells, these drainage structures are not consistent with what is allowed in/under NAOS areas per Sec. 6.1060 of the Zoning Ordinance. Please revise the preliminary plat to remove the proposed underground storm water storage structures and drainage drywells or relocate them to an area on the site outside of the NAOS.

Circulation:

3. Please revise the plans to identify the improvement of E. Dove Valley Road to the standards identified in the stipulations of case 9-ZN-2016. The southernmost lane on Dove Valley shall be trapped into the site access drive, and the striping should reflect this lane drop. A transition may be necessary back to the exiting pavement section to the east.

4. Please revise the plans to identify the extension of the existing raised median on N. Scottsdale Road north to the E. Dove Valley Road intersection in accordance with case 9-ZN-2016. The northbound left-turn lane striping will need to be modified.

Drainage:

5. 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.
6. With the revisions, please address the following:
 - a. Provide grate details and interception capacity analysis with adequate clogging factors along with the profile of weir structure – 8 intercepting 78.92 cfs. How is sedimentation addressed in this design?
 - b. Depict design flow on C3.00 for all catch basins.
 - c. Call out future Paloma, retention outlet anticipated flow rate on the C3.00. Please note that Paloma, easement exhibit in Appendix VI is depicting large riprapped area with day lighting for the 15" pipe, draining detention basin. Proposed plan on C3.00 is depicting a bubble box, functionality due to change in outlet approach is unclear.
 - d. Please clarify sediment transport and prevention of sedimentation of proposed storm drain approach with regard to the interim, large flow entering the system at the Easter property boundary.
 - e. Depict and label utilities in sections A-A and B-B.
 - f. Add hydraulic grade line to storm drain profiles.
 - g. Provide clarification to storm design worksheet. Identify clogging factor used in catch basin analysis. What type of catch basin is used for CB1 and CB8 to intercept 76.99 cfs and 30.81 cfs, respectively? How is sedimentation concern addressed for proposed drop-structure type catch basins with large off site flows?

Engineering:

7. Preliminary Plan and improvement plans must meet all stipulations per Zoning Case 9-ZN-2017.
8. Per Scottsdale Revised Code Section 47-33 and 48-101 and DSPM Section 3; the owner shall submit a Certificate to Construct with bonding and assurances for all public improvements. Certificate to Construct, Bonding and Assurances are required for this project.
9. Per Scottsdale Revised Code Section 47-23: Execute an agreement with the City to construct the public improvements, and provide to the City a cash deposit, letter of credit, or bond for constructing the public improvements.
10. The Preliminary Plat should include the following information:
 - a. Street sections for improvements to North Scottsdale Road.
 - b. Show the improvements to North Scottsdale Road stipulated in Case 9-ZN-2016. These improvements should be shown to mirror the south bound lanes on Scottsdale Road at Dove Valley.
 - c. Street section for E. Dove Valley Road. The minimum lane width is 20-feet for one-way traffic, but the submitted site plan and street section shows a west bound lane width of 12-feet.

- d. Show the improvements to East Dove Valley Road stipulated in Case 9-ZN-2016. Revise showing the west bound lane a minimum 20-feet in width and median width will be less than shown.
11. Retaining walls cannot be located within the right of way along E. Dove Valley Road, please relocate the retaining walls outside of the right-of-way.
12. Please update the tract table to show Tract B and Tract C to include a Water and Sewer Facilities Easement.
13. Please revise the plans to show and label the wall/fence along the east property line (if there is to be a wall or fence in this location).
14. For terraced retaining walls the distance between the walls is to be greater than or equal to the height of the lower wall, per DSPM Section 2-2.405.
15. Please revise the plans to identify two shut off valves on water mains at each tee, per DSPM Section 6-1.409.
16. Please add the proposed pad elevations for each lot to the Preliminary Plat, Preliminary Grading and Drainage Plan, etc.

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:

17. Please clarify the proposed material to be used for the emergency access drive through the Scenic Corridor.
18. Please revise the site plan to clarify if there will be a pedestrian path along the emergency access drive from the pedestrian-gate at the cul-de-sac connecting to the trail or sidewalk along N. Scottsdale Road. Pedestrian connections should be provided from internal access routes to sidewalks and trails along public streets in accordance with DSPM 2-1.311.

Water and Waste Water:

19. Please revise the plans to identify the minimum residual pressure shall be 50 psi at the highest finished floor level per, DSPM Section 6-1.406.
20. Please revise the plans to identify PRV model and vault shall be per COS Standard Detail Drawing 2342-1.
21. Please revise the plans to identify the fire hydrant spacing requirements are being met per DSPM, Section 6-1.502.

Landscape Design:

22. Please utilize a dashed line to indicate the sight distance visibility triangles on the landscape plan. Please refer to the Plan & Report Requirements for Development Applications. Please refer to the Scottsdale Design Standards & Policies Manual Section 5-3.119. Please refer to Zoning Ordinance Section 1.303.

Circulation:

23. Please revise the narrative to identify that the developer will contribute \$25,000 toward future construction of a traffic signal at the E. Dove Valley Road and N. Scottsdale Road intersection in accordance with case 9-ZN-2016.
24. Please revise the plans to provide minimum 6-foot-wide concrete sidewalk connections from the southernmost street to the planned path along the southern property line. This should be identified on the site plan, in accordance with DSPM 2-1.808
25. Please revise the plans to provide minimum 6-foot-wide concrete sidewalk connections from the westernmost and southern cul-de-sac streets to the planned path along N. Scottsdale Road. This should be identified on the site plan, in accordance with DSPM 2-1.808
26. Please revise the plans to identify an 8-foot-wide unpaved multi-use trail to be constructed as required by case 9-ZN-2017, along the N. Scottsdale Road frontage. The trail should be contained in a Non-Motorized Public Access Easement within the scenic corridor. The trail should extend to the southern property line and connect to the existing trail on the property to the south.
27. Please revise the plans to identify the dedication of a safety triangle easement at the intersection of E. Dove Valley Road and the site entrance (southwestern corner that is on this property), in accordance with DSPM Sec. 5-3.119D; Fig. 5.3-27.

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:

Circulation:

28. Please clarify that the fire truck turning radii can be accommodated at the internal street intersections (without the street bubbles) without the truck having to travel onto the curb and sidewalk.

Water and Waste Water:

29. It appears that the Paloma Development water infrastructure may connect to the downstream side of the PRV to complete water looping. Please include the Paloma demand in the model in the final BOD as applicable.
30. Please provide information on water/sewer infrastructure size proposed for Paloma development.

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 43 Staff Review Days since the application was determined to be administratively complete.

These **2nd Review Comments** are valid for a period of 180 days from the date on this letter. The Zoning Administrator may consider an application withdrawn if a revised submittal has not been received within 180 days of the date of this letter (Section 1.305. of the Zoning Ordinance).

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

Sincerely,



Jeff Barnes
Senior Planner

ATTACHMENT A
Resubmittal Checklist

Case Number: **1-PP-2018**

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 this 1st Review Comment Letter
- ☒ Six copies: Revised Narrative for Project

- ☒ Preliminary Plat (complete plan set):

<u>10</u>	24" x 36"	<u>1</u>	11" x 17"	<u>1</u>	8 ½" x 11"
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- ☒ NAOS Plan:

<u>2</u>	24" x 36"	<u>1</u>	11" x 17"	<u>1</u>	8 ½" x 11"
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- ☒ Landscape Plan:

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

- ☒ 2 copies of Revised Drainage Report:

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

Zoning Ordinance and Scottsdale Revise Code Significant Issues

Zoning:

1. Please provide the Color & Material Sample Board per the Development Review Development Application Checklist, Part III – Samples & Models. It may be necessary to provide two boards. Please consider using a thicker foam core board, or multiple-layered foam core board so that heavier samples can be recessed into the board.

Response: A Color & Material Sample Board has been included with this submittal. It has been mounted on foam core.

2. Now that the Preliminary Plat and Landscape plans clarify the symbols within the NAOS and drainage area at the southwest corner of the site to be underground storm water storage facilities and drainage drywells, these drainage structures are not consistent with what is allowed in/under NAOS areas per Sec. 6.1060 of the Zoning Ordinance. Please revise the preliminary plat to remove the proposed underground storm water storage structures and drainage drywells or relocate them to an area on the site outside of the NAOS.

Response: All drainage structures, underground stormwater storage facilities and drainage drywells have been removed from NAOS areas and calculations have been revised. Please see the revised NAOS plan included with this submittal.

Circulation:

3. Please revise the plans to identify the improvement of E. Dove Valley Road to the standards identified in the stipulations of case 9-ZN-2016. The southernmost lane on Dove Valley shall be trapped into the site access drive, and the striping should reflect this lane drop. A transition may be necessary back to the exiting pavement section to the east.

Response: See also comment 10, cross-section revised to include 20' lane. Right turn lane is now trapped into the site.

4. Please revise the plans to identify the extension of the existing raised median on N. Scottsdale Road north to the E. Dove Valley Road intersection in accordance with case 9-ZN-2016. The northbound left-turn lane striping will need to be modified.

Response: See also comment 10, raised median extended to Dove Valley Road.

Drainage:

5. 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.

Response: Two copies provided with this submittal.

6. With the revisions, please address the following:

- a. Provide grate details and interception capacity analysis with adequate clogging factors along with the profile of weir structure – 8 intercepting 78.92 cfs. How is sedimentation addressed in this design?

Response: Interception capacity analysis was provided in Section 4.7 (DI-8). Profile and section added to plans. Sedimentation provided by DI sump and first flush capacity in retention basin

- b. Depict design flow on C3.00 for all catch basins.

Response: Q100 flows add at structure data.

- c. Call out future Paloma, retention outlet anticipated flow rate on the C3.00. Please note that Paloma, easement exhibit in Appendix VI is depicting large riprapped area with day lighting for the 15" pipe, draining detention basin. Proposed plan on C3.00 is depicting a bubble box, functionality due to change in outlet approach is unclear.

Response: 9 CFS called out. Paloma design is concept only. Final design and construction of the Paloma system is by others.

- d. Please clarify sediment transport and prevention of sedimentation of proposed storm drain approach with regard to the interim, large flow entering the system at the Easter property boundary.

Response: Stone filter berms are proposed at the inlets and Stormceptor environmental structures are provided at the first downstream manhole.

- e. Depict and label utilities in sections A-A and B-B.

Response: Added to sections.

- f. Add hydraulic grade line to storm drain profiles.

Response: Added to profiles

- g. Provide clarification to storm design worksheet. Identify clogging factor used in catch basin analysis. What type of catch basin is used for CB1 and CB8 to intercept 76.99 cfs and 30.81 cfs, respectively? How is sedimentation concern addressed for proposed drop-structure type catch basins with large off site flows?

Response: Not design worksheet dependent. Grates sizing with 50% clogging assumed is calculated in Section 4.7. 5' Diameter structures will be used.

Engineering:

7. Preliminary Plan and improvement plans must meet all stipulations per Zoning Case 9-ZN-2017.

Response: Noted.

8. Per Scottsdale Revised Code Section 47-33 and 48-101 and DSPM Section 3; the owner shall submit a Certificate to Construct with bonding and assurances for all public improvements. Certificate to Construct, Bonding and Assurances are required for this project.

Response: Noted.

9. Per Scottsdale Revised Code Section 47-23: Execute an agreement with the City to construct the public improvements, and provide to the City a cash deposit, letter of credit, or bond for constructing the public improvements.

Response: Noted.

10. The Preliminary Plat should include the following information:

- a. Street sections for improvements to North Scottsdale Road.

Response: Sections are included on the plat.

- b. Show the improvements to North Scottsdale Road stipulated in Case 9-ZN-2016. These improvements should be shown to mirror the south bound lanes on Scottsdale Road at Dove Valley.

Response: Median and left turn have been revised to reflect the south bound lanes.

- c. Street section for E. Dove Valley Road. The minimum lane width is 20-feet for one-way traffic, but the submitted site plan and street section shows a west bound lane width of 12-feet.

Response: Lane has been widened to 20'.

- d. Show the improvements to East Dove Valley Road stipulated in Case 9-ZN-2016. Revise showing the west bound lane a minimum 20-feet in width and median width will be less than shown.

Response: Lane has been widened to 20'.

- 11. Retaining walls cannot be located within the right of way along E. Dove Valley Road, please relocate the retaining walls outside of the right-of-way.

Response: Retaining wall moved inside the property.

- 12. Please update the tract table to show Tract B and Tract C to include a Water and Sewer Facilities Easement.

Response: Tract table has been updated.

- 13. Please revise the plans to show and label the wall/fence along the east property line (if there is to be a wall or fence in this location).

Response: 6' screen wall has been called out on the east side of the property.

- 14. For terraced retaining walls the distance between the walls is to be greater than or equal to the height of the lower wall, per DSPM Section 2-2.405.

Response: Terraced wall adjusted

- 15. Please revise the plans to identify two shut off valves on water mains at each tee, per DSPM Section 6-1.409.

Response: There are no internal tees on this site.

- 16. Please add the proposed pad elevations for each lot to the Preliminary Plat, Preliminary Grading and Drainage Plan, etc.

Response: Proposed pad elevations have been added to the plans.

Significant Policy Related Issues

Site Design:

- 17. Please clarify the proposed material to be used for the emergency access drive through the Scenic Corridor.

Response: The proposed material used for the emergency access drive has been called out on the landscape plans. The surface is to be compacted crushed granite per DS&PM 2-1.303.B.3.

18. Please revise the site plan to clarify if there will be a pedestrian path along the emergency access drive from the pedestrian-gate at the cul-de-sac connecting to the trail or sidewalk along N. Scottsdale Road. Pedestrian connections should be provided from internal access routes to sidewalks and trails along public streets in accordance with DSPM 2-1.311.

Response: 6' concrete walk is provided to the Scottsdale Road concrete sidewalk.

Water and Waste Water:

19. Please revise the plans to identify the minimum residual pressure shall be 50 psi at the highest finished floor level per, DSPM Section 6-1.406.

Response: This system floats off the Zone 9 Ashler Hills Reservoir level. A PRV connects to the Zone 10 line in Dove Valley as a secondary feed. Pressures within the Scottsdale Heights development is dependent upon the City's pressures in Zone 9. As modeled with the fire hydrant flow test, the peak hour system pressures range from the low to mid-50's and the max day + fire flow system pressures range from the mid-30's to mid-40's.

20. Please revise the plans to identify PRV model and vault shall be per COS Standard Detail Drawing 2342-1.

Response: Detail is called out on C4.00, water key note 6

21. Please revise the plans to identify the fire hydrant spacing requirements are being met per DSPM, Section 6-1.502.

Response: Note included on PP-1 and C4.00

Landscape Design:

22. Please utilize a dashed line to indicate the sight distance visibility triangles on the landscape plan. Please refer to the Plan & Report Requirements for Development Applications. Please refer to the Scottsdale Design Standards & Policies Manual Section 5-3.119. Please refer to Zoning Ordinance Section 1.303.

Response: All required sight distance visibility triangles have been provided on the landscape plan.

Circulation:

23. Please revise the narrative to identify that the developer will contribute \$25,000 toward future construction of a traffic signal at the E. Dove Valley Road and N. Scottsdale Road intersection in accordance with case 9-ZN-2016.

Response: The narrative has been revised to include this contribution.

24. Please revise the plans to provide minimum 6-foot-wide concrete sidewalk connections from the southernmost street to the planned path along the southern property line. This should be identified on the site plan, in accordance with DSPM 2-1.808

Response: Connection added.

25. Please revise the plans to provide minimum 6-foot-wide concrete sidewalk connections from the westernmost and southern cul-de-sac streets to the planned path along N. Scottsdale Road. This should be identified on the site plan, in accordance with DSPM 2-1.808

Response: 6' concrete walk is provided to the Scottsdale Road concrete sidewalk.

26. Please revise the plans to identify an 8-foot-wide unpaved multi-use trail to be constructed as required by case 9-ZN-2017, along the N. Scottsdale Road frontage. The trail should be contained in

a Non-Motorized Public Access Easement within the scenic corridor. The trail should extend to the southern property line and connect to the existing trail on the property to the south.

Response: Path and NMPAE shown on the plat

27. Please revise the plans to identify the dedication of a safety triangle easement at the intersection of E. Dove Valley Road and the site entrance (southwestern corner that is on this property), in accordance with DSPM Sec. 5-3.119D; Fig. 5.3-27.

Response: SVT's added to the plans

Technical Corrections

Circulation:

28. Please clarify that the fire truck turning radii can be accommodated at the internal street intersections (without the street bubbles) without the truck having to travel onto the curb and sidewalk.

Response: Analysis has been completed to verify that all fire truck turning radii are able to be accommodated at the internal street intersections without the truck having to travel onto the sidewalk.

Water and Waste Water:

29. It appears that the Paloma Development water infrastructure may connect to the downstream side of the PRV to complete water looping. Please include the Paloma demand in the model in the final BOD as applicable.

Response: The Paloma Project future development is uncertain and the Water/Sewer Infrastructure design is not a part of the Scottsdale Heights project. Water and Sewer easements exist along the south boundary of Scottsdale Heights but no representations of timing, demand, or design are included. The final report does consider the demand and a primary loop through the Paloma site.

30. Please provide information on water/sewer infrastructure size proposed for Paloma development.

Response: The Paloma Project future development is uncertain and the Water/Sewer Infrastructure design is not a part of the Scottsdale Heights project. Water and Sewer easements exist along the south boundary of Scottsdale Heights but no representations of timing, demand, or design are included. A 12-inch water loop is shown in the water loop model as necessary to provide a 1500 gpm fire flow to the Paloma site while maintaining adequate pressure.

ATTACHMENT A
Resubmittal Checklist

Case Number: **1-PP-2018**

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 this 1st Review Comment Letter
- ☒ Six copies: Revised Narrative for Project

☒ Preliminary Plat (complete plan set):

_____ 10 _____ 24" x 36" _____ 1 _____ 11" x 17" _____ 1 _____ 8 ½" x 11"

☒ NAOS Plan:

_____ 2 _____ 24" x 36" _____ 1 _____ 11" x 17" _____ 1 _____ 8 ½" x 11"

☒ Landscape Plan:

_____ 2 _____ 24" x 36" _____ 1 _____ 11" x 17" _____ 1 _____ 8 ½" x 11"

Technical Reports:

- ☒ 2 copies of Revised Drainage Report:

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

Development Review Board Meeting Memorandum

Item No. 5
Topic: Scottsdale Heights (1-PP-2018)
Action Requested: Stipulation amendment
Meeting Date: 6/21/2018
From: Jeff Barnes, Senior Planner
Through: Steve Venker, Development Review Board Coordinator

Background:

After the staff report for Scottsdale Heights (1-PP-2018) was published, staff and the applicant team have met to discuss concerns regarding the appearance of the proposed drainage basin at the southwest corner of the project site, within the 100-foot-wide Scenic Corridor along North Scottsdale Road. From that discussion, alternative language has been crafted that would allow the applicant more options in responding to the stipulations and preparing their construction document submittal package.

The proposed amendments to the stipulations appear in **Bold** as follows:

7. Prior to **or concurrent with the** improvement plan submittal, the owner shall submit to the Transportation Department for review and approval a design for the improvements to East Dove Valley Road, from North Scottsdale Road to the east boundary, for the raised median and striping.
8. Prior to **or concurrent with the** improvement plan submittal, the owner shall submit to the Transportation Department for review and approval a design for the improvements to North Scottsdale Road for the northbound left-turn lane modification.
- ~~15. With the final improvement plan submittal, the applicant shall revise the configuration of the drainage basin at the southwest corner of the site to provide additional underground storage capacity to reduce the surface depth and reduce the need for retaining walls with associated safety railings.~~
 - ~~a. The limits of the basin shall be shifted eastward from the Scottsdale Road property line a minimum of 30 feet to provide additional buffer between the basin and the street.~~
 - ~~b. Any exposed retaining walls used for the limits of the basin shall be textured to provide a stone finish, or similar, with integrally colored concrete to blend with the color of the surrounding natural desert.~~

15. With the final improvement plan submittal, the applicant shall work with staff to reduce the visual impact of the proposed drainage basin at the southwest corner of the project through one of, or combination of, the following design revisions:

- a. Shifting of the basin eastwardly;**
- b. Removal of or relocation of the emergency access; and/or**
- c. Provide additional underground storage capacity.**

Staff may approve an alternative based on these revisions, however; if staff is unable to approve an alternative the applicant may appeal staff's decision and return to the Development Review Board for consideration.



4/2/2018

Alex Stedman
LVA Urban Design Studio
120 S. Ash Ave.
Tempe, AZ 85281

RE: 1-PP-2018
Scottsdale Heights

Dear Mr. Stedman:

The Planning & Development Services Division has completed the review of the above referenced development application submitted on 3/7/2018. 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.

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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 provide the Color & Material Sample Board per the Development Review Development Application Checklist, Part III – Samples & Models. It may be necessary to provide two boards. Please consider using a thicker foam core board, or multiple-layered foam core board so that heavier samples can be recessed into the board.
2. Now that the Preliminary Plat and Landscape plans clarify the symbols within the NAOS and drainage area at the southwest corner of the site to be underground storm water storage facilities and drainage drywells, these drainage structures are not consistent with what is allowed in/under NAOS areas per Sec. 6.1060 of the Zoning Ordinance. Please revise the preliminary plat to remove the proposed underground storm water storage structures and drainage drywells or relocate them to an area on the site outside of the NAOS.

Circulation:

3. Please revise the plans to identify the improvement of E. Dove Valley Road to the standards identified in the stipulations of case 9-ZN-2016. The southernmost lane on Dove Valley shall be trapped into the site access drive, and the striping should reflect this lane drop. A transition may be necessary back to the exiting pavement section to the east.

4. Please revise the plans to identify the extension of the existing raised median on N. Scottsdale Road north to the E. Dove Valley Road intersection in accordance with case 9-ZN-2016. The northbound left-turn lane striping will need to be modified.

Drainage:

5. 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.
6. With the revisions, please address the following:
 - a. Provide grate details and interception capacity analysis with adequate clogging factors along with the profile of weir structure – 8 intercepting 78.92 cfs. How is sedimentation addressed in this design?
 - b. Depict design flow on C3.00 for all catch basins.
 - c. Call out future Paloma, retention outlet anticipated flow rate on the C3.00. Please note that Paloma, easement exhibit in Appendix VI is depicting large riprapped area with day lighting for the 15" pipe, draining detention basin. Proposed plan on C3.00 is depicting a bubble box, functionality due to change in outlet approach is unclear.
 - d. Please clarify sediment transport and prevention of sedimentation of proposed storm drain approach with regard to the interim, large-flow entering the system at the Easter property boundary.
 - e. Depict and label utilities in sections A-A and B-B.
 - f. Add hydraulic grade line to storm drain profiles.
 - g. Provide clarification to storm design worksheet. Identify clogging factor used in catch basin analysis. What type of catch basin is used for CB1 and CB8 to intercept 76.99 cfs and 30.81 cfs, respectively? How is sedimentation concern addressed for proposed drop-structure type catch basins with large off site flows?

Engineering:

7. Preliminary Plan and improvement plans must meet all stipulations per Zoning Case 9-ZN-2017.
8. Per Scottsdale Revised Code Section 47-33 and 48-101 and DSPM Section 3; the owner shall submit a Certificate to Construct with bonding and assurances for all public improvements. Certificate to Construct, Bonding and Assurances are required for this project.
9. Per Scottsdale Revised Code Section 47-23: Execute an agreement with the City to construct the public improvements, and provide to the City a cash deposit, letter of credit, or bond for constructing the public improvements.
10. The Preliminary Plat should include the following information:
 - a. Street sections for improvements to North Scottsdale Road.
 - b. Show the improvements to North Scottsdale Road stipulated in Case 9-ZN-2016. These improvements should be shown to mirror the south bound lanes on Scottsdale Road at Dove Valley.
 - c. Street section for E. Dove Valley Road. The minimum lane width is 20-feet for one-way traffic, but the submitted site plan and street section shows a west bound lane width of 12-feet.

- d. Show the improvements to East Dove Valley Road stipulated in Case 9-ZN-2016. Revise showing the west bound lane a minimum 20-feet in width and median width will be less than shown.
11. Retaining walls cannot be located within the right of way along E. Dove Valley Road, please relocate the retaining walls outside of the right-of-way.
12. Please update the tract table to show Tract B and Tract C to include a Water and Sewer Facilities Easement.
13. Please revise the plans to show and label the wall/fence along the east property line (if there is to be a wall or fence in this location).
14. For terraced retaining walls the distance between the walls is to be greater than or equal to the height of the lower wall, per DSPM Section 2-2.405.
15. Please revise the plans to identify two shut off valves on water mains at each tee, per DSPM Section 6-1.409.
16. Please add the proposed pad elevations for each lot to the Preliminary Plat, Preliminary Grading and Drainage Plan, etc.

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:

17. Please clarify the proposed material to be used for the emergency access drive through the Scenic Corridor.
18. Please revise the site plan to clarify if there will be a pedestrian path along the emergency access drive from the pedestrian-gate at the cul-de-sac connecting to the trail or sidewalk along N. Scottsdale Road. Pedestrian connections should be provided from internal access routes to sidewalks and trails along public streets in accordance with DSPM 2-1.311.

Water and Waste Water:

19. Please revise the plans to identify the minimum residual pressure shall be 50 psi at the highest finished floor level per, DSPM Section 6-1.406.
20. Please revise the plans to identify PRV model and vault shall be per COS Standard Detail Drawing 2342-1.
21. Please revise the plans to identify the fire hydrant spacing requirements are being met per DSPM, Section 6-1.502.

Landscape Design:

22. Please utilize a dashed line to indicate the sight distance visibility triangles on the landscape plan. Please refer to the Plan & Report Requirements for Development Applications. Please refer to the Scottsdale Design Standards & Policies Manual Section 5-3.119. Please refer to Zoning Ordinance Section 1.303.

Circulation:

23. Please revise the narrative to identify that the developer will contribute \$25,000 toward future construction of a traffic signal at the E. Dove Valley Road and N. Scottsdale Road intersection in accordance with case 9-ZN-2016.
24. Please revise the plans to provide minimum 6-foot-wide concrete sidewalk connections from the southernmost street to the planned path along the southern property line. This should be identified on the site plan, in accordance with DSPM 2-1.808
25. Please revise the plans to provide minimum 6-foot-wide concrete sidewalk connections from the westernmost and southern cul-de-sac streets to the planned path along N. Scottsdale Road. This should be identified on the site plan, in accordance with DSPM 2-1.808
26. Please revise the plans to identify an 8-foot-wide unpaved multi-use trail to be constructed as required by case 9-ZN-2017, along the N. Scottsdale Road frontage. The trail should be contained in a Non-Motorized Public Access Easement within the scenic corridor. The trail should extend to the southern property line and connect to the existing trail on the property to the south.
27. Please revise the plans to identify the dedication of a safety triangle easement at the intersection of E. Dove Valley Road and the site entrance (southwestern corner that is on this property), in accordance with DSPM Sec. 5-3.119D; Fig. 5.3-27.

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:

Circulation:

28. Please clarify that the fire truck turning radii can be accommodated at the internal street intersections (without the street bubbles) without the truck having to travel onto the curb and sidewalk.

Water and Waste Water:

29. It appears that the Paloma Development water infrastructure may connect to the downstream side of the PRV to complete water looping. Please include the Paloma demand in the model in the final BOD as applicable.
30. Please provide information on water/sewer infrastructure size proposed for Paloma development.

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 43 Staff Review Days since the application was determined to be administratively complete.

These **2nd Review Comments** are valid for a period of 180 days from the date on this letter. The Zoning Administrator may consider an application withdrawn if a revised submittal has not been received within 180 days of the date of this letter (Section 1.305. of the Zoning Ordinance).

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

Sincerely,

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

Jeff Barnes
Senior Planner

ATTACHMENT A
Resubmittal Checklist

Case Number: **1-PP-2018**

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 this 1st Review Comment Letter
- ☒ Six copies: Revised Narrative for Project

☒ Preliminary Plat (complete plan set):

10	24" x 36"	1	11" x 17"	1	8 ½" x 11"
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☒ NAOS Plan:

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

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

- ☒ 2 copies of Revised Drainage Report:

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



2/15/2018

Alex Stedman
LVA Urban Design Studio
120 S. Ash Ave.
Tempe, AZ 85281

RE: 1-PP-2018
Scottsdale Heights

Dear Mr. Stedman:

The Planning & Development Services Division has completed the review of the above referenced development application submitted on 1/12/2018. The following **1st Review Comments** represent the review performed by our team, and is intended to provide you with guidance for compliance with city codes, policies, and guidelines related to this application.

Zoning Ordinance and Scottsdale Revise Code Significant Issues

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

Zoning:

1. Please provide design details of the hardscape and pavement design, shade devices and materials, and pedestrian amenities with the next submittal.
2. Please provide the Color & Material Sample Board per the Development Review Development Application Checklist, Part III – Samples & Models. It may be necessary to provide two boards. Please consider using a thicker foam core board, or multiple-layered foam core board so that heavier samples can be recessed into the board.

Circulation:

3. Please revise the plans to identify the improvement of E. Dove Valley Road to the standards identified in the stipulations of case 9-ZN-2016. The southernmost lane on Dove Valley shall be trapped into the site access drive, and the striping should reflect this lane drop. A transition may be necessary back to the exiting pavement section to the east.
4. Please revise the plans to identify the extension of the existing raised median on N. Scottsdale Road north to the E. Dove Valley Road intersection in accordance with case 9-ZN-2016. The northbound left-turn lane striping will need to be modified.

Drainage:

5. 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.

Engineering:

6. The Preliminary Plat plan set identified 5 sheets in the sheet index, but only the first 2 were provided for review. Please submit complete plan sets for review with the next submittal.
7. The Preliminary Plat should include the following information:
 - a. Street sections for improvements to North Scottsdale Road.
 - b. Show the improvements to North Scottsdale Road stipulated in Case 9-ZN-2016.
 - c. Street section for E. Dove Valley Road.
 - d. Show the improvements to East Dove Valley Road stipulated in Case 9-ZN-2016.
 - e. Where are the 'Site Cross Sections' located as shown in Exhibit 'B'.
 - f. Show the location and widths for all easements to be dedicated.
 - g. Show the location for all the retaining walls. Retaining wall must be a minimum of 10 feet back of curb on all local roadways.
 - h. Show and call out the widths for the paths and trails stipulated in Case 9-ZN-2016.
 - i. Trail along North Scottsdale Road is to be along the full frontage.
 - j. Show and call out the 6-foot minimum sidewalk to be constructed from the internal sidewalk to the 8-foot wide path to the south stipulated in 9-ZN-2016.
 - k. Add to the Preliminary plat proposed elevations for lots, etc.

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:

8. The Preliminary Plat and Landscape plans shows several symbols within the NAOS and drainage area at the southwest corner of the site but does not identify them. Please revise the plans to clearly identify any proposed structure locations and site improvements that may conflict with the NAOS.

Water and Waste Water:

9. Please revise the plans to identify the minimum residual pressure shall be 50 psi at the highest finished floor level per, DSPM Section 6-1.406.
10. Please revise the plans to identify PRV model and vault shall be per COS Standard Detail Drawing 2342-1.
11. Please revise the plans to identify that a minimum pressure of 30 psi is being maintained under fire flow plus max day demand flow condition per DSPM, Section 6-1.406.
12. Please revise the plans to identify the fire hydrant spacing requirements are being met per DSPM, Section 6-1.502.
13. Please revise the plans to identify a minimum of 20-foot wide easement is being provided for the proposed water and sewer lines for the Paloma Development per DSPM, Chapters 6 and 7.

Landscape Design:

14. Please utilize a dashed line to indicate the sight distance visibility triangles on the landscape plan. Please refer to the Plan & Report Requirements for Development Applications. Please refer to the Scottsdale Design Standards & Policies Manual Section 5-3.119. Please refer to Zoning Ordinance Section 1.303.
15. Please add a note to the General Notes that are listed under the Conceptual Plant List, as follows: Thorny trees, shrubs and cacti shall be planted so that their mature size/canopy will be at least 4 feet away from any walkways or parking area curbing. Please refer to DSPM Sec. 2-1.1001.13.
16. Please provide an enlarged conceptual landscape plan of the proposed entry drive, gates, and community amenity area. Please refer to the Plan & Report Requirements for Development Applications. Please refer to Zoning Ordinance Section 1.303.
17. Please revise the conceptual wall plan so that columns (refer to detail 5 on sheet 5) will be added, for visual interest, at an interval of 80-90 feet and at the end of a wall/fence. Please refer to DSPM Section 2-1.401.5.
18. On sheet 6 of 7, there is appears to be a solid panel at the bottom portion of the gates. Please provide information regarding the material that will be used for this solid panel. Please refer to the Plan & Report Requirements for Development Applications. Please refer to Zoning Ordinance Section 1.303.

Circulation:

19. Please revise the plans to identify the dedication of a one-foot wide Vehicular Non-Access Easement along the Scottsdale Road and Dove Valley Road frontages except at the approved site entrance on Dove Valley, in accordance with case 9-ZN-2016 and DSPM Sec. 5-3.205.
20. Please revise the narrative to identify that the developer will contribute \$25,000 toward future construction of a traffic signal at the E. Dove Valley Road and N. Scottsdale Road intersection in accordance with case 9-ZN-2016.
21. Please revise the plans to provide minimum 6-foot-wide concrete sidewalk connections from the southernmost street to the planned path along the southern property line. This should be identified on the site plan, in accordance with DSPM 2-1.808
22. Please revise the plans to provide minimum 6-foot-wide concrete sidewalk connections from the westernmost and southern cul-de-sac streets to the planned path along N. Scottsdale Road. This should be identified on the site plan, in accordance with DSPM 2-1.808
23. Please revise the plans to identify a 10-foot-wide concrete path to be constructed along the N. Scottsdale Road frontage, as required by case 9-ZN-2016. The path should be contained in the N. Scottsdale Road right-of-way, if not a Non-Motorized Public Access Easement will be required over the path improvements. The path should extend to the southern property line.
24. Please revise the plans to identify an 8-foot-wide unpaved multi-use trail to be constructed as required by case 9-ZN-2017, along the N. Scottsdale Road frontage. The trail should be contained in a Non-Motorized Public Access Easement within the scenic corridor. The trail should extend to the southern property line and connect to the existing trail on the property to the south.
25. Please revise the plans to identify the dedication of a safety triangle easement at the intersection of E. Dove Valley Road and the site entrance (southwestern corner that is on this property), in accordance with DSPM Sec. 5-3.119D; Fig. 5.3-27.

Survey:

26. In accordance with DSPM Chapter 3, please revise the Preliminary Plat plan to:

- a. Define the existing right-of-way with recording numbers or designate right-of-way to be dedicated
- b. Identify cross access with the Easterly parcel
- c. Show all easements (VNAE, SCE, NMPAE, SDE, etc.)
- d. Include a benchmark meeting FEMA requirement

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:

Water and Waste Water:

27. It appears that the Paloma Development water infrastructure may connect to the downstream side of the PRV to complete water looping. Please include the Paloma demand in the model in the final BOD as applicable.
28. Please provide information on water/sewer infrastructure size proposed for Paloma development.
29. Highest ground elevation around Node J6 is 2262 per City's GIS map. Please update the model based on finished ground elevation.
30. It appears that there is a club/guard house in the proposed development. The water and sewer demand for this club/guard house have not been included in the water and sewer modeling. Please ensure they are accounted for.

Survey:

31. In accordance with DSPM Chapter 3, please define the directional flow of streets & sewer, provide closure calculations for the perimeter of the subdivision, the lots, the tracts, and the new easements.

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

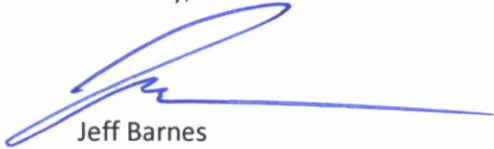
PLEASE CALL 480-312-7767 TO SCHEDULE A RESUBMITTAL MEETING WITH ME PRIOR TO YOUR PLANNED RESUBMITTAL DATE. DO NOT DROP OFF ANY RESUBMITTAL MATERIAL WITHOUT A SCHEDULED MEETING. THIS WILL HELP MAKE SURE I'M AVAILABLE TO REVIEW YOUR RESUBMITTAL AND PREVENT ANY UNNECESSARY DELAYS. RESUBMITTAL MATERIAL THAT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

The Planning & Development Services Division has had this application in review for 24 Staff Review Days since the application was determined to be administratively complete.

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

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

Sincerely,

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

Jeff Barnes
Senior Planner

ATTACHMENT A
Resubmittal Checklist

Case Number: **1-PP-2018**

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 this 1st Review Comment Letter
- ☒ Six copies: Revised Narrative for Project

☒ Preliminary Plat (complete plan set):

10	24" x 36"	1	11" x 17"	1	8 ½" x 11"
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☒ Amenity area and site details:

10	24" x 36"	1	11" x 17"	1	8 ½" x 11"
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☒ NAOS Plan:

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

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

- ☒ 2 copies of Revised Drainage Report:

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

Date: 1/12/18
Contact Name: Alex Stedman
Firm Name: LVA
Address: 120 S. ASH AVE.
City, State, Zip: Tempe, AZ 85281

RE: Application Accepted for Review.

851 - PA - 2017

Dear Mr. Stedman:

It has been determined that your Development Application for Scottsdale Heights has been accepted for review.

Upon completion of the Staff's review of the application material, I will inform you in writing or electronically either: 1) the steps necessary to submit additional information or corrections; 2) the date that your Development Application will be scheduled for a public hearing or, 3) City Staff will issue a written or electronic determination pertaining to this application. If you have any questions, or need further assistance please contact me.

Sincerely,



Name: JEFF BARNES
Title: Sr. Planner
Phone Number: (480) 312 - 2376
Email Address: J.BARNES @ScottsdaleAZ.gov

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

RE: Minimal Submittal Comments

_____ - PA - _____

Dear _____:

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

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

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

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

Sincerely,

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

1-PP-2018 – 1st Review Comments

Zoning Ordinance and Scottsdale Revise Code Significant Issues

Zoning:

1. Please provide design details of the hardscape and pavement design, shade devices and materials, and pedestrian amenities with the next submittal.

Response: Additional design details of the hardscape and pavement design, shade devices and materials, and pedestrian amenities have been provided as part of the Landscape Set.

2. Please provide the Color & Material Sample Board per the Development Review Development Application Checklist, Part III – Samples & Models. It may be necessary to provide two boards. Please consider using a thicker foam core board, or multiple-layered foam core board so that heavier samples can be recessed into the board.

Response: A Color & Material Sample Board has been provided with this submittal.

Circulation:

3. Please revise the plans to identify the improvement of E. Dove Valley Road to the standards identified in the stipulations of case 9-ZN-2016. The southernmost lane on Dove Valley shall be trapped into the site access drive, and the striping should reflect this lane drop. A transition may be necessary back to the exiting pavement section to the east.

Response: The Preliminary Plat has been revised to show the full improvement of E. Dove Valley road to the standards identified in the stipulations of case 9-ZN-2016.

4. Please revise the plans to identify the extension of the existing raised median on N. Scottsdale Road north to the E. Dove Valley Road intersection in accordance with case 9-ZN-2016. The northbound left-turn lane striping will need to be modified.

Response: The Preliminary Plat has been revised to show the extension of the existing raised median and now shows the modified lane striping.

Drainage:

5. 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.

Response: 2 copies of the revised Drainage Report are a part of this submittal along with the original red-lined copy of the report.

Engineering:

6. The Preliminary Plat plan set identified 5 sheets in the sheet index, but only the first 2 were provided for review. Please submit complete plan sets for review with the next submittal.

Response: All sheets are part of submittal

7. The Preliminary Plat should include the following information:

- a. Street sections for improvements to North Scottsdale Road.
- b. Show the improvements to North Scottsdale Road stipulated in Case 9-ZN-2016.
- c. Street section for E. Dove Valley Road.
- d. Show the improvements to East Dove Valley Road stipulated in Case 9-ZN-2016.
- e. Where are the 'Site Cross Sections' located as shown in Exhibit 'B'.

- f. Show the location and widths for all easements to be dedicated.
- g. Show the location for all the retaining walls. Retaining wall must be a minimum of 10 feet back of curb on all local roadways.
- h. Show and call out the widths for the paths and trails stipulated in Case 9-ZN-2016.
- i. Trail along North Scottsdale Road is to be along the full frontage.
- j. Show and call out the 6-foot minimum sidewalk to be constructed from the internal sidewalk to the 8-foot wide path to the south stipulated in 9-ZN-2016.
- k. Add to the Preliminary plat proposed elevations for lots, etc.

Response: The Preliminary Plat has been revised to include the above information.

Significant Policy Related Issues

Site Design:

- 8. The Preliminary Plat and Landscape plans shows several symbols within the NAOS and drainage area at the southwest corner of the site but does not identify them. Please revise the plans to clearly identify any proposed structure locations and site improvements that may conflict with the NAOS.

Response: The NAOS plan has been reviewed and revised to ensure that structures and site improvements do not conflict with any NAOS.

Water and Waste Water:

- 9. Please revise the plans to identify the minimum residual pressure shall be 50 psi at the highest finished floor level per, DSPM Section 6-1.406.

Response: Local pressure cannot be increased without the creating of a new pressure zone and additional PRV's. Refer to page 6 of the report.

- 10. Please revise the plans to identify PRV model and vault shall be per COS Standard Detail Drawing 2342-1.

Response: Detail called out on C4.00 and in report

- 11. Please revise the plans to identify that a minimum pressure of 30 psi is being maintained under fire flow plus max day demand flow condition per DSPM, Section 6-1.406.

Response: Report Section 8.1 updated

- 12. Please revise the plans to identify the fire hydrant spacing requirements are being met per DSPM, Section 6-1.502.

Response: Note added to Sheet C4.00

- 13. Please revise the plans to identify a minimum of 20-foot wide easement is being provided for the proposed water and sewer lines for the Paloma Development per DSPM, Chapters 6 and 7.

Response: 20' Easement added

Landscape Design:

- 14. Please utilize a dashed line to indicate the sight distance visibility triangles on the landscape plan. Please refer to the Plan & Report Requirements for Development Applications. Please refer to the Scottsdale Design Standards & Policies Manual Section 5-3.119. Please refer to Zoning Ordinance Section 1.303.

Response: Sight visibility triangles have been added to the landscape plan.

15. Please add a note to the General Notes that are listed under the Conceptual Plant List, as follows: Thorny trees, shrubs and cacti shall be planted so that their mature size/canopy will be at least 4 feet away from any walkways or parking area curbing. Please refer to DSPM Sec. 2-1.1001.13.

Response: This note has been added to the landscape plan.

16. Please provide an enlarged conceptual landscape plan of the proposed entry drive, gates, and community amenity area. Please refer to the Plan & Report Requirements for Development Applications. Please refer to Zoning Ordinance Section 1.303.

Response: An enlarged conceptual plan of the proposed entry drive, gates, and community amenity area has been added to the landscape plan.

17. Please revise the conceptual wall plan so that columns (refer to detail 5 on sheet 5) will be added, for visual interest, at an interval of 80-90 feet and at the end of a wall/fence. Please refer to DSPM Section 2-1.401.5.

Response: These columns have been added to the wall plan.

18. On sheet 6 of 7, there is appears to be a solid panel at the bottom portion of the gates. Please provide information regarding the material that will be used for this solid panel. Please refer to the Plan & Report Requirements for Development Applications. Please refer to Zoning Ordinance Section 1.303.

Response: A note describing this panel in greater detail has been added to the wall plan.

Circulation:

19. Please revise the plans to identify the dedication of a one-foot wide Vehicular Non-Access Easement along the Scottsdale Road and Dove Valley Road frontages except at the approved site entrance on Dove Valley, in accordance with case 9-ZN-2016 and DSPM Sec. 5-3.205.

Response: A 1-foot wide Vehicular Non-Access Easement along Scottsdale Road and Dove Valley Road is shown on the Preliminary Plat.

20. Please revise the narrative to identify that the developer will contribute \$25,000 toward future construction of a traffic signal at the E. Dove Valley Road and N. Scottsdale Road intersection in accordance with case 9-ZN-2016.

Response: The narrative has been updated to include this note.

21. Please revise the plans to provide minimum 6-foot-wide concrete sidewalk connections from the southernmost street to the planned path along the southern property line. This should be identified on the site plan, in accordance with DSPM 2-1.808

Response: A 6' wide concrete sidewalk will be provided connecting the southernmost street to the planned path along the southern property line. This connection is planned for the southeast corner of the site and is shown on the Preliminary Plat.

22. Please revise the plans to provide minimum 6-foot-wide concrete sidewalk connections from the westernmost and southern cul-de-sac streets to the planned path along N. Scottsdale Road. This should be identified on the site plan, in accordance with DSPM 2-1.808

Response: Sidewalk connections that link interior sidewalks to the Scottsdale Road sidewalk were not required with the zoning application approval. The applicant will provide a connection from the southern cul-de-sac to Scottsdale road via a pedestrian gate and sidewalk within the emergency access driveway.

23. Please revise the plans to identify a 10-foot-wide concrete path to be constructed along the N. Scottsdale Road frontage, as required by case 9-ZN-2016. The path should be contained in the N. Scottsdale Road right-of-way, if not a Non-Motorized Public Access Easement will be required over the path improvements. The path should extend to the southern property line.

Response: The 10-foot-wide concrete path to be constructed along the N. Scottsdale Road frontage has been called out on the Preliminary Plat.

24. Please revise the plans to identify an 8-foot-wide unpaved multi-use trail to be constructed as required by case 9-ZN-2017, along the N. Scottsdale Road frontage. The trail should be contained in a Non-Motorized Public Access Easement within the scenic corridor. The trail should extend to the southern property line and connect to the existing trail on the property to the south.

Response: During the zoning process, the applicant made staff aware of the drainage basin constraints within the southwest corner of the site, and staff agreed that the Scottsdale Road sidewalk and trail could be combined for a short segment south of the emergency access driveway. As a result of this direction, the Pedestrian & Vehicular Circulation Plan that was approved with the zoning reflects the combined condition. The 8-foot-wide unpaved multi-use trail along N. Scottsdale Road has been called out on the Preliminary Plat.

25. Please revise the plans to identify the dedication of a safety triangle easement at the intersection of E. Dove Valley Road and the site entrance (southwestern corner that is on this property), in accordance with DSPM Sec. 5-3.119D; Fig. 5.3-27.

Response: Safety triangle easements have been provided at the intersection of E. Dove Valley Road and the site entrance. These have been shown on the Preliminary Plat.

Survey:

26. In accordance with DSPM Chapter 3, please revise the Preliminary Plat plan to:

- a. Define the existing right-of-way with recording numbers or designate right-of-way to be dedicated
- b. Identify cross access with the Easterly parcel
- c. Show all easements (VNAE, SCE, NMPAE, SDE, etc.)
- d. Include a benchmark meeting FEMA requirement

Response: The Preliminary Plat has been revised to include the items listed above.

Technical Corrections

Water and Waste Water:

27. It appears that the Paloma Development water infrastructure may connect to the downstream side of the PRV to complete water looping. Please include the Paloma demand in the model in the final BOD as applicable.

Response: Paloma added to model for Max Day + Fire Flow

28. Please provide information on water/sewer infrastructure size proposed for Paloma development.

Response: Assumed 8" main

29. Highest ground elevation around Node J6 is 2262 per City's GIS map. Please update the model based on finished ground elevation.

Response: Model updated

30. It appears that there is a club/guard house in the proposed development. The water and sewer demand for this club/guard house have not been included in the water and sewer modeling. Please ensure they are accounted for.

Response: Club house added to Water and Sewer report

Survey:

31. In accordance with DSPM Chapter 3, please define the directional flow of streets & sewer, provide closure calculations for the perimeter of the subdivision, the lots, the tracts, and the new easements.

Response: Sewer flow directions added. Closure calculations will be provided with the Final Plat