



Correspondence Between Staff and Applicant

Approval Letter



## Planning and Development Services

7447 East Indian School Road  
Scottsdale, Arizona 85251

February 19, 2019

Michele Hammond  
Michele Hammond / John Berry  
6750 E. Camelback Road Suite 1  
Scottsdale, AZ 85251

RE: Administrative Completeness Determination.

Dear Ms. Hammond,

It has been determined that your Development Application 8-DR-2019, Spectrum - Camelback, is administratively complete. Your Development Application is being reviewed under the City's Enhanced Application Review Methodology as requested on your Development Application form. City Staff will begin their substantive review of the application material after payment has been received. Please submit payment for this application by either:

1) Submitting payment through the online interface for the Digital Case Submittal process utilizing the Key Code 7N464,

OR

2) Submitting payment in-person at the City's One-Stop-Shop referencing the project's case number.

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, 2) 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 at 480-312-2376 or at [jbarnes@ScottsdaleAZ.gov](mailto:jbarnes@ScottsdaleAZ.gov).

Sincerely,

Jeff Barnes  
Senior Planner

C: Case File



3/28/2019

Michele Hammond  
Berry Riddell, LLC  
6750 E. Camelback Road Suite 1  
Scottsdale, AZ 85251

RE: 8-DR-2019  
Spectrum - Camelback  
7N464 (Key Code)

Dear Ms. Hammond:

The Planning & Development Services Division has completed the review of the above referenced development application submitted on 2/19/2019. The following **1<sup>st</sup> Review Comments** represent the review performed by our team, and is intended to provide you with guidance for compliance with city codes, policies, and guidelines related to this application.

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

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

**Zoning:**

1. Please revise the plan sheets to include site data, notes, and other information as identified on the Plan & Report Requirements for Development Applications. Please refer to Zoning Ordinance Section 1.305.
2. Please revise site plan to dimension all drive aisles, adjacent streets, pedestrian walkways, ADA access, fire primary access/secondary access, and provide minimum site plan information in accordance with the Plan & Report Requirements for Development Applications.
3. Please revise the site plan with the correct parking stalls dimensions, both standard and accessible spaces in accordance with the requirements of set forth in Section 9.106 of the Zoning Ordinance.
4. Where covered parking is provided, equal proportions of covered Accessible spaces and standard spaces shall be provided in accordance with Section 9.105.M of the Zoning Ordinance.

**Lighting:**

5. Proposed Light Fixture S2 appears to be adjustable between 0 and 90-degrees which does not ensure its long-term conformance with the requirement to be directed downward with a shielded light source in accordance with Section 7.600 of the Zoning Ordinance. Please select a different

fixture without adjustable orientation or identify the specific option for this fixture that utilizes a permanently fixed 0-degree mount.

6. Coordinate the lighting plan with the landscape plan in order to avoid conflicts between light pole/fixtures and mature-size trees. Please refer to Zoning Ordinance Section 7.600.

Landscape:

7. Please identify the registered landscape architect that will be preparing the plans for this project. Please refer to Arizona Administrative Code, Title 4, Chapter 30.
8. Please revise the site plan and landscape plan to identify the dimension of the landscape area between the street and the parking/drive aisle and show the required screening where that dimension is between 20 and 35 feet, in accordance with Section 10.402.A.4.c of the Zoning Ordinance.
9. Revise the conceptual landscape plan so that it includes summary data indicating the landscape area (in square feet) of on-site, right-of-way, and parking lot landscaping, in compliance with Zoning Ordinance Section 10.200. Please refer to Zoning Ordinance Section 1.305.
10. Revise the landscape plan so that the landscape legend includes quantity of the proposed plants, in compliance with Zoning Ordinance Section 10.200.

Drainage:

11. Please submit two (2) copies of the revised Drainage Report to your Project Coordinator with the rest of the resubmittal material identified in Attachment A. Please address the following drainage review comments in the revised Preliminary Drainage Report:
12. A Preliminary Drainage Report and a Preliminary Grading & Drainage (G&D) Plan associated with a Development Review (DR) case require a minimum of 75% information of the final drainage report and the construction documents (i.e. Improvement Plans). The revised report and plan must demonstrate it. [Reference: COS DS&PM: Section 4]
13. Please submit the Preliminary G&D Plan (75% level) separately with the next submittal in addition to what has been included in the Preliminary Drainage Report. Show and label all proposed grading and drainage information as well as the proposed Drainage and Flood Control (DFC) easement around the proposed underground storage basin on the Preliminary G&D Plan. [Reference: COS DS&PM: Section 4]
14. The HEC-RAS modeling of Indian Bend Wash using the Q100 of 30,000 cfs must be discussed in an entirely separate/specific section in the drainage report. Please upload the digital HEC-RAS files in ZIP format with the next submittal or email the digital HEC-RAS files in ZIP format directly to the Stormwater reviewer prior to the next submittal. [Reference: COS DS&PM: Section 4]
15. Is the HEC-RAS based on surveyed 1.0-foot contours or it based on the COS digital quarter section topographic maps? Please clarify it in the HEC-RAS section of the report. While it is ok not to model the 2-30" pipes under Camelback Rd in the HEC-RAS model, but the 3-barrel box culvert under Camelback Rd must be included in the HEC-RAS model to evaluate any backwater effect. The 3-barrel box culvert under Camelback Rd must be modeled in HEC-RAS by using the methodologies as outlined in the HEC-RAS User's Manual as shown below. Appropriate flow expansion and flow contraction coefficients must be used in the affected HEC-RAS cross-sections. Also, "ineffective flow areas" must be modeled in the HEC-RAS model as appropriate. [Reference: COS DS&PM: Section 4]

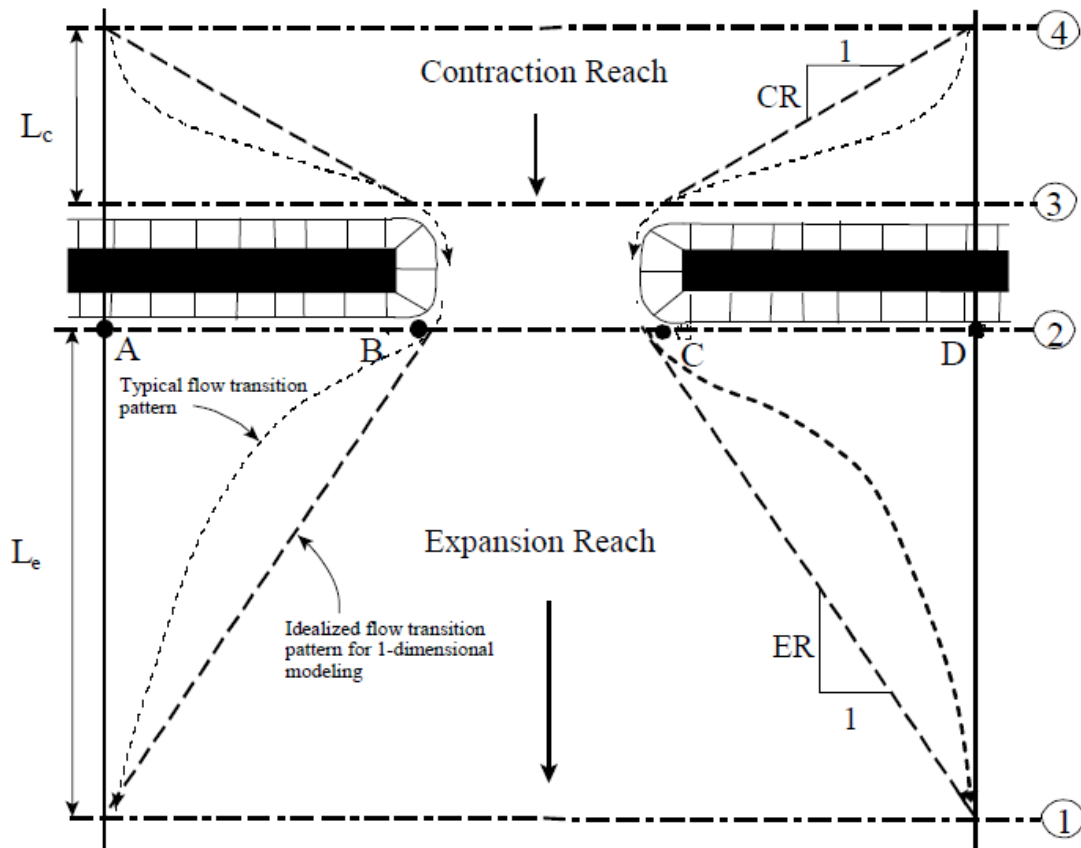


Figure 6-11 Cross Section Locations at a Bridge or Culvert

16. In the event the original HEC-2 model did not include the 3-barrel box culvert under Camelback Rd, this time it must be included. Also, the Manning's "n" values for the LOB, Main Channel, and the ROB seem very low (0.02, 0.025, etc.). Even if the original HEC-2 model may have used those Manning's "n" values, but such values can no longer be used in the current HEC-RAS model. The entire wash along with the floodplain area appears to be grass-lined and therefore, a single Manning's "n" value of 0.045 appears to be more representative for the LOB, Main Channel, and the ROB. Please reevaluate and modify the HEC-RAS model. [Reference: COS DS&PM: Section 4]
17. Apparently, the project site is subject to offsite flows based on the Lower Indian Bend Wash Area Drainage Master Study (LIBW-ADMS) Flo-2D results as can be seen below. The Engineer must add an "Offsite Hydrology" section to the drainage report and must discuss and evaluate the impact of the LIBW-ADMS Flo-2D results on the proposed improvements and if any adverse impacts are created by the proposed improvements. The Engineer must include a 24"X36" or an 11"X17" LIBW-ADMS Flo-2D exhibit in the drainage report. [Reference: COS DS&PM: Section 4]

Water and Waste Water:

18. Please submit three (3) copies of the revised Water and Waste Water Design Report(s) with the original red-lined copy of the report to your Project Coordinator with the rest of the resubmittal material identified in Attachment A either as a hard copy or on a CD/DVD.

\*Review comments were not complete at the time of issuance of this letter. Marked BOD's will be provided as soon as they are available. \*

### **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:**

19. Provide revise the floor plan and roof plan to indicate and illustrate the location of the roof access ladders. Please refer to DSPM 2-1.401.3.

#### **Landscape Design:**

20. Please revise the Landscape Plans to remove the proposed turf from the right-of way and frontage open space and utilize plant species selected from the Arizona Department of Water Resources Low Water Use / Drought Tolerant Plan List for the Phoenix Active Management Area Plant List.
21. Please revise the landscape plan so that agave, yucca, cacti and similar plant species featuring thorny spines, will be installed a distance of at least four (4) feet between the edge of walkways and pedestrian areas to the edge of the mature plant. Please refer to DSPM 2-1.501.L.

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

22. Please revise the Elevations to callout and identify the location of proposed colors and materials as they align with the proposed material boards. The locations of the materials and colors utilized shall be clearly labeled on the building elevations.
23. In order to improve readability of the building elevations, add number notations (0.0, +1.5, -0.5, etc.) that indicate the differences between planer surfaces or utilize thicker and thinner lines to indicate portions of the building that are nearer or farther from view. Please refer to Zoning Ordinance Section 1.305.
24. Provide window sections that indicate that all exterior window glazing will be recessed a minimum of fifty (50) percent of the wall thickness, including glass curtain walls/windows within any tower/clerestory elements. Please demonstrate the amount of recess by providing dimensions from the face of the exterior wall to face of glazing, exclusive of external detailing. Please refer to the Scottsdale Sensitive Design Principle 9 and Scottsdale Commercial Design Guidelines, or Design Guidelines for Office Development or Restaurant Design Guidelines.
25. Please provide door sections that indicate that all exterior doors will be recessed a minimum of thirty (30) percent of the wall thickness. Please demonstrate the amount of recess by providing dimensions from the face of the exterior wall to the face of the door frame or panel, exclusive of external detailing. Please refer to the Scottsdale Sensitive Design Principle 9 and Scottsdale Commercial Design Guidelines or Design Guidelines for Office Development or Restaurant Design Guidelines.
26. Provide section drawings of the proposed exterior shade devices. Provide information that describes the shadow/shade that will be accomplished by the proposed shade devices, given the vertical dimensions of the wall opening. All shade devices should be designed so that the shade material has a density of 75%, or greater, in order to maximize the effectiveness of the shade devices. Please refer to Scottsdale Sensitive Design Principle 9. Please refer to the following internet link: <http://www.scottsdaleaz.gov/design/Shading>.

27. Indicate the locations of all building mounted lighting fixtures on the building elevation drawings. Please refer to the Plan & Report Requirements for Development Applications. Please refer to Zoning Ordinance Section 1.305.
28. Roof drainage systems shall be interior to the building, except that overflow scuppers are permitted. If overflow scuppers are provided, they shall be integrated with the architectural design. Areas that are rooftop drainage shall be designed and constructed to minimize erosion or staining of nearby building walls and directs water away from the building foundations. Please refer to DSPM 2-1.401.4.
  - a. Please provide information on the building elevations regarding the exit location from the roof drainage system and its integration with the materials and architecture of the building.

#### Circulation/Engineering:

29. Please revise the site plan to demonstrate and dimension the Commercial turning radii per DSPM 2-1.309.
30. Please revise the site plan to identify the dedication of a Vehicular Non-Access Easement along East Camelback Road, as specified in DSPM 5-3.203.
31. Please revise the site plan to identify and dimension a new 8-foot wide sidewalk along East Camelback Road per the stipulations of case 1-ZN-2018 and per DSPM 2-1.312.
32. Please revise the site plan to identify the dedication of a Public Non-Motorized Access Easement over any portions of sidewalk along East Camelback Road that extend outside of the public right-of-way, per case 1-ZN-2018.
33. Please revise the site plan to identify that 24-cubic-yards (1 enclosure for every 20 units) of refuse enclosures are being provided and how they are configured on the site per DSPM 2-1.309.
34. Please revise the site plan to show the west driveway aligns with the driveway on the south side of East Camelback Road, in accordance with DSPM 5-3.201.
35. Please revise the site plan to identify the installation of new ADA ramps at East Camelback Road and North 81<sup>st</sup> Street with the sidewalk reconstruction, per DSPM 5-3.112.
36. Please revise the site plan to identify the existence of or the installation of a 6-foot wide sidewalk connection along the east side of North 81<sup>st</sup> Street, in accordance with DSPM 5-3.110.
37. Please revise the site plan to identify the dedication of a 20-foot wide Water and Sewer Facilities Easement along all lines and fire hydrant locations, in accordance with DSPM 6-1.419.

#### 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:

38. Please label and dimension parking overhangs in the revised site plan. Parking blocks may be necessary where parking overhangs encroach upon pedestrian pathways/sidewalks and required landscape areas to prevent vehicular obstructions.

39. Please revise the location/layout of the proposed pedestrian path from the east parking lot to the main building so that it integrates with the rest of the pedestrian circulation pathways instead of directing pedestrians entirely within the drive aisles.
40. Please revise the font size on the plan sheets so that all text is legible when reproduced and printed at 8.5x11 size.

Circulation:

41. Please revise the site plan to identify the right-of-way for East Camelback Road, which was recently dedicated via recorded document 2018/0904552.
42. Please revise the site plan to identify the dedication of a one-foot wide Vehicular Non-Access Easement along the East Camelback Road frontage, except at the approved site access locations, per case 1-ZN-2018.
43. Please provide documentation related to the dedication of North 81<sup>st</sup> Street to the adjacent Cameldale HOA.

Landscaping:

44. Please revise the Landscape Plans to clearly distinguish the property line along the Camelback Road frontage.
45. Please revise the Landscape Plans so that the keyed identifiers used in the plant list are also reflected throughout the plans where the corresponding plans are used.
46. Please review the use of the Shoestring Acacia in the courtyard as it may be too large in its mature form for that area. A smaller scale tree may be more suitable for that location.

Lighting:

47. Please revise the Photometric Plan to show fixture locations for S1 in bold like fixture S2. They currently appear greyed out and are unclear that they are part of the scope of the proposal.
48. Please also provide the light fixture cutsheets as individual 8.5x11 sheets for reproduction and legibility when printed 8.5x11.

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



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

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



Floor Plan(s):

digital 24" x 36"      \_\_\_\_\_ 11" x 17"      \_\_\_\_\_ 8 ½" x 11"

Technical Reports: Please submit one (1) digital copy of each report requested

digital copies of Revised Drainage Report:

digital copies of Revised Water Design Report:

digital copies of Revised Waste Water Design 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.



7/9/19

Michele Hammond  
Berry Riddell, LLC  
6750 E. Camelback Road Suite 1  
Scottsdale, AZ 85251

RE: 8-DR-2019  
Spectrum - Camelback  
7N464 (Key Code)

Dear Ms. Hammond:

The Planning & Development Services Division has completed the review of the above referenced development application submitted on 6/7/19. The following **2<sup>nd</sup> Review Comments** represent the review performed by our team, and is intended to provide you with guidance for compliance with city codes, policies, and guidelines related to this application.

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

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

Zoning:

1. Please revise site plan to dimension all drive aisles, adjacent streets, pedestrian walkways, ADA access, fire primary access/secondary access, and provide minimum site plan information in accordance with the Plan & Report Requirements for Development Applications.
  - a. Proposed pedestrian connections from the building to the public sidewalk and for circulation along building frontages shall be 6-foot wide. Current site plan shows 5-foot width or does not provide dimensions.

Landscape:

2. Please revise the site plan and landscape plan to identify the dimension of the landscape area between the street and the parking/drive aisle and show the required screening where that dimension is between 20 and 35 feet, in accordance with Section 10.402.A.4.c of the Zoning Ordinance.

Drainage:

3. A Preliminary Drainage Report and a Preliminary Grading & Drainage (G&D) Plan associated with a Development Review (DR) case require a minimum of 75% information of the final

drainage report and the construction documents (i.e. Improvement Plans). The revised report and plan must demonstrate it. [Reference: COS DS&PM: Section 4]

4. The HEC-RAS modeling of Indian Bend Wash using the FIS  $Q_{100}$  as well as the USACE  $Q_{100}$  of 30,000 cfs must be discussed in an entirely separate/specific section in the drainage report and the  $LF_{88}$  of the proposed buildings must be set to FRE (BFE + 1.0 foot) at a minimum based on the higher of the two  $Q_{100}$  (s). The FIS digital HEC-RAS model has been provided to the Engineer to set up the "Effective HEC-RAS Model" for the project site. The Engineer must run the "Modified Effective HEC-RAS Model" based on the site topography and a "Proposed HEC-RAS Model", if applicable. Please upload all digital HEC-RAS files in ZIP formats with the next submittal or email the digital HEC-RAS files in ZIP format directly to the Stormwater reviewer prior to the next submittal. [Reference: COS DS&PM: Section 4]
5. Is the HEC-RAS based on surveyed 1.0-foot contours or it based on the COS digital quarter section topographic maps? Please clarify it in the HEC-RAS section of the report. While it is understandable to not to model the 2-30" pipes under Camelback Rd in the HEC-RAS model, but modeling the 3-barrel existing box culvert under Camelback Rd in fact helps the Engineer with the RFE requirements. However, at the Engineer's discretion, he may only model Camelback Rd in HEC-RAS as a weir while disregarding the box culvert. In the event, the Engineer models the 3-barrel box culvert under Camelback Rd in HEC-RAS, then he must follow the methodologies as outlined in the HEC-RAS User's Manual as shown below. Appropriate flow expansion and flow contraction coefficients must be used in the affected HEC-RAS cross-sections. Also, "ineffective flow areas" must be modeled in the HEC-RAS model as appropriate. [Reference: COS DS&PM: Section 4]

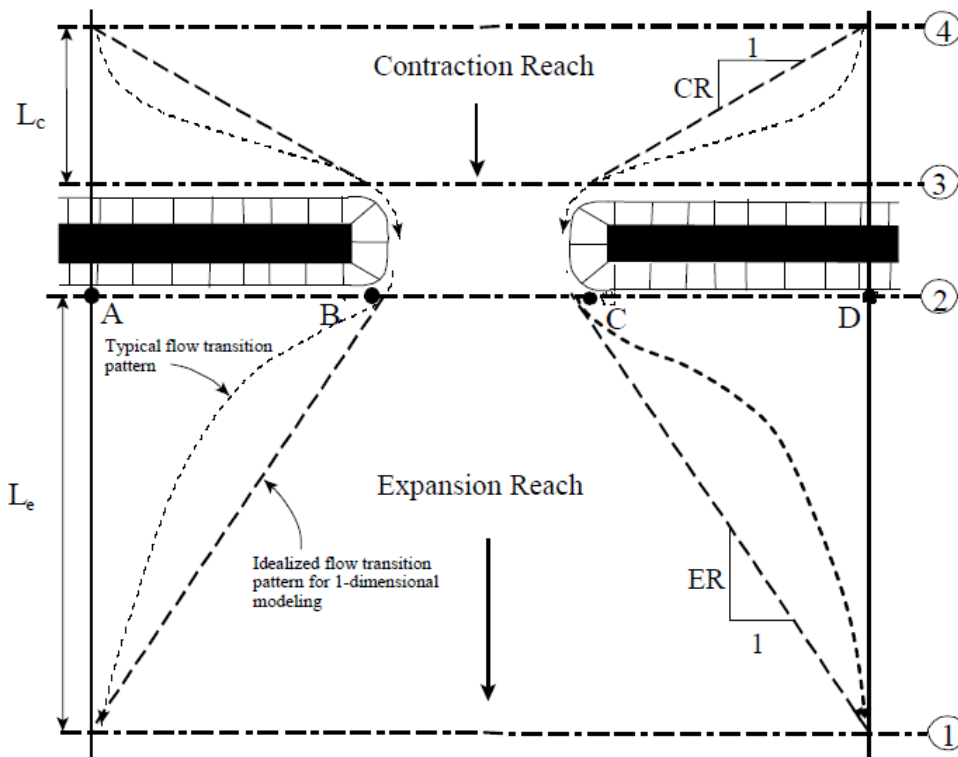


Figure 6-11 Cross Section Locations at a Bridge or Culvert

6. The Manning's "n" values for the LOB, Main Channel, and the ROB seem very low (0.02, 0.025, etc.). Even if the original HEC-2 model may have used those Manning's "n" values, but such values can no longer be used in the current HEC-RAS model. The entire wash along with the floodplain area appears to be grass-lined and therefore, a single Manning's "n" value of 0.045 appears to be more representative for the LOB, Main Channel, and the ROB. Please reevaluate and modify the HEC-RAS model. [Reference: COS DS&PM: Section 4]
7. Apparently, the project site is subject to offsite flows based on the Lower Indian Bend Wash Area Drainage Master Study (LIBW-ADMS) Flo-2D results as can be seen below. The Engineer must add an "Offsite Hydrology" section to the drainage report and must discuss and evaluate the impact of the LIBW-ADMS Flo-2D results on the proposed improvements and if any adverse impacts are created by the proposed improvements. The Engineer must include a 24"X36" or an 11"X17" LIBW-ADMS Flo-2D exhibit in the drainage report. [Reference: COS DS&PM: Section 4]

### **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:

#### **Landscape Design:**

8. Please revise the Landscape Plans to remove the proposed turf from the right-of way and frontage open space areas outside of the parking screen walls and instead utilize plant species selected from the Arizona Department of Water Resources Low Water Use / Drought Tolerant Plan List for the Phoenix Active Management Area Plant List.

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

9. In order to improve readability of the building elevations, add number notations (0.0, +1.5, -0.5, etc.) that indicate the differences between planer surfaces or utilize thicker and thinner lines to indicate portions of the building that are nearer or farther from view. Please refer to Zoning Ordinance Section 1.305.
10. Roof drainage systems shall be interior to the building, except that overflow scuppers are permitted. If overflow scuppers are provided, they shall be integrated with the architectural design. Areas that are rooftop drainage shall be designed and constructed to minimize erosion or staining of nearby building walls and directs water away from the building foundations. Please refer to DSPM 2-1.401.4.
  - a. Please provide information on the building elevations regarding the exit locations from the roof drainage system and their integration with the materials and architecture of the building. These are referenced in other plan details but not shown on the elevation drawings.

### **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:

11. Please provide documentation related to the dedication of North 81<sup>st</sup> Street to the adjacent Cameldale HOA.

Landscaping:

12. Please revise the Landscape Plans to clearly distinguish the property line along the Camelback Road frontage.
13. Please review the currently proposed use of the Shoestring Acacia in the courtyard. It may be too large in its mature form for that area and a smaller scale tree may be more suitable for that location.

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

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

If you have any questions, or need further assistance please contact me at 480-312-2376 or at [jbarnes@ScottsdaleAZ.gov](mailto:jbarnes@ScottsdaleAZ.gov).

Sincerely,



Jeff Barnes  
Senior Planner

**ATTACHMENT A  
Resubmittal Checklist**

Case Number: **8-DR-2019**

Please provide the following documents, in the quantities indicated, with the resubmittal (all plans larger than 8 ½ x11 shall be folded):

**Digital submittals shall include one copy of each identified below.**

One copy: COVER LETTER – Respond to all the issues identified in this 2nd Review Comment Letter

Site Plan:

digital 24" x 36"      \_\_\_\_\_ 11" x 17"      \_\_\_\_\_ 8 ½" x 11"

G&D Plan:

digital 24" x 36"      \_\_\_\_\_ 11" x 17"      \_\_\_\_\_ 8 ½" x 11"

Landscape Plan:

digital 24" x 36"      \_\_\_\_\_ 11" x 17"      \_\_\_\_\_ 8 ½" x 11"

Elevations:

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

Technical Reports: Please submit one (1) digital copy of each report requested

digital 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.





# COMMENT TRACKING LOG

“LEED®ing and Developing Smart Projects”

CLIENT:	Spectrum	DATE:	5/20/2019
PROJECT:	Cordon Bleu Living	REFERENCE:	2019-03-28 8-DR-2019 comments

No.	Sheet No.	Reviewer	COMMENT	Responsible Party	RESPONSE
The following comments are from: City of Scottsdale (Zoning)					
1	Pg. 1	ZONING	Please revise the plan sheets to include site data, notes, and other information as identified on the Plan & Report Requirements for Development Applications. Please refer to Zoning Ordinance Section 1.305.	VESSEL	
2	Pg. 1	ZONING	Please revise site plan to dimension all drive aisles, adjacent streets, pedestrian walkways, ADA access, fire primary access/secondary access, and provide minimum site plan information in accordance with the Plan & Report Requirements for Development Applications.	VESSEL	
3	Pg. 1	ZONING	Please revise the site plan with the correct parking stalls dimensions, both standard and accessible spaces in accordance with the requirements of set forth in Section 9.106 of the Zoning Ordinance.	VESSEL	
4	Pg. 1	ZONING	Where covered parking is provided, equal proportions of covered Accessible spaces and standard spaces shall be provided in accordance with Section 9.105.M of the Zoning Ordinance.	VESSEL	
The following comments are from: City of Scottsdale (Lighting)					



# COMMENT TRACKING LOG

“LEED®ing and Developing Smart Projects”

5	Pg. 1	LIGHTING	Proposed Light Fixture S2 appears to be adjustable between 0 and 90-degrees which does not ensure its long-term conformance with the requirement to be directed downward with a shielded light source in accordance with Section 7.600 of the Zoning Ordinance. Please select a different fixture without adjustable orientation or identify the specific option for this fixture that utilizes a permanently fixed 0-degree mount.		
6	Pg. 2	LIGHTING	Coordinate the lighting plan with the landscape plan in order to avoid conflicts between light pole/fixtures and mature-size trees. Please refer to Zoning Ordinance Section 7.600.		
The following comments are from: City of Scottsdale (Landscape)					
7	Pg. 2	LANDSCAPE	Please identify the registered landscape architect that will be preparing the plans for this project. Please refer to Arizona Administrative Code, Title 4, Chapter 30.	ALK	
8	Pg. 2	LANDSCAPE	Please revise the site plan and landscape plan to identify the dimension of the landscape area between the street and the parking/drive aisle and show the required screening where that dimension is between 20 and 35 feet, in accordance with Section 10.402.A.4.c of the Zoning Ordinance.	ALK	



# COMMENT TRACKING LOG

“LEED®ing and Developing Smart Projects”

9	Pg. 2	LANDSCAPE	Revise the conceptual landscape plan so that it includes summary data indicating the landscape area (in square feet) of on-site, right-of-way, and parking lot landscaping, in compliance with Zoning Ordinance Section 10.200. Please refer to Zoning Ordinance Section 1.305.	ALK	
10	Pg. 2	LANDSCAPE	Revise the landscape plan so that the landscape legend includes quantity of the proposed plants, in compliance with Zoning Ordinance Section 10.200.	ALK	
The following comments are from: City of Scottsdale (Drainage)					
11	Pg. 2	DRAINAGE	Please submit two (2) copies of the revised Drainage Report to your Project Coordinator with the rest of the resubmittal material identified in Attachment A. Please address the following drainage review comments in the revised Preliminary Drainage Report:	SEG	Noted:
12	Pg. 2	DRAINAGE	A Preliminary Drainage Report and a Preliminary Grading & Drainage (G&D) Plan associated with a Development Review (DR) case require a minimum of 75% information of the final drainage report and the construction documents (i.e. Improvement Plans). The revised report and plan must demonstrate it. [Reference: COS DS&PM: Section 4]	SEG	Plans are at greater than 75%



# COMMENT TRACKING LOG

“LEED®ing and Developing Smart Projects”

13	Pg. 2	DRAINAGE	Please submit the Preliminary G&D Plan (75% level) separately with the next submittal in addition to what has been included in the Preliminary Drainage Report. Show and label all proposed grading and drainage information as well as the proposed Drainage and Flood Control (DFC) easement around the proposed underground storage basin on the Preliminary G&D Plan. [Reference: COS DS&PM: Section 4]	SEG	Separate plans provided. DFC easement is shown
14	Pg. 2	DRAINAGE	The HEC-RAS modeling of Indian Bend Wash using the Q100 of 30,000 cfs must be discussed in an entirely separate/specific section in the drainage report. Please upload the digital HEC-RAS files in ZIP format with the next submittal or email the digital HEC-RAS files in ZIP format directly to the Stormwater reviewer prior to the next submittal. [Reference: COS DS&PM: Section 4]	SEG	The parking resurfacing within the the indian bend wash floodplain is now changed to match the existing grades. therefore there will not be any impact to indian bend wash floodplain and the HECRAS modeling is not needed. A HEC-RAS model of the limited area of this small project would be inaccurate given the complexities of the existing drainage facilities and the resultant split flows between the east and west sides of Hayden Road. NOTE: A meeting will be scheduled with the Review Engineer after submittal of plans.



# COMMENT TRACKING LOG

“LEED®ing and Developing Smart Projects”

15	Pg. 2	DRAINAGE	<p>Is the HEC-RAS based on surveyed 1.0-foot contours or it based on the COS digital quarter section topographic maps? Please clarify it in the HEC-RAS section of the report. While it is ok not to model the 2-30” pipes under Camelback Rd in the HEC-RAS model, but the 3-barrel box culvert under Camelback Rd must be included in the HEC-RAS model to evaluate any backwater effect. The 3- barrel box culvert under Camelback Rd must be modeled in HEC-RAS by using the methodologies as outlined in the HEC-RAS User’s Manual as shown below. Appropriate flow expansion and flow contraction coefficients must be used in the affected HEC-RAS cross-sections. Also, “ineffective flowareas” must be modeled in the HEC-RAS model as appropriate. [Reference: COS DS&amp;PM: Section 4]</p>	SEG	<p>The parking resurfacing within the the indian bend wash floodplain is now changed to match the existing grades. therefore there will not be any impact to indian bend wash floodplain and the HECRAS modeling is not needed. A HEC-RAS model of the limited area of this small project would be inaccurate given the complexities of the existing drainage facilities and the resultant split flows between the east and west sides of Hayden Road. NOTE: A meeting will be scheduled with the Review Engineer after submittal of plans.</p>
16	Pg. 3	DRAINAGE	<p>In the event the original HEC-2 model did not include the 3-barrel box culvert under Camelback Rd, this time it must be included. Also, the Manning’s “n” values for the LOB, Main Channel, and the ROB seem very low (0.02, 0.025, etc.). Even if the original HEC-2 model may have used those Manning’s “n” values, but such values can no longer be used in the current HEC-RAS model. The entire wash along with the floodplain area appears to be grass-lined and therefore, a single Manning’s “n” value of 0.045 appears to be more representative for the LOB, Main Channel, and the ROB. Please reevaluate and modify the HEC-RAS model. [Reference: COS DS&amp;PM: Section 4]</p>	SEG	<p>The parking resurfacing within the the indian bend wash floodplain is now changed to match the existing grades. therefore there will not be any impact to indian bend wash floodplain and the HECRAS modeling is not needed. A HEC-RAS model of the limited area of this small project would be inaccurate given the complexities of the existing drainage facilities and the resultant split flows between the east and west sides of Hayden Road. NOTE: A meeting will be scheduled with the Review Engineer after submittal of plans.</p>



# COMMENT TRACKING LOG

“LEED®ing and Developing Smart Projects”

17	Pg. 3	DRAINAGE	Apparently, the project site is subject to offsite flows based on the Lower Indian Bend Wash Area Drainage Master Study (LIBW-ADMS) Flo-2D results as can be seen below. The Engineer must add an “Offsite Hydrology” section to the drainage report and must discuss and evaluate the impact of the LIBW-ADMS Flo-2D results on the proposed improvements and if any adverse impacts are created by the proposed improvements. The Engineer must include a 24”X36” or an 11”X17” LIBW-ADMS Flo-2D exhibit in the drainage report. [Reference: COS DS&PM: Section 4]	SEG	The parking resurfacing within the the indian bend wash floodplain is now changed to match the existing grades. therefore there will not be any impact to indian bend wash floodplain and the HECRAS modeling is not needed. A HEC-RAS model of the limited area of this small project would be inaccurate given the complexities of the existing drainage facilities and the resultant split flows between the east and west sides of Hayden Road. NOTE: A meeting will be scheduled with the Review Engineer after submittal of plans.
The following comments are from: City of Scottsdale (Water and Waste Water)					
18	Pg. 3	W&WW	Please submit three (3) copies of the revised Water and Waste Water Design Report(s) with the original red-lined copy of the report to your Project Coordinator with the rest of the resubmittal material identified in Attachment A either as a hard copy or on a CD/DVD.	SEG	There were no comments on the original reports. Updated reports provided.
	Pg. 3	W&WW	*Review comments were not complete at the time of issuance of this letter. Marked BOD’s will be provided as soon as they are available. *	SEG	
The following comments are from: City of Scottsdale (Site Design)					



# COMMENT TRACKING LOG

“LEED®ing and Developing Smart Projects”

19	Pg. 4		Provide revise the floor plan and roof plan to indicate and illustrate the location of the roof access ladders. Please refer to DSPM 2-1.401.3.	VESSEL	
The following comments are from: City of Scottsdale (Landscape Design)					
20	Pg. 4		Please revise the Landscape Plans to remove the proposed turf from the right-of way and frontage open space and utilize plant species selected from the Arizona Department of Water Resources Low Water Use / Drought Tolerant Plan List for the Phoenix Active Management Area Plant List.	ALK	
21	Pg. 4		Please revise the landscape plan so that agave, yucca, cacti and similar plant species featuring thorny spines, will be installed a distance of at least four (4) feet between the edge of walkways and pedestrian areas to the edge of the mature plant. Please refer to DSPM 2-1.501.L.	ALK	
The following comments are from: City of Scottsdale (Building Elevation Design)					
22	Pg. 4		Please revise the Elevations to callout and identify the location of proposed colors and materials as they align with the proposed material boards. The locations of the materials and colors utilized shall be clearly labeled on the building elevations.	VESSEL	



# COMMENT TRACKING LOG

“LEED®ing and Developing Smart Projects”

23	Pg. 4	In order to improve readability of the building elevations, add number notations (0.0, +1.5, -0.5, etc.) that indicate the differences between planer surfaces or utilize thicker and thinner lines to indicate portions of the building that are nearer or farther from view. Please refer to Zoning Ordinance Section 1.305.	VESSEL	
24	Pg. 4	Provide window sections that indicate that all exterior window glazing will be recessed a minimum of fifty (50) percent of the wall thickness, including glass curtain walls/windows within any tower/clerestory elements. Please demonstrate the amount of recess by providing dimensions from the face of the exterior wall to face of glazing, exclusive of external detailing. Please refer to the Scottsdale Sensitive Design Principle 9 and Scottsdale Commercial Design Guidelines, or Design Guidelines for Office Development or Restaurant Design Guidelines.	VESSEL	
25	Pg. 4	Please provide door sections that indicate that all exterior doors will be recessed a minimum of thirty (30) percent of the wall thickness. Please demonstrate the amount of recess by providing dimensions from the face of the exterior wall to the face of the door frame or panel, exclusive of external detailing. Please refer to the Scottsdale Sensitive Design Principle 9 and Scottsdale Commercial Design Guidelines or Design Guidelines for Office Development or Restaurant Design Guidelines.	VESSEL	





# COMMENT TRACKING LOG

“LEED®ing and Developing Smart Projects”

26	Pg. 4		Provide section drawings of the proposed exterior shade devices. Provide information that describes the shadow/shade that will be accomplished by the proposed shade devices, given the vertical dimensions of the wall opening. All shade devices should be designed so that the shade material has a density of 75%, or greater, in order to maximize the effectiveness of the shade devices. Please refer to Scottsdale Sensitive Design Principle 9. Please refer to the following internet link: <a href="http://www.scottsdaleaz.gov/design/Shading">http://www.scottsdaleaz.gov/design/Shading</a> .	VESSEL	
27	Pg. 5		Indicate the locations of all building mounted lighting fixtures on the building elevation drawings. Please refer to the Plan & Report Requirements for Development Applications. Please refer to Zoning Ordinance Section 1.305.	VESSEL	
28	Pg. 5		Roof drainage systems shall be interior to the building, except that overflow scuppers are permitted. If overflow scuppers are provided, they shall be integrated with the architectural design. Areas that are rooftop drainage shall be designed and constructed to minimize erosion or staining of nearby building walls and directs water away from the building foundations. Please refer to DSPM 2-1.401.4.	VESSEL	



# COMMENT TRACKING LOG

“LEED®ing and Developing Smart Projects”

a	Pg. 5		Please provide information on the building elevations regarding the exit location from the roof drainage system and its integration with the materials and architecture of the building.	VESSEL	
The following comments are from: City of Scottsdale (Circulation/Engineering)					
29	Pg. 5		Please revise the site plan to demonstrate and dimension the Commercial turning radii per DSPM 2- 1.309.	VESSEL	
30	Pg. 5		Please revise the site plan to identify the dedication of a Vehicular Non-Access Easement along East Camelback Road, as specified in DSPM 5-3.203.	VESSEL	
31	Pg. 5		Please revise the site plan to identify and dimension a new 8-foot wide sidewalk along East Camelback Road per the stipulations of case1-ZN-2018 and per DSPM 2-1.312.	VESSEL	
32	Pg. 5		Please revise the site plan to identify the dedication of a Public Non-Motorized Access Easement over any portions of sidewalk along East Camelback Road that extend outside of the public right-ofway, per case 1-ZN-2018.	VESSEL	
33	Pg. 5		Please revise the site plan to identify that 24-cubic-yards (1 enclosure for every 20 units) of refuse enclosures are being provided and how they are configured on the site per DSPM 2-1.309.	VESSEL	
34	Pg. 5		Please revise the site plan to show the west driveway aligns with the driveway on the south side of East Camelback Road, in accordance with DSPM 5-3.201.	VESSEL	



# COMMENT TRACKING LOG

“LEED®ing and Developing Smart Projects”

35	Pg. 5		Please revise the site plan to identify the installation of new ADA ramps at East Camelback Road and North 81st Street with the sidewalk reconstruction, per DSPM 5-3.112.	VESSEL	
36	Pg. 5		Please revise the site plan to identify the existence of or the installation of a 6-foot wide sidewalk connection along the east side of North 81st Street, in accordance with DSPM 5-3.110.	VESSEL	
37	Pg. 5		Please revise the site plan to identify the dedication of a 20-foot wide Water and Sewer Facilities Easement along all lines and fire hydrant locations, in accordance with DSPM 6-1.419.	VESSEL	
The following comments are from: City of Scottsdale (Site)					
38	Pg. 5		Please label and dimension parking overhangs in the revised site plan. Parking blocks may be necessary where parking overhangs encroach upon pedestrian pathways/sidewalks and required landscape areas to prevent vehicular obstructions.	VESSEL	
39	Pg. 6		Please revise the location/layout of the proposed pedestrian path from the east parking lot to the main building so that it integrates with the rest of the pedestrian circulation pathways instead of directing pedestrians entirely within the drive aisles.	VESSEL	
40	Pg. 6		Please revise the font size on the plan sheets so that all text is legible when reproduced and printed at 8.5x11 size.	ALL	



# COMMENT TRACKING LOG

“LEED®ing and Developing Smart Projects”

The following comments are from: City of Scottsdale (Circulation)					
41	Pg. 6		Please revise the site plan to identify the right-of-way for East Camelback Road, which was recently dedicated via recorded document 2018/0904552.	VESSEL	
42	Pg. 6		Please revise the site plan to identify the dedication of a one-foot wide Vehicular Non-Access Easement along the East Camelback Road frontage, except at the approved site access locations, per case 1-ZN-2018.	VESSEL	
43	Pg. 6		Please provide documentation related to the dedication of North 81st Street to the adjacent Cameldale HOA.	VESSEL	
The following comments are from: City of Scottsdale (Landscaping)					
44	Pg. 6		Please revise the Landscape Plans to clearly distinguish the property line along the Camelback Road frontage.	ALK	
45	Pg. 6		Please revise the Landscape Plans so that the keyed identifiers used in the plant list are also reflected throughout the plans where the corresponding plans are used.	ALK	
46	Pg. 6		Please review the use of the Shoestring Acacia in the courtyard as it may be too large in its mature form for that area. A smaller scale tree may be more suitable for that location.	ALK	
The following comments are from: City of Scottsdale (Lighting)					



# COMMENT TRACKING LOG

*"LEED®ing and Developing Smart Projects"*

47	Pg. 6		Please revise the Photometric Plan to show fixture locations for S1 in bold like fixture S2. They currently appear greyed out and are unclear that they are part of the scope of the proposal.		
48	Pg. 6		Please also provide the light fixture cutsheets as individual 8.5x11 sheets for reproduction and legibility when printed 8.5x11.		



# COMMENT TRACKING LOG

"LEED®ing and Developing Smart Projects"

CLIENT:	Spectrum	DATE:	6/4/2019
PROJECT:	Cordon Bleu Living	REFERENCE:	2019-03-28 8-DR-2019 comments

No.	Sheet No.	Reviewer	COMMENT	Responsible Party	RESPONSE
The following comments are from: City of Scottsdale (Zoning)					
1	Pg. 1	ZONING	Please revise the plan sheets to include site data, notes, and other information as identified on the Plan & Report Requirements for Development Applications. Please refer to Zoning Ordinance Section 1.305.	VESSEL	Site Plan has been updated to include relevant information.
2	Pg. 1	ZONING	Please revise site plan to dimension all drive aisles, adjacent streets, pedestrian walkways, ADA access, fire primary access/secondary access, and provide minimum site plan information in accordance with the Plan & Report Requirements for Development Applications.	VESSEL	Site Plan has been updated to include the relevant information.
3	Pg. 1	ZONING	Please revise the site plan with the correct parking stalls dimensions, both standard and accessible spaces in accordance with the requirements of set forth in Section 9.106 of the Zoning Ordinance.	VESSEL	Parking stall dimensions have been added to site plan.
4	Pg. 1	ZONING	Where covered parking is provided, equal proportions of covered Accessible spaces and standard spaces shall be provided in accordance with Section 9.105.M of the Zoning Ordinance.	VESSEL	Covered parking has adjusted to provide 11% of covered spots as accessible; nine covered spots total, one accessible.
The following comments are from: City of Scottsdale (Lighting)					



# COMMENT TRACKING LOG

"LEED®ing and Developing Smart Projects"

5	Pg. 1	LIGHTING	Proposed Light Fixture S2 appears to be adjustable between 0 and 90-degrees which does not ensure its long-term conformance with the requirement to be directed downward with a shielded light source in accordance with Section 7.600 of the Zoning Ordinance. Please select a different fixture without adjustable orientation or identify the specific option for this fixture that utilizes a permanently fixed 0-degree mount.		Selected fixture has been revised to eliminate adjustability of head.
6	Pg. 2	LIGHTING	Coordinate the lighting plan with the landscape plan in order to avoid conflicts between light pole/fixtures and mature-size trees. Please refer to Zoning Ordinance Section 7.600.		Plans have been updated to eliminate lighting and landscape conflicts.
The following comments are from: City of Scottsdale (Landscape)					
7	Pg. 2	LANDSCAPE	Please identify the registered landscape architect that will be preparing the plans for this project. Please refer to Arizona Administrative Code, Title 4, Chapter 30.	ALK	Local firm, Kleski & Associates has been brought on to design and oversee construction documents
8	Pg. 2	LANDSCAPE	Please revise the site plan and landscape plan to identify the dimension of the landscape area between the street and the parking/drive aisle and show the required screening where that dimension is between 20 and 35 feet, in accordance with Section 10.402.A.4.c of the Zoning Ordinance.	ALK	BOC to BOC meets requirement. Trees and shrubs create desired screening



# COMMENT TRACKING LOG

"LEED®ing and Developing Smart Projects"

9	Pg. 2	LANDSCAPE	Revise the conceptual landscape plan so that it includes summary data indicating the landscape area (in square feet) of on-site, right-of-way, and parking lot landscaping, in compliance with Zoning Ordinance Section 10.200. Please refer to Zoning Ordinance Section 1.305.	ALK	summary data updated
10	Pg. 2	LANDSCAPE	Revise the landscape plan so that the landscape legend includes quantity of the proposed plants, in compliance with Zoning Ordinance Section 10.200.	ALK	all plant quantities have been added
The following comments are from: City of Scottsdale (Drainage)					
11	Pg. 2	DRAINAGE	Please submit two (2) copies of the revised Drainage Report to your Project Coordinator with the rest of the resubmittal material identified in Attachment A. Please address the following drainage review comments in the revised Preliminary Drainage Report:	SEG	Noted:
12	Pg. 2	DRAINAGE	A Preliminary Drainage Report and a Preliminary Grading & Drainage (G&D) Plan associated with a Development Review (DR) case require a minimum of 75% information of the final drainage report and the construction documents (i.e. Improvement Plans). The revised report and plan must demonstrate it. [Reference: COS DS&PM: Section 4]	SEG	Plans are at greater than 75%





# COMMENT TRACKING LOG

“LEED®ing and Developing Smart Projects”

13	Pg. 2	DRAINAGE	Please submit the Preliminary G&D Plan (75% level) separately with the next submittal in addition to what has been included in the Preliminary Drainage Report. Show and label all proposed grading and drainage information as well as the proposed Drainage and Flood Control (DFC) easement around the proposed underground storage basin on the Preliminary G&D Plan. [Reference: COS DS&PM: Section 4]	SEG	Separate plans provided. DFC easement is shown
14	Pg. 2	DRAINAGE	The HEC-RAS modeling of Indian Bend Wash using the Q100 of 30,000 cfs must be discussed in an entirely separate/specific section in the drainage report. Please upload the digital HEC-RAS files in ZIP format with the next submittal or email the digital HEC-RAS files in ZIP format directly to the Stormwater reviewer prior to the next submittal. [Reference: COS DS&PM: Section 4]	SEG	Section added. Zip file provided.



# COMMENT TRACKING LOG

"LEED®ing and Developing Smart Projects"

15	Pg. 2	DRAINAGE	<p>Is the HEC-RAS based on surveyed 1.0-foot contours or it based on the COS digital quarter section topographic maps? Please clarify it in the HEC-RAS section of the report. While it is ok not to model the 2-30" pipes under Camelback Rd in the HEC-RAS model, but the 3-barrel box culvert under Camelback Rd must be included in the HEC-RAS model to evaluate any backwater effect. The 3- barrel box culvert under Camelback Rd must be modeled in HEC-RAS by using the methodologies as outlined in the HEC-RAS User's Manual as shown below. Appropriate flow expansion and flow contraction coefficients must be used in the affected HEC-RAS cross-sections. Also, "ineffective flowareas" must be modeled in the HEC-RAS model as appropriate. [Reference: COS DS&amp;PM: Section 4]</p>	SEG	<p>Topo is from field survey. The 3-Barrel boc culvert is added in the model</p>
16	Pg. 3	DRAINAGE	<p>In the event the original HEC-2 model did not include the 3-barrel box culvert under Camelback Rd, this time it must be included. Also, the Manning's "n" values for the LOB, Main Channel, and the ROB seem very low (0.02, 0.025, etc.). Even if the original HEC-2 model may have used those Manning's "n" values, but such values can no longer be used in the current HEC-RAS model. The entire wash along with the floodplain area appears to be grass-lined and therefore, a single Manning's "n" value of 0.045 appears to be more representative for the LOB, Main Channel, and the ROB. Please reevaluate and modify the HEC-RAS model. [Reference: COS DS&amp;PM: Section 4]</p>	SEG	<p>Model updated for Manning's "n".</p>



# COMMENT TRACKING LOG

"LEED®ing and Developing Smart Projects"

17	Pg. 3	DRAINAGE	Apparently, the project site is subject to offsite flows based on the Lower Indian Bend Wash Area Drainage Master Study (LIBW-ADMS) Flo-2D results as can be seen below. The Engineer must add an "Offsite Hydrology" section to the drainage report and must discuss and evaluate the impact of the LIBW-ADMS Flo-2D results on the proposed improvements and if any adverse impacts are created by the proposed improvements. The Engineer must include a 24"X36" or an 11"X17" LIBW-ADMS Flo-2D exhibit in the drainage report. [Reference: COS DS&PM: Section 4]	SEG	"Offsite" section is added. Flow 2d exhibit is provided
The following comments are from: City of Scottsdale (Water and Waste Water)					
18	Pg. 3	W&WW	Please submit three (3) copies of the revised Water and Waste Water Design Report(s) with the original red-lined copy of the report to your Project Coordinator with the rest of the resubmittal material identified in Attachment A either as a hard copy or on a CD/DVD.	SEG	Noted.
	Pg. 3	W&WW	*Review comments were not complete at the time of issuance of this letter. Marked BOD's will be provided as soon as they are available. *	SEG	Reports have no comments
The following comments are from: City of Scottsdale (Site Design)					



# COMMENT TRACKING LOG

"LEED®ing and Developing Smart Projects"

19	Pg. 4		Provide revise the floor plan and roof plan to indicate and illustrate the location of the roof access ladders. Please refer to DSPM 2-1.401.3.	VESSEL	External roof ladders are not utilized on project; all roof access if via roof hatches or access doors.
The following comments are from: City of Scottsdale (Landscape Design)					
20	Pg. 4		Please revise the Landscape Plans to remove the proposed turf from the right-of way and frontage open space and utilize plant species selected from the Arizona Department of Water Resources Low Water Use / Drought Tolerant Plan List for the Phoenix Active Management Area Plant List.	ALK	the turf was removed from the ROW and low water use plants are used
21	Pg. 4		Please revise the landscape plan so that agave, yucca, cacti and similar plant species featuring thorny spines, will be installed a distance of at least four (4) feet between the edge of walkways and pedestrian areas to the edge of the mature plant. Please refer to DSPM 2-1.501.L.	ALK	all thorny plants 4' from walks
The following comments are from: City of Scottsdale (Building Elevation Design)					
22	Pg. 4		Please revise the Elevations to callout and identify the location of proposed colors and materials as they align with the proposed material boards. The locations of the materials and colors utilized shall be clearly labeled on the building elevations.	VESSEL	Elevations have been updated to include more material and finish callouts.



# COMMENT TRACKING LOG

“LEED®ing and Developing Smart Projects”

23	Pg. 4	In order to improve readability of the building elevations, add number notations (0.0, +1.5, -0.5, etc.) that indicate the differences between planer surfaces or utilize thicker and thinner lines to indicate portions of the building that are nearer or farther from view. Please refer to Zoning Ordinance Section 1.305.	VESSEL	Elevations have been updated with thicker/thinner lines to emphasize planer surface differences.
24	Pg. 4	Provide window sections that indicate that all exterior window glazing will be recessed a minimum of fifty (50) percent of the wall thickness, including glass curtain walls/windows within any tower/clerestory elements. Please demonstrate the amount of recess by providing dimensions from the face of the exterior wall to face of glazing, exclusive of external detailing. Please refer to the Scottsdale Sensitive Design Principle 9 and Scottsdale Commercial Design Guidelines, or Design Guidelines for Office Development or Restaurant Design Guidelines.	VESSEL	Typical window sections added to First Floor Plan sheet showing compliance.
25	Pg. 4	Please provide door sections that indicate that all exterior doors will be recessed a minimum of thirty (30) percent of the wall thickness. Please demonstrate the amount of recess by providing dimensions from the face of the exterior wall to the face of the door frame or panel, exclusive of external detailing. Please refer to the Scottsdale Sensitive Design Principle 9 and Scottsdale Commercial Design Guidelines or Design Guidelines for Office Development or Restaurant Design Guidelines.	VESSEL	Typical door section added to First Floor Plan sheet showing compliance.



# COMMENT TRACKING LOG

“LEED®ing and Developing Smart Projects”

26	Pg. 4		Provide section drawings of the proposed exterior shade devices. Provide information that describes the shadow/shade that will be accomplished by the proposed shade devices, given the vertical dimensions of the wall opening. All shade devices should be designed so that the shade material has a density of 75%, or greater, in order to maximize the effectiveness of the shade devices. Please refer to Scottsdale Sensitive Design Principle 9. Please refer to the following internet link: <a href="http://www.scottsdaleaz.gov/design/Shading">http://www.scottsdaleaz.gov/design/Shading</a> .	VESSEL	Typical window shade section added to First Floor Plan sheet to show typical shading of glazing.
27	Pg. 5		Indicate the locations of all building mounted lighting fixtures on the building elevation drawings. Please refer to the Plan & Report Requirements for Development Applications. Please refer to Zoning Ordinance Section 1.305.	VESSEL	Building mounted light fixtures have been called out on elevations.
28	Pg. 5		Roof drainage systems shall be interior to the building, except that overflow scuppers are permitted. If overflow scuppers are provided, they shall be integrated with the architectural design. Areas that are rooftop drainage shall be designed and constructed to minimize erosion or staining of nearby building walls and directs water away from the building foundations. Please refer to DSPM 2-1.401.4.	VESSEL	Roof drains are internal to building.



# COMMENT TRACKING LOG

"LEED®ing and Developing Smart Projects"

a	Pg. 5		Please provide information on the building elevations regarding the exit location from the roof drainage system and its integration with the materials and architecture of the building.	VESSEL	Roof drains are internal to building.
The following comments are from: City of Scottsdale (Circulation/Engineering)					
29	Pg. 5		Please revise the site plan to demonstrate and dimension the Commercial turning radii per DSPM 2- 1.309.	VESSEL	Commercial vehicle turning radii are indicated on plan
30	Pg. 5		Please revise the site plan to identify the dedication of a Vehicular Non-Access Easement along East Camelback Road, as specified in DSPM 5-3.203.	VESSEL	Vehicular Non-Access Easement (VNAE) indicated on plan.
31	Pg. 5		Please revise the site plan to identify and dimension a new 8-foot wide sidewalk along East Camelback Road per the stipulations of case1-ZN-2018 and per DSPM 2-1.312.	VESSEL	Sidewalk along E Camelback has been dimensioned to show 8-foot width
32	Pg. 5		Please revise the site plan to identify the dedication of a Public Non-Motorized Access Easement over any portions of sidewalk along East Camelback Road that extend outside of the public right-of-way, per case 1-ZN-2018.	VESSEL	Public Non-Motorized Access Easement (PNMA) has been identified on plan
33	Pg. 5		Please revise the site plan to identify that 24-cubic-yards (1 enclosure for every 20 units) of refuse enclosures are being provided and how they are configured on the site per DSPM 2-1.309.	VESSEL	Basis of design compactor will hold the equivalent of 25-30 cubic yards of waste.
34	Pg. 5		Please revise the site plan to show the west driveway aligns with the driveway on the south side of East Camelback Road, in accordance with DSPM 5-3.201.	VESSEL	West driveway is aligned with offsite drive to the South of property.



# COMMENT TRACKING LOG

“LEED®ing and Developing Smart Projects”

35	Pg. 5		Please revise the site plan to identify the installation of new ADA ramps at East Camelback Road and North 81st Street with the sidewalk reconstruction, per DSPM 5-3.112.	VESSEL	Sidewalk ramps have been called out to comply with the applicable C.O.S. standard detail
36	Pg. 5		Please revise the site plan to identify the existence of or the installation of a 6-foot wide sidewalk connection along the east side of North 81st Street, in accordance with DSPM 5-3.110.	VESSEL	Sidewalk connection along East side of North 81st Street exists; providing a wider sidewalk than existing will have a detrimental effect on the mature trees along the street.
37	Pg. 5		Please revise the site plan to identify the dedication of a 20-foot wide Water and Sewer Facilities Easement along all lines and fire hydrant locations, in accordance with DSPM 6-1.419.	VESSEL	20 foot wide easement noted for all water lines and hydrants
The following comments are from: City of Scottsdale (Site)					
38	Pg. 5		Please label and dimension parking overhangs in the revised site plan. Parking blocks may be necessary where parking overhangs encroach upon pedestrian pathways/sidewalks and required landscape areas to prevent vehicular obstructions.	VESSEL	Width of pedestrian pathway along parking stalls increased to 7 ft to accommodate vehicle overhang.
39	Pg. 6		Please revise the location/layout of the proposed pedestrian path from the east parking lot to the main building so that it integrates with the rest of the pedestrian circulation pathways instead of directing pedestrians entirely within the drive aisles.	VESSEL	Pedestrian path revised to move pedestrians out of drive aisles.
40	Pg. 6		Please revise the font size on the plan sheets so that all text is legible when reproduced and printed at 8.5x11 size.	ALL	Font size has been adjusted to maintain legibility at 8.5x11 prints.





# COMMENT TRACKING LOG

“LEED®ing and Developing Smart Projects”

The following comments are from: City of Scottsdale (Circulation)				
41	Pg. 6		Please revise the site plan to identify the right-of-way for East Camelback Road, which was recently dedicated via recorded document 2018/0904552.	SEG/VESSEL Right-of-way dimension and text has been added to the site plan
42	Pg. 6		Please revise the site plan to identify the dedication of a one-foot wide Vehicular Non-Access Easement along the East Camelback Road frontage, except at the approved site access locations, per case 1-ZN-2018.	SEG/VESSEL The Vehicular Non-Access Easement has been indicated on the site plan.
43	Pg. 6		Please provide documentation related to the dedication of North 81st Street to the adjacent Cameldale HOA.	SEG/VESSEL
The following comments are from: City of Scottsdale (Landscaping)				
44	Pg. 6		Please revise the Landscape Plans to clearly distinguish the property line along the Camelback Road frontage.	ALK property line has been labeled
45	Pg. 6		Please revise the Landscape Plans so that the keyed identifiers used in the plant list are also reflected throughout the plans where the corresponding plans are used.	ALK plant legend has been updated
46	Pg. 6		Please review the use of the Shoestring Acacia in the courtyard as it may be too large in its mature form for that area. A smaller scale tree may be more suitable for that location.	ALK noted, shoestring acacia will be used accordingly
The following comments are from: City of Scottsdale (Lighting)				



# COMMENT TRACKING LOG

*"LEED®ing and Developing Smart Projects"*

47	Pg. 6		Please revise the Photometric Plan to show fixture locations for S1 in bold like fixture S2. They currently appear greyed out and are unclear that they are part of the scope of the proposal.		The graphics on the photometric plan have been revised to all show as bold.
48	Pg. 6		Please also provide the light fixture cutsheets as individual 8.5x11 sheets for reproduction and legibility when printed 8.5x11.		8.5x11 cutsheets have been provided.

## Applicant Responses to 7/9/19 2<sup>nd</sup> Review Letter

8/12/2019

RE: 8-DR-2019

Spectrum - Camelback  
7N464 (Key Code)

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

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

#### Zoning:

1. Please revise site plan to dimension all drive aisles, adjacent streets, pedestrian walkways, ADA access, fire primary access/secondary access, and provide minimum site plan information in accordance with the Plan & Report Requirements for Development Applications.
  - a. Proposed pedestrian connections from the building to the public sidewalk and for circulation along building frontages shall be 6-foot wide. Current site plan shows 5-foot width or does not provide dimensions.

**Response:** *Additional dimensions have been included on the site plan to clarify drive aisles, adjacent streets and sidewalks. The line indicating accessible route has been bolded to enhance visibility. A note has been added to the site plan to clarify that there are no gates or barriers to prevent fire access from any entry. A typical elevation of the trash and generator enclosure has been added to the site plan. Monument and parcel dimensions have been added. The sidewalk connection between Camelback Road and the main building entrance has been modified to maintain a minimum 6' width, and dimensions have been added to demonstrate compliance at various points along the path*

#### Landscape:

2. Please revise the site plan and landscape plan to identify the dimension of the landscape area between the street and the parking/drive aisle and show the required screening where that dimension is between 20 and 35 feet, in accordance with Section 10.402.A.4.c of the Zoning Ordinance.

**Response:** *Landscape Plan has been revised.*

#### Drainage:

3. A Preliminary Drainage Report and a Preliminary Grading & Drainage (G&D) Plan associated

with a Development Review (DR) case require a minimum of 75% information of the final drainage report and the construction documents (i.e. Improvement Plans). The revised report and plan must demonstrate it. [Reference: COS DS&PM: Section 4]

**Response:** Acknowledged.

4. The HEC-RAS modeling of Indian Bend Wash using the FIS  $Q_{100}$  as well as the USACE  $Q_{100}$  of 30,000 cfs must be discussed in an entirely separate/specific section in the drainage report and the  $LF_{88}$  of the proposed buildings must be set to FRE (BFE + 1.0 foot) at a minimum based on the higher of the two  $Q_{100}$  (s). The FIS digital HEC-RAS model has been provided to the Engineer to set up the "Effective HEC-RAS Model" for the project site. The Engineer must run the "Modified Effective HEC-RAS Model" based on the site topography and a "Proposed HEC-RAS Model", if applicable. Please upload all digital HEC-RAS files in ZIP formats with the next submittal or email the digital HEC-RAS files in ZIP format directly to the Stormwater reviewer prior to the next submittal. [Reference: COS DS&PM: Section 4]

**Response:** The modeling of Indian bend wash is now discussed in specific section 3.1.

SEG obtained the Indian Bend wash approved FIS model from flood control district. The model was in HEC-2 format. In order to convert the model to HECRAS a small distance for bridges and culverts must be set for the HECRAS to run therefore a corrected effective model was created. This does not affect the site because there are no bridges or culverts in the HECRAS model near the site. SEG then created a modified corrected effective model by updating cross sections 5.385 with recently corrected topo. The parking resurfacing within the floodplain did not change the grades, therefore proposed model was not needed. The USACE  $Q_{100}$  was set in 1970, but it was superseded by the Flood insurance study that establish the FIS flows which were reviewed, approved, and adopted by FEMA, Maricopa County Flood Control District, and City of Scottsdale.

The floodplain water surface elevation at cross section 5.492 (which is upstream of the proposed building – conservative) is 1245.47' while the finish floor elevation is 1250.25' which is 4.78' above the conservative upstream BFE. The HECRAS model in ZIP format is included with this submittal

5. Is the HEC-RAS based on surveyed 1.0-foot contours or it based on the COS digital quarter section topographic maps? Please clarify it in the HEC-RAS section of the report. While it is understandable to not to model the 2-30" pipes under Camelback Rd in the HEC-RAS model, but modeling the 3-barrel existing box culvert under Camelback Rd in fact helps the Engineer with the RFE requirements. However, at the Engineer's discretion, he may only model Camelback Rd in HEC-RAS as a weir while disregarding the box culvert. In the event, the Engineer models the 3-barrel box culvert under Camelback Rd in HEC-RAS, then he must follow the methodologies as outlined in the HEC-RAS User's Manual as shown below. Appropriate flow expansion and flow contraction coefficients must be used in the affected HEC-RAS cross- sections. Also, "ineffective flow areas" must be modeled in the HEC-RAS model as appropriate. [Reference: COS DS&PM: Section 4]

**Response:** the culvert is part of Indian bend wash low flow channel on the west side of Hayden Road and it is not part of this model. Camelback Road was modeled with two cross sections (weir) in the effective model (cross sections 5.372 and cross sections 5.360), those two cross sections remains in the Indian Bend Wash model.

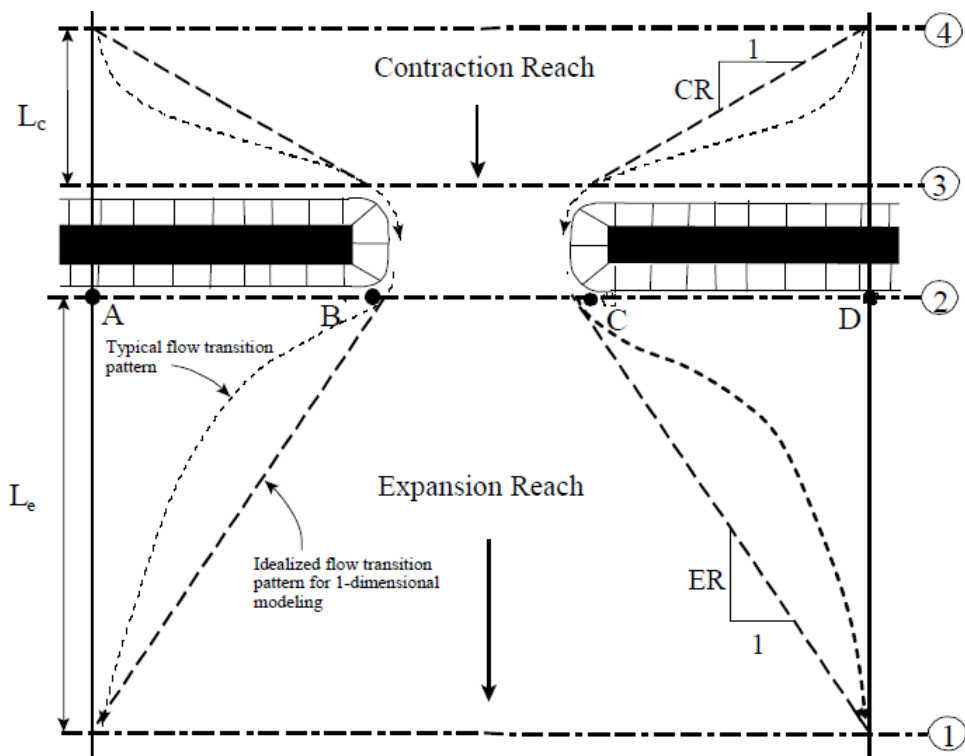


Figure 6-11 Cross Section Locations at a Bridge or Culvert

6. The Manning's "n" values for the LOB, Main Channel, and the ROB seem very low (0.02, 0.025, etc.). Even if the original HEC-2 model may have used those Manning's "n" values, but such values can no longer be used in the current HEC-RAS model. The entire wash along with the floodplain area appears to be grass-lined and therefore, a single Manning's "n" value of 0.045 appears to be more representative for the LOB, Main Channel, and the ROB. Please reevaluate and modify the HEC-RAS model. [Reference: COS DS&PM: Section 4]

**Response:** The approved FIS n values by city of Scottsdale, Maricopa County Flood Control district, and FEMA were used in the model. The n values were applied to all cross sections in the model (approximately 240 cross sections). As stated in the reply to comment 4 the water surface elevation is 4.78' above the upstream water surface elevation. An update of the n value effect will be negligible compared to the very conservative provided freeboard.

7. Apparently, the project site is subject to offsite flows based on the Lower Indian Bend Wash Area Drainage Master Study (LIBW-ADMS) Flo-2D results as can be seen below. The Engineer must add an "Offsite Hydrology" section to the drainage report and must discuss and evaluate the impact of the LIBW-ADMS Flo-2D results on the proposed improvements and if any adverse impacts are created by the proposed improvements. The Engineer must include a 24"X36" or an 11"X17" LIBW-ADMS Flo-2D exhibit in the drainage report. [Reference: COS DS&PM: Section 4]

**Response:** LIBW results were also checked, the maximum Water Surface Elevation from the LIBW-ADMS FLO2D is 1244.83 ft. the proposed Finished Floor elevation is 1250.25' which is about 5 feet higher the FLO2d maximum water surface elevation.

### **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:

#### **Landscape Design:**

8. Please revise the Landscape Plans to remove the proposed turf from the right-of way and frontage open space areas outside of the parking screen walls and instead utilize plant species selected from the Arizona Department of Water Resources Low Water Use / Drought Tolerant Plan List for the Phoenix Active Management Area Plant List.

**Response:** Comment carried over from previous review. Comment has been addressed.

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

9. In order to improve readability of the building elevations, add number notations (0.0, +1.5, - 0.5, etc.) that indicate the differences between planer surfaces or utilize thicker and thinner lines to indicate portions of the building that are nearer or farther from view. Please refer to Zoning Ordinance Section 1.305.

**Response:** Numerals have been added to the building elevations to clarify plane changes.

10. Roof drainage systems shall be interior to the building, except that overflow scuppers are permitted. If overflow scuppers are provided, they shall be integrated with the architectural design. Areas that are rooftop drainage shall be designed and constructed to minimize erosion or staining of nearby building walls and directs water away from the building foundations. Please refer to DSPM 2-1.401.4.
  - a. Please provide information on the building elevations regarding the exit locations from the roof drainage system and their integration with the materials and architecture of the building. These are referenced in other plan details but not shown on the elevation drawings.

**Response:** The elevations have been noted to indicate the locations of roof drain overflow outlets

### **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:

11. Please provide documentation related to the dedication of North 81<sup>st</sup> Street to the adjacent Cameldale HOA.

**Response:** *Spectrum will provide dedication of 81st Street per City requirements. Please stipulate accordingly.*

Landscaping:

12. Please revise the Landscape Plans to clearly distinguish the property line along the Camelback Road frontage.

**Response:** *Landscape Plan has been revised.*

13. Please review the currently proposed use of the Shoestring Acacia in the courtyard. It may be too large in its mature form for that area and a smaller scale tree may be more suitable for that location.

**Response:** *Landscape Plan has been revised to remove two trees.*