



Correspondence Between Staff and Applicant

Approval Letter



August 16, 2019

Bryan Cluff
Senior Planner
City of Scottsdale

**RE: 75 on 2nd
25-DR-2019**

This is a letter provides a summary response addressing the comments/corrections identified in the 1st Review Comments dated July 30, 2019.

Zoning:

1. a. Revised as requested
- b. Revised as requested – relocated slightly further South to provide maximum distance from tree
- c. Already shown
- d. Revised as requested
2. Already shown – refer to Project Info on Sheet A1.1
3. All mechanical equipment screened by building parapet – note added on sections, Sheet A4
4. All roof drain leaders located inside exterior walls or inside garage, terminating at 12” above grade – note added to legend on Roof Plan Sheet A5 – roof drain and note added to Ground Floor Plan, Sheet A2.1
5. Already noted in Project Info, Sheet A1.1
Private Open Space Area already shown for each unit on 3rd Floor Plan, Sheet A2.3, dimensions of balcony depth added to wah unit type on same sheet

Drainage:

6. Revised and noted
7. Revised and updated
8. The Conceptual Grading plans contain some of this information and have been added to the report as an exhibit. The other items have been revised as requested.
9. Digital submittal – no hard copies required

Water and Wastewater:

10. Thank you
11. This will be coordinated at start of construction
12. Will do

Site Design:

13. N/A – all shading provided by solid walls, balconies, roof overhangs and canopies, as shown on Building Elevations and Sections. Additional pedestrian shading provided with shade trees along the street frontage per Landscape Plans. Pedestrian Amenities (seat wall) shown on Sheet A1.1, A1.3 and A2.1
14. One bike rack (2 spaces) relocated near stair#2 – noted on Sheets A1.1 & A2.1
15. New Sheet A1.4 added, showing enlarged site wall elevations and details

Building Elevation Design:

16. New Sheet A8.0 added, showing typical window sections details
17. New Sheet A8.0 added, showing typical door sections details
Please note that it is not feasible with common construction methods to recess out swinging hollow metal doors in masonry walls that much – this only applies to two doors exiting into the alley
18. N/A – all shading provided by solid walls, balconies, roof overhangs and canopies, as shown on Building Elevations and Sections.

Lighting Design:

19. Provided on Sheet E0.4
20. Revised as requested

Site:

21. a. Revised as requested
b. Already noted in Project Info, Sheet A1.1
c. Already noted in Project Info, Sheet A1.1
d. Revised as requested
e. All known or anticipated above ground utility equipment already shown on Site Plan Sheet A1.1 and Ground Floor Plan Sheet A2.1
22. New Sheet A1.4 added

Landscaping:

23. Revised as requested
24. Revised where appropriate
25. Trees moved away from streetlights as much as possible without losing any trees

Building Elevations:

26. Already provided – revised per item 30 below
27. Already provided – revised per item 30 below
- 28-29. Shadows are one of the most effective ways to indicate depth on elevations – not feasible with Revit Design program to show shadows and block patterns without gray scale. 'Depth Cuing' added to fade out portions of building farther beyond. Silhouette lines added to closer portions of the building. Refer to 3D Views on Sheet A0.1 for a complete and accurate depiction of building depth.

- 30. Chrome and Value added for all stucco/paint colors – not available for masonry and metal siding, but those are all darker materials within the range specified. Main building stucco color revised to reduce LRV to 70.
- 31. Already shown

Other:

- 32. OK
- 33. OK

Additionally, sheets have been revised to increase font size for all text and dimensions on all plans and notes.

Sincerely,



Kristjan Sigurdsson, Principal
K&I Homes, LLC

Berry, Melissa

From: Venker, Steve
Sent: Wednesday, July 3, 2019 12:37 PM
To: Margy Parisella
Cc: Mark @ Com Sense, Inc.
Subject: RE: Re[3]: Direct HUD funded Recipient HUD Funding Paragon Mortgage

Hi Margy,

Yes, this property construction can be classified as "No Historic Properties Affected". The nearest historic properties are approximately ¼-mile away.

Thank you.

Steve Venker
Scottsdale Historic Preservation Officer

From: Margy Parisella <mparisella@azstateparks.gov>
Sent: Wednesday, July 03, 2019 12:22 PM
To: Venker, Steve <JVenker@Scottsdaleaz.gov>
Cc: Mark @ Com Sense, Inc. <azcsicom@gmail.com>
Subject: Re: Re[3]: Direct HUD funded Recipient HUD Funding Paragon Mortgage

⚠ EXTERNAL Email with links or attachments. Please use caution!

Steve,

For the specific property in question, do you feel there are any adverse effects on any specific historic properties? or can this property construction be classified as "No Historic Properties Affected" ?

Thanks,
Margy

On Wed, Jul 3, 2019 at 12:06 PM Venker, Steve <JVenker@scottsdaleaz.gov> wrote:

Hi Mark,

After quick review of the "Historic Sites Map" that you included as an attachment to the message that you sent earlier today, it is obvious that you did not include any of the properties and districts that are on the Scottsdale Historic Register. Here is the hyperlink to the map of the Scottsdale Historic Register Properties and Districts:
<https://www.scottsdaleaz.gov/Assets/ScottsdaleAZ/Historic+Preservation/ScottsdaleHistoricRegisterMap.pdf>.
Please revise your "Historic Sites Map" accordingly.

Thank you.

Steve Venker
Scottsdale Historic Preservation Officer

--

Margy Parisella, AIA, CPM
State Historic Preservation Office

Arizona State Parks & Trails

1100 W Washington St.

Phoenix, AZ 85007

602-542-6943

mparisella@azstateparks.gov

Berry, Melissa

From: Venker, Steve
Sent: Wednesday, July 3, 2019 12:07 PM
To: Mark @ Com Sense, Inc.
Cc: Margy Parisella
Subject: Re[3]: Direct HUD funded Recipient HUD Funding Paragon Mortgage

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<https://www.scottsdaleaz.gov/Assets/ScottsdaleAZ/Historic+Preservation/ScottsdaleHistoricRegisterMap.pdf>.
Please revise your "Historic Sites Map" accordingly.

Thank you.

Steve Venker
Scottsdale Historic Preservation Officer

Berry, Melissa

From: Margy Parisella <mparisella@azstateparks.gov>
Sent: Tuesday, July 2, 2019 1:47 PM
To: Mark @ Com Sense, Inc.
Cc: Venker, Steve
Subject: Re: Direct HUD funded Recipient HUD Funding Paragon Mortgage

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Hi Mark,

There are a couple of questions: Would you like to correct Deidre letter to reference the appropriate city - it appears to be in Scottsdale however her letter states Phoenix and also Sedona. If not I will cross out the inappropriate cities and hand write in "Scottsdale". Also since Scottsdale has a City Preservation Officer, Steve Venker, we typically like to get an e-mail of his opinion for our files. I will copy him on this e-mail so you have his contact information.

Thanks - we can complete as expedited once we have these.

On Tue, Jul 2, 2019 at 7:24 AM Mark @ Com Sense, Inc. <azcsicom@gmail.com> wrote:

Hi Margy,

As you can see from the exchange below I missed forwarding the attached request for concurrence on a project to you in April. I am sorry to have created this process delay and will appreciate anything that can be done to expedite the review.

Attached is the request from Paragon with the site review.

Thank you!
Mark

Mobile - Com Sense, Inc.
Mark Appleby
602-702-7931 (Cell/Text)
480-649-8080 (Office)

----- Forwarded Message -----

From: "Mark @ Com Sense, Inc." <azcsicom@gmail.com>
To: "Kim Taynton" <ktaynton@paragon-mortgage.com>
Cc: "Deidra Huerta" <dhuerta@paragon-mortgage.com>
Sent: 7/2/2019 7:19:05 AM
Subject: Re[10]: 2nd Street

Kim,

I am completely at fault for this not being completed. I did not send to SHPO. I just located Deidra's E-mail below:

----- Forwarded Message -----

From: "Deidra Huerta" <dhuerta@paragon-mortgage.com>
To: "Mark @ Com Sense, Inc." <azcsicom@gmail.com>
Cc: "Kim Taynton" <ktaynton@paragon-mortgage.com>
Sent: 4/22/2019 2:26:17 PM
Subject: 2nd Street Apartments - SHPO Ltr

Mark,

Attached is the SHPO request on our letterhead for you to submit.

Thank you,

Deidra

Deidra Huerta

Project Coordinator

I am contacting SHPO today and asking if there is anyway they can expedite a reply.
Mark

----- Originating Message -----

From: "Kim Taynton" <ktaynton@paragon-mortgage.com>
To: "Mark @ Com Sense, Inc." <azcsicom@gmail.com>
Cc: "Deidra Huerta" <dhuerta@paragon-mortgage.com>
Sent: 7/1/2019 3:40:35 PM
Subject: RE: Re[8]: 2nd Street

Hi Mark – In May (I think you may have been traveling at the time) we sent the prepared SHPO letters to your office so they could be sent in with your other research documents and the Museum required items. We usually receive some sort of response by now from SHPO, but I'm wondering if it went directly to you for some reason this time. Would you please check? We have not received anything for either of these projects. Thanks, Kim

From: Kim Taynton
Sent: Wednesday, June 19, 2019 8:35 AM
To: 'Mark @ Com Sense, Inc.' <azcsicom@gmail.com>
Cc: Deidra Huerta <dhuerta@paragon-mortgage.com>
Subject: RE: Re[8]: 2nd Street

Thank you Mark. We will check on the SHPO responses if there were any sent directly to us. We will talk about the possibility of updating the inspection date as you mentioned. It might be helpful. Talk to you later. Kim

From: Mark @ Com Sense, Inc. [<mailto:azcsicom@gmail.com>]
Sent: Wednesday, June 19, 2019 8:27 AM
To: Kim Taynton <ktaynton@paragon-mortgage.com>
Cc: Deidra Huerta <dhuerta@paragon-mortgage.com>
Subject: Re[8]: 2nd Street

Hi Kim,

COMMENT 1: On both sites follow-up review was completed and samples collected for asbestos and lead paint relative to HUD requirements. These were amended to the Phase I as part of the Reliance section 4.2.6 in both reports. The essence of that review is:

For Asbestos

Per HUD methodologies; various components including ceiling material, roof mastic, floor adhesive mastic and roofing tars were found to contain asbestos. An AHERA certified inspection of the site will be required prior to securing demolition permits. It is important these tests are conducted within the Maricopa County Air Quality Department for Asbestos NESHAP Regulations for Demolition and Renovation timing requirements. Typically these reviews and allowance for securing permits have a limited shelf life.

For Lead

This review also certifies that under Title X HUD Regulations on lead based paint that demolition is a full and complete abatement of all lead in paint. Com Sense, INC. is EPA certified as a lead-based paint activities firm in REGION 9 U.S. EPA Certified under Section 402 of TSCA 40 CFR Part 745, Subpart L and has completed on-site inspections of this site LBP-1859-1.

COMMENT 2: Both of these sites had SHPO requests sent with (by my record) neither of these returned; however, both were sent to SHPO from Paragon and if you would check to see if this might have been returned to you, I can easily incorporate that into our reviews.

For Reference: Both 12 High and 2nd Street SHPO letters would have been sent about March 17 by E-mail to

Margy Parisella, AIA, CPM, State Historic Preservation Office, Arizona State Parks & Trails

mparisella@azstateparks.gov

COMMENT 3: Document dates for both projects, should not be a problem because it will be entered and updated when we do the HEROS entry and we will certify at that time these were the conditions at the time of that entry. We are ready to do those entries including all attachments and also would upload the Phase I once I have an FHA ID number.

COMMENT 4: The Phase I is dated April 12, 2019 for both 2nd Street and 12 High makes it current (within 120 day shelf life). If it serves any purpose I am prepared to make some relatively minor updates and do a quick site review this month and change the currency date to June, 2019. The Asbestos/lead survey was May 16 so I am confident of the current site conditions. Just let me know your preference on that, but my opinion is the April date would be timely if you expect to secure funding before October, 2019.

Here are links to the Phase I and HUD Part 50 on 2nd Street:

Phase

I: https://www.dropbox.com/s/1b9oq4rlrdi8fpb/P1_2ndStreet_R2.pdf?dl=0

HUD Part

50: https://www.dropbox.com/s/sbz057r9c5kw4w8/PT50HUD_2ndStreet.pdf?dl=0

These are the links for the Phase I and HUD Part 50 on 12 High:

Phase I: https://www.dropbox.com/s/vtorphclmflqdt/P1_12High_R2.pdf?dl=0

HUD Part

50: https://www.dropbox.com/s/lsg8xg1c2f6ck0x/ HUD_PT50_12High.pdf?dl=0

KEY REVIEW ITEMS SUMMARY:

Review for SHPO returns to Paragon;

Verify Phase I Review date of April 12 is acceptable; and,

Confirm FHA ID numbers for HEROS entry

Thanks Kim

----- Originating Message -----

From: "Kim Taynton" <ktaynton@paragon-mortgage.com>

To: "Mark @ Com Sense, Inc." <azcsicom@gmail.com>

Cc: "Deidra Huerta" <dhuerta@paragon-mortgage.com>

Sent: 6/18/2019 3:57:00 PM

Subject: Re: Re[6]: 2nd Street

Thank you Mark!

On Tue, Jun 18, 2019 at 3:55 PM -0700, "Mark @ Com Sense, Inc." <azcsicom@gmail.com> wrote:

Hi Kim,

I will be going over all files on this, this afternoon. I am very confident we are in shape to wrap this up quickly. Will give you an ETA on both the HUD and Phase I once I can run through the checklists.

Thanks,

Mark

~~ Hughes Sat-Com II - Reliant ~~

----- Originating Message -----

From: "Kim Taynton" <ktaynton@paragon-mortgage.com>

To: "Mark @ Com Sense, Inc." <azcsicom@gmail.com>

Cc: "Deidra Huerta" <dhuerta@paragon-mortgage.com>

Sent: 6/18/2019 1:22:00 PM

Subject: RE: Re[4]: 2nd Street

Hi Mark – I'm following up on this item for the 2nd Street and 12 High projects. If you have received SHPO responses, too, we should try to get those into the reports before we go in for a pre-app. Thanks! Kim

From: Kim Taynton
Sent: Tuesday, June 04, 2019 1:00 PM
To: 'Mark @ Com Sense, Inc.' <azcsicom@gmail.com>
Cc: Deidra Huerta <dhuerta@paragon-mortgage.com>
Subject: RE: Re[4]: 2nd Street

Hi Mark – Can you let us know where we are with the **revisions for the asbestos**, and if possible, any responses from SHPO on these two deals? Thanks! Kim

From: Mark @ Com Sense, Inc. [<mailto:azcsicom@gmail.com>]
Sent: Tuesday, May 21, 2019 9:49 AM
To: Kim Taynton <ktaynton@paragon-mortgage.com>
Cc: Deidra Huerta <dhuerta@paragon-mortgage.com>
Subject: Re[4]: 2nd Street

Thanks very much. Adjustments in work for the notations below.

Will sort out the SHPO returns and confirm that status. I do see the letters for both checked off so I am sure they are in place.

Mark

----- Originating Message -----

From: "Kim Taynton" <ktaynton@paragon-mortgage.com>
To: "Mark @ Com Sense, Inc." <azcsicom@gmail.com>
Cc: "Deidra Huerta" <dhuerta@paragon-mortgage.com>
Sent: 5/21/2019 9:30:07 AM
Subject: RE: Re[2]: 2nd Street

Hi Mark – I think you are returning to the office this week. Would you please note the below remaining items for the 12 High and 2nd Street Apartments Phase I reports? We do still need the addition of the asbestos review information into the reports because both of these projects have demolition requirements. Please let me know if you have any questions.

Also, while you were out, we returned the SHPO letters to your office, but I do not know if anyone handled them in your absence. If that has also come back, please include that information in the revised reports as well. Thanks and best regards! Kim

From: Kim Taynton
Sent: Thursday, April 18, 2019 10:05 AM
To: Mark @ Com Sense, Inc. <azcsicom@gmail.com>
Cc: Deidra Huerta <dhuerta@paragon-mortgage.com>
Subject: RE: Re[2]: 2nd Street

Hi Mark – Other than the addition of the asbestos review for the demo buildings on 12th High, I have no further comments on the report. It looks great! Thanks, Kim

From: Kim Taynton
Sent: Thursday, April 18, 2019 8:46 AM
To: 'Mark @ Com Sense, Inc.' <azcsicom@gmail.com>
Cc: Deidra Huerta <dhuerta@paragon-mortgage.com>
Subject: RE: Re[2]: 2nd Street

Thanks Mark! I think the same situation exists on 12 High with the Asbestos section. Hope you are having a great trip! Kim

From: Mark @ Com Sense, Inc. <azcsicom@gmail.com>
Sent: Thursday, April 18, 2019 8:45 AM
To: Kim Taynton <ktaynton@paragon-mortgage.com>
Cc: Deidra Huerta <dhuerta@paragon-mortgage.com>
Subject: Re[2]: 2nd Street

Thanks Kim,

I brought the full review and all necessary edit tools with me. (overpack or don't go right?)

Thanks,

Mark

*** Logic-Pro Automated Message for Mark Appleby ***

I am out of the office and Arizona through **May 17** with limited E-mail/Phone access. I will be monitoring E-mail at least 2 times weekly, to coordinate with inspection staff.

E-mail Distribution Contacts: azcsicom@gmail.com

~~Hughes Sat-Com II - Reliant~~

----- Originating Message -----

From: "Kim Taynton" <ktaynton@paragon-mortgage.com>

To: "Mark @ Com Sense, Inc." <azcsicom@gmail.com>

Cc: "Deidra Huerta" <dhuerta@paragon-mortgage.com>

Sent: 4/17/2019 9:47:57 AM

Subject: RE: 2nd Street

Hi Mark – I only have a couple of comments on the Phase I and HEROS for 2nd Street:

Phase I: Item 4.3.5 – Page 22 – The photograph to the right is of the Clayton event center, not the municipal court building which is actually across 75th street from the site and not 2nd street.

Both Phase I and HEROS: I was not able to locate the asbestos sampling and associated review for buildings which will be demolished as part of the development. Are those still pending? I remember you arranged for it with the developer at one point so the existing tenants would understand. We need to include it in the report and reference it in our underwriting since there are existing buildings onsite which will be demolished.

Thanks! Kim

From: Mark @ Com Sense, Inc. [mailto:azcsicom@gmail.com]

Sent: Saturday, April 13, 2019 8:11 AM

To: Kim Taynton <ktaynton@paragon-mortgage.com>

Cc: Deidra Huerta <dhuerta@paragon-mortgage.com>

Subject: 2nd Street

Hi Kim,

Providing links to the Scottsdale 2nd Street project for the full electronic copy.

No environmental surprises. My preliminary reviews on the HUD "noise" assessment expected a clearance but I did not fully anticipate a "Miller Road" intersection influence; as it turned out even with that added affect the overall DNL was below HUD mitigation requirements (62 DNL).

Phase I

https://www.dropbox.com/s/mda7opwvu4cxslj/P1_2ndStreet.pdf?dl=0

HUD Part 50

https://www.dropbox.com/s/2fdgky0hnt7rhdx/PT50HUD_2ndStreet.pdf?dl=0

I sent a separate E-mail to you about the HUD temporary "closure" of HEROS entry but after review with them I am confident it will re-open very soon. I will regularly check in with them and still plan to electronically upload both the Phase I and HUD Part 50 EA to their web site.

Thanks!

Mark

For timing and planning purposes I wanted to get out a scheduled time I will be out of the state & limited in communication; April 15, 2019 through May 17, 2019. I will be monitoring E-mail and can initiate clearance activities with my local inspectors but will have difficulty completing any typical rehabilitation/project clearance in under a week.

Let me know if there are any questions. I will be making periodic reminders as I approach this time away.

----- Originating Message -----

From: "Kim Taynton" <ktaynton@paragon-mortgage.com>

To: "Mark @ Com Sense, Inc." <azcsicom@gmail.com>

Cc: "Deidra Huerta" <dhuerta@paragon-mortgage.com>

Sent: 4/10/2019 3:55:29 PM

Subject: RE: 12 High and 2nd Street

Thanks Mark. This sounds great. Kim

From: Mark @ Com Sense, Inc. [mailto:azcsicom@gmail.com]

Sent: Wednesday, April 10, 2019 3:46 PM

To: Kim Taynton <ktaynton@paragon-mortgage.com>

Cc: Deidra Huerta <dhuerta@paragon-mortgage.com>

Subject: Re: 12 High and 2nd Street

The FHA numbers is very good news.

Both reviews are in assembly stage, the 2nd Street just happens to have gone to the proof reader today. That is significant because the Scottsdale review was much more complicated than the 12 High site (the Indian Bend

NPL site always causes expanded explanations). Being in the assembly stage confirms we have gathered all necessary data for a complete Phase I, a complete Vapor Intrusion Survey and will be then completing the HUD review formats from that gathered data.

The 12 High site is ETA to proof reader by Friday morning. While it is possible assembly would be done over the weekend for both site records, it is more likely to be completed on April 15 and that is actually the target completion date on our calendar (so electronic copy to you on that date). Hopefully + or - one day will not be a problem.

In both reviews I do not consider it particularly problematic that we have not yet received a SHPO response. I have spoken to SHPO earlier in March and based on our lack of area findings within 1 mile was advised that any finding of adverse affect at both locations would be unlikely. A prior employee of SHPO who I think you know (Bob Frankenberger) has also given me some insight to their review and added his confirmation to a lack of historic or cultural interests at either of these locations.

Let me know if that leaves you with any timing questions.

Thanks,

Mark

----- Originating Message -----

From: "Kim Taynton" <ktaynton@paragon-mortgage.com>

To: "Mark @ Com Sense, Inc." <azcsicom@gmail.com>

Cc: "Deidra Huerta" <dhuerta@paragon-mortgage.com>

Sent: 4/10/2019 2:54:08 PM

Subject: 12 High and 2nd Street

Hi Mark – We are requesting the FHA numbers for the two Phase 1 reports on 12 High and 2nd Street so that you will be able to upload the HEROS documents when they are ready. Would you please update me on the status of those reports when you have a chance? Thanks, Kim

Kimberly Taynton

MAP Underwriter

Paragon Mortgage Corporation

1130 East Missouri, Suite 204

Phoenix, AZ 85014

(602) 347-6718 Direct

(602) 230-1716 Fax

(602) 266-3865 Main Office

ktaynton@paragon-mortgage.com

Visit us at: www.paragon-mortgage.com

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Margy Parisella, AIA, CPM
State Historic Preservation Office
Arizona State Parks & Trails
1100 W Washington St.
Phoenix, AZ 85007
602-542-6943
mparisella@azstateparks.gov

Berry, Melissa

From: Mark @ Com Sense, Inc. <azcsicom@gmail.com>
Sent: Tuesday, July 2, 2019 2:03 PM
To: Margy Parisella
Cc: Venker, Steve
Subject: Re[2]: Direct HUD funded Recipient HUD Funding Paragon Mortgage

Follow Up Flag: Follow up
Flag Status: Flagged

⚠ EXTERNAL Email with links or attachments. Please use caution!

Thank you very much! Yes, we will correct the submission letter and resend including Steve in the routing.

----- Originating Message -----

From: "Margy Parisella" <mparisella@azstateparks.gov>
To: "Mark @ Com Sense, Inc." <azcsicom@gmail.com>
Cc: "Steve" <JVenker@scottsdaleaz.gov>
Sent: 7/2/2019 1:47:13 PM
Subject: Re: Direct HUD funded Recipient HUD Funding Paragon Mortgage

Hi Mark,

There are a couple of questions: Would you like to correct Deidre letter to reference the appropriate city - it appears to be in Scottsdale however her letter states Phoenix and also Sedona. If not I will cross out the inappropriate cities and hand write in "Scottsdale". Also since Scottsdale has a City Preservation Officer, Steve Venker, we typically like to get an e-mail of his opinion for our files. I will copy him on this e-mail so you have his contact information.

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Kim,

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Sent: 4/22/2019 2:26:17 PM
Subject: 2nd Street Apartments - SHPO Ltr

Mark,

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Thank you,

Deidra

Deidra Huerta

Project Coordinator

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Cc: Deidra Huerta <dhuerta@paragon-mortgage.com>
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Cc: Deidra Huerta <dhuerta@paragon-mortgage.com>
Subject: Re[8]: 2nd Street

Hi Kim,

COMMENT 1: On both sites follow-up review was completed and samples collected for asbestos and lead paint relative to HUD requirements. These were amended to the Phase I as part of the Reliance section 4.2.6 in both reports. The essence of that review is:

For Asbestos

Per HUD methodologies; various components including ceiling material, roof mastic, floor adhesive mastic and roofing tars were found to contain asbestos. An AHERA certified inspection of the site will be required prior to securing demolition permits. It is important these tests are conducted within the Maricopa County Air Quality Department for Asbestos NESHAP Regulations for Demolition and Renovation timing requirements. Typically these reviews and allowance for securing permits have a limited shelf life.

For Lead

This review also certifies that under Title X HUD Regulations on lead based paint that demolition is a full and complete abatement of all lead in paint. Com Sense, INC. is EPA certified as a lead-based paint activities firm in REGION 9 U.S. EPA Certified under Section 402 of TSCA 40 CFR Part 745, Subpart L and has completed on-site inspections of this site LBP-1859-1.

COMMENT 2: Both of these sites had SHPO requests sent with (by my record) neither of these returned; however, both were sent to SHPO from Paragon and if you would check to see if this might have been returned to you, I can easily incorporate that into our reviews.

For Reference: Both 12 High and 2nd Street SHPO letters would have been sent about March 17 by E-mail to

Margy Parisella, AIA, CPM, State Historic Preservation Office, Arizona State Parks & Trails

mparisella@azstateparks.gov

COMMENT 3: Document dates for both projects, should not be a problem because it will be entered and updated when we do the HEROS entry and we will certify at that time these were the conditions at the time of that entry. We are ready to do those entries including all attachments and also would upload the Phase I once I have an FHA ID number.

COMMENT 4: The Phase I is dated April 12, 2019 for both 2nd Street and 12 High makes it current (within 120 day shelf life). If it serves any purpose I am prepared to make some relatively minor updates and do a quick site review this month and change the currency date to June, 2019. The Asbestos/lead survey was May 16 so I am confident of the current site conditions. Just let me know your preference on that, but my opinion is the April date would be timely if you expect to secure funding before October, 2019.

Here are links to the Phase I and HUD Part 50 on 2nd Street:

Phase

I: https://www.dropbox.com/s/1b9oq4rlrdi8fpb/_P1_2ndStreet_R2.pdf?dl=0

HUD Part

50: https://www.dropbox.com/s/sbz057r9c5kw4w8/_PT50HUD_2ndStreet.pdf?dl=0

These are the links for the Phase I and HUD Part 50 on 12 High:

Phase I: https://www.dropbox.com/s/vtorphclmflqdqt/_P1_12High_R2.pdf?dl=0

HUD Part

50: https://www.dropbox.com/s/lsg8xg1c2f6ck0x/_HUD_PT50_12High.pdf?dl=0

KEY REVIEW ITEMS SUMMARY:

Review for SHPO returns to Paragon;

Verify Phase I Review date of April 12 is acceptable; and,

Confirm FHA ID numbers for HEROS entry

Thanks Kim

----- Originating Message -----

From: "Kim Taynton" <ktaynton@paragon-mortgage.com>

To: "Mark @ Com Sense, Inc." <azcsicom@gmail.com>

Cc: "Deidra Huerta" <dhuerta@paragon-mortgage.com>

Sent: 6/18/2019 3:57:00 PM

Subject: Re: Re[6]: 2nd Street

Thank you Mark!

On Tue, Jun 18, 2019 at 3:55 PM -0700, "Mark @ Com Sense, Inc." <azcsicom@gmail.com> wrote:

Hi Kim,

I will be going over all files on this, this afternoon. I am very confident we are in shape to wrap this up quickly. Will give you an ETA on both the HUD and Phase I once I can run through the checklists.

Thanks,

Mark

~~*Hughes Sat-Com II - Reliable*~~

----- Originating Message -----

From: "Kim Taynton" <ktaynton@paragon-mortgage.com>

To: "Mark @ Com Sense, Inc." <azcsicom@gmail.com>

Cc: "Deidra Huerta" <dhuerta@paragon-mortgage.com>

Sent: 6/18/2019 1:22:00 PM

Subject: RE: Re[4]: 2nd Street

Hi Mark – I'm following up on this item for the 2nd Street and 12 High projects. If you have received SHPO responses, too, we should try to get those into the reports before we go in for a pre-app. Thanks! Kim

From: Kim Taynton
Sent: Tuesday, June 04, 2019 1:00 PM
To: 'Mark @ Com Sense, Inc.' <azcsicom@gmail.com>
Cc: Deidra Huerta <dhuerta@paragon-mortgage.com>
Subject: RE: Re[4]: 2nd Street

Hi Mark – Can you let us know where we are with the **revisions for the asbestos**, and if possible, any responses from SHPO on these two deals? Thanks! Kim

From: Mark @ Com Sense, Inc. [<mailto:azcsicom@gmail.com>]
Sent: Tuesday, May 21, 2019 9:49 AM
To: Kim Taynton <ktaynton@paragon-mortgage.com>
Cc: Deidra Huerta <dhuerta@paragon-mortgage.com>
Subject: Re[4]: 2nd Street

Thanks very much. Adjustments in work for the notations below.

Will sort out the SHPO returns and confirm that status. I do see the letters for both checked off so I am sure they are in place.

Mark

----- Originating Message -----

From: "Kim Taynton" <ktaynton@paragon-mortgage.com>

To: "Mark @ Com Sense, Inc." <azcsicom@gmail.com>

Cc: "Deidra Huerta" <dhuerta@paragon-mortgage.com>

Sent: 5/21/2019 9:30:07 AM

Subject: RE: Re[2]: 2nd Street

Hi Mark – I think you are returning to the office this week. Would you please note the below remaining items for the 12 High and 2nd Street Apartments Phase I reports? We do still need the addition of the asbestos review information into the reports because both of these projects have demolition requirements. Please let me know if you have any questions.

Also, while you were out, we returned the SHPO letters to your office, but I do not know if anyone handled them in your absence. If that has also come back, please include that information in the revised reports as well. Thanks and best regards! Kim

From: Kim Taynton
Sent: Thursday, April 18, 2019 10:05 AM
To: Mark @ Com Sense, Inc. <azcsicom@gmail.com>
Cc: Deidra Huerta <dhuerta@paragon-mortgage.com>
Subject: RE: Re[2]: 2nd Street

Hi Mark – Other than the addition of the asbestos review for the demo buildings on 12th High, I have no further comments on the report. It looks great! Thanks, Kim

From: Kim Taynton
Sent: Thursday, April 18, 2019 8:46 AM
To: 'Mark @ Com Sense, Inc.' <azcsicom@gmail.com>
Cc: Deidra Huerta <dhuerta@paragon-mortgage.com>
Subject: RE: Re[2]: 2nd Street

Thanks Mark! I think the same situation exists on 12 High with the Asbestos section. Hope you are having a great trip! Kim

From: Mark @ Com Sense, Inc. <azcsicom@gmail.com>
Sent: Thursday, April 18, 2019 8:45 AM
To: Kim Taynton <ktaynton@paragon-mortgage.com>
Cc: Deidra Huerta <dhuerta@paragon-mortgage.com>
Subject: Re[2]: 2nd Street

Thanks Kim,

I brought the full review and all necessary edit tools with me. (overpack or don't go right?)

Thanks,

Mark

*** Logic-Pro Automated Message for Mark Appleby ***

I am out of the office and Arizona through **May 17** with limited E-mail/Phone access. I will be monitoring E-mail at least 2 times weekly, to coordinate with inspection staff.

E-mail Distribution Contacts: azcsicom@gmail.com

~~Hughes Sat-Com II - Reliant~~

----- Originating Message -----

From: "Kim Taynton" <ktaynton@paragon-mortgage.com>

To: "Mark @ Com Sense, Inc." <azcsicom@gmail.com>

Cc: "Deidra Huerta" <dhuerta@paragon-mortgage.com>

Sent: 4/17/2019 9:47:57 AM

Subject: RE: 2nd Street

Hi Mark – I only have a couple of comments on the Phase I and HEROS for 2nd Street:

Phase I: Item 4.3.5 – Page 22 – The photograph to the right is of the Clayton event center, not the municipal court building which is actually across 75th street from the site and not 2nd street.

Both Phase I and HEROS: I was not able to locate the asbestos sampling and associated review for buildings which will be demolished as part of the development. Are those still pending? I remember you arranged for it with the developer at one point so the existing tenants would understand. We need to include it in the report and reference it in our underwriting since there are existing buildings onsite which will be demolished.

Thanks! Kim

From: Mark @ Com Sense, Inc. [mailto:azcsicom@gmail.com]

Sent: Saturday, April 13, 2019 8:11 AM

To: Kim Taynton <ktaynton@paragon-mortgage.com>

Cc: Deidra Huerta <dhuerta@paragon-mortgage.com>

Subject: 2nd Street

Hi Kim,

Providing links to the Scottsdale 2nd Street project for the full electronic copy.

No environmental surprises. My preliminary reviews on the HUD "noise" assessment expected a clearance but I did not fully anticipate a "Miller Road" intersection influence; as it turned out even with that added affect the overall DNL was below HUD mitigation requirements (62 DNL).

Phase I

https://www.dropbox.com/s/mda7opwvu4cxslj/_P1_2ndStreet.pdf?dl=0

HUD Part 50

https://www.dropbox.com/s/2fdgky0hnt7rhdX/_PT50HUD_2ndStreet.pdf?dl=0

I sent a separate E-mail to you about the HUD temporary "closure" of HEROS entry but after review with them I am confident it will re-open very soon. I will regularly check in with them and still plan to electronically upload both the Phase I and HUD Part 50 EA to their web site.

Thanks!

Mark

For timing and planning purposes I wanted to get out a scheduled time I will be out of the state & limited in communication; April 15, 2019 through May 17, 2019. I will be monitoring E-mail and can initiate clearance activities with my local inspectors but will have difficulty completing any typical rehabilitation/project clearance in under a week.

Let me know if there are any questions. I will be making periodic reminders as I approach this time away.

----- Originating Message -----

From: "Kim Taynton" <ktaynton@paragon-mortgage.com>

To: "Mark @ Com Sense, Inc." <azcsicom@gmail.com>

Cc: "Deidra Huerta" <dhuerta@paragon-mortgage.com>

Sent: 4/10/2019 3:55:29 PM

Subject: RE: 12 High and 2nd Street

Thanks Mark. This sounds great. Kim

From: Mark @ Com Sense, Inc. [mailto:azcsicom@gmail.com]

Sent: Wednesday, April 10, 2019 3:46 PM

To: Kim Taynton <ktaynton@paragon-mortgage.com>

Cc: Deidra Huerta <dhuerta@paragon-mortgage.com>

Subject: Re: 12 High and 2nd Street

The FHA numbers is very good news.

Both reviews are in assembly stage, the 2nd Street just happens to have gone to the proof reader today. That is significant because the Scottsdale review was much more complicated than the 12 High site (the Indian Bend NPL site always causes expanded explanations). Being in the assembly stage confirms we have gathered all necessary data for a complete Phase I, a complete Vapor Intrusion Survey and will be then completing the HUD review formats from that gathered data.

The 12 High site is ETA to proof reader by Friday morning. While it is possible assembly would be done over the weekend for both site records, it is more likely to be completed on April 15 and that is actually the target completion date on our calendar (so electronic copy to you on that date). Hopefully + or - one day will not be a problem.

In both reviews I do not consider it particularly problematic that we have not yet received a SHPO response. I have spoken to SHPO earlier in March and based on our lack of area findings within 1 mile was advised that any finding of adverse affect at both locations would be unlikely. A prior employee of SHPO who I think you know (Bob Frankenberger) has also given me some insight to their review and added his confirmation to a lack of historic or cultural interests at either of these locations.

Let me know if that leaves you with any timing questions.

Thanks,

Mark

----- Originating Message -----

From: "Kim Taynton" <ktaynton@paragon-mortgage.com>

To: "Mark @ Com Sense, Inc." <azcsicom@gmail.com>

Cc: "Deidra Huerta" <dhuerta@paragon-mortgage.com>

Sent: 4/10/2019 2:54:08 PM

Subject: 12 High and 2nd Street

Hi Mark – We are requesting the FHA numbers for the two Phase 1 reports on 12 High and 2nd Street so that you will be able to upload the HEROS documents when they are ready. Would you please update me on the status of those reports when you have a chance? Thanks, Kim

Kimberly Taynton

MAP Underwriter

Paragon Mortgage Corporation

1130 East Missouri, Suite 204

Phoenix, AZ 85014

(602) 347-6718 Direct
(602) 230-1716 Fax
(602) 266-3865 Main Office
ktaynton@paragon-mortgage.com

Visit us at: www.paragon-mortgage.com

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Margy Parisella, AIA, CPM

State Historic Preservation Office

Arizona State Parks & Trails

1100 W Washington St.

Phoenix, AZ 85007

602-542-6943

mparisella@azstateparks.gov

Berry, Melissa

From: Mark @ Com Sense, Inc. <azcsicom@gmail.com>
Sent: Wednesday, July 3, 2019 12:30 PM
To: Venker, Steve
Cc: Margy Parisella
Subject: Re[4]: Direct HUD funded Recipient HUD Funding Paragon Mortgage
Attachments: _Revised_2nStreet_Historic_Affect.pdf

⚠ EXTERNAL Email with links or attachments. Please use caution!

Hi Steve, that map is actually a 3rd party product from an organization called Environmental Data Research (EDR). I don't have ability to make changes to their mapping but I am amending to include your historic mapping and delete the EDR map.

The map was very useful and we marked it to include the location/area of this project.

Thanks!
Mark

----- Originating Message -----

From: "Venker, Steve" <JVenker@scottsdaleaz.gov>
To: "Mark @ Com Sense, Inc." <azcsicom@gmail.com>
Cc: "Margy Parisella" <mparisella@azstateparks.gov>
Sent: 7/3/2019 12:06:30 PM
Subject: Re[3]: Direct HUD funded Recipient HUD Funding Paragon Mortgage

Hi Mark,

After quick review of the "Historic Sites Map" that you included as an attachment to the message that you sent earlier today, it is obvious that you did not include any of the properties and districts that are on the Scottsdale Historic Register. Here is the hyperlink to the map of the Scottsdale Historic Register Properties and Districts:
<https://www.scottsdaleaz.gov/Assets/ScottsdaleAZ/Historic+Preservation/ScottsdaleHistoricRegisterMap.pdf>.

Please revise your "Historic Sites Map" accordingly.

Thank you.

Steve Venker
Scottsdale Historic Preservation Officer

Berry, Melissa

From: Dillon, Levi
Sent: Wednesday, May 1, 2019 5:27 PM
To: Kristjan Sigurdsson; 'Larry Talbott'
Cc: Tom Frenkel; Cluff, Bryan; Mars, Scott; Hayes, Eliana
Subject: RE: 690-PA-2018 75 on 2nd
Attachments: 2-ZN-2019_Basis of Design_utility plan.pdf

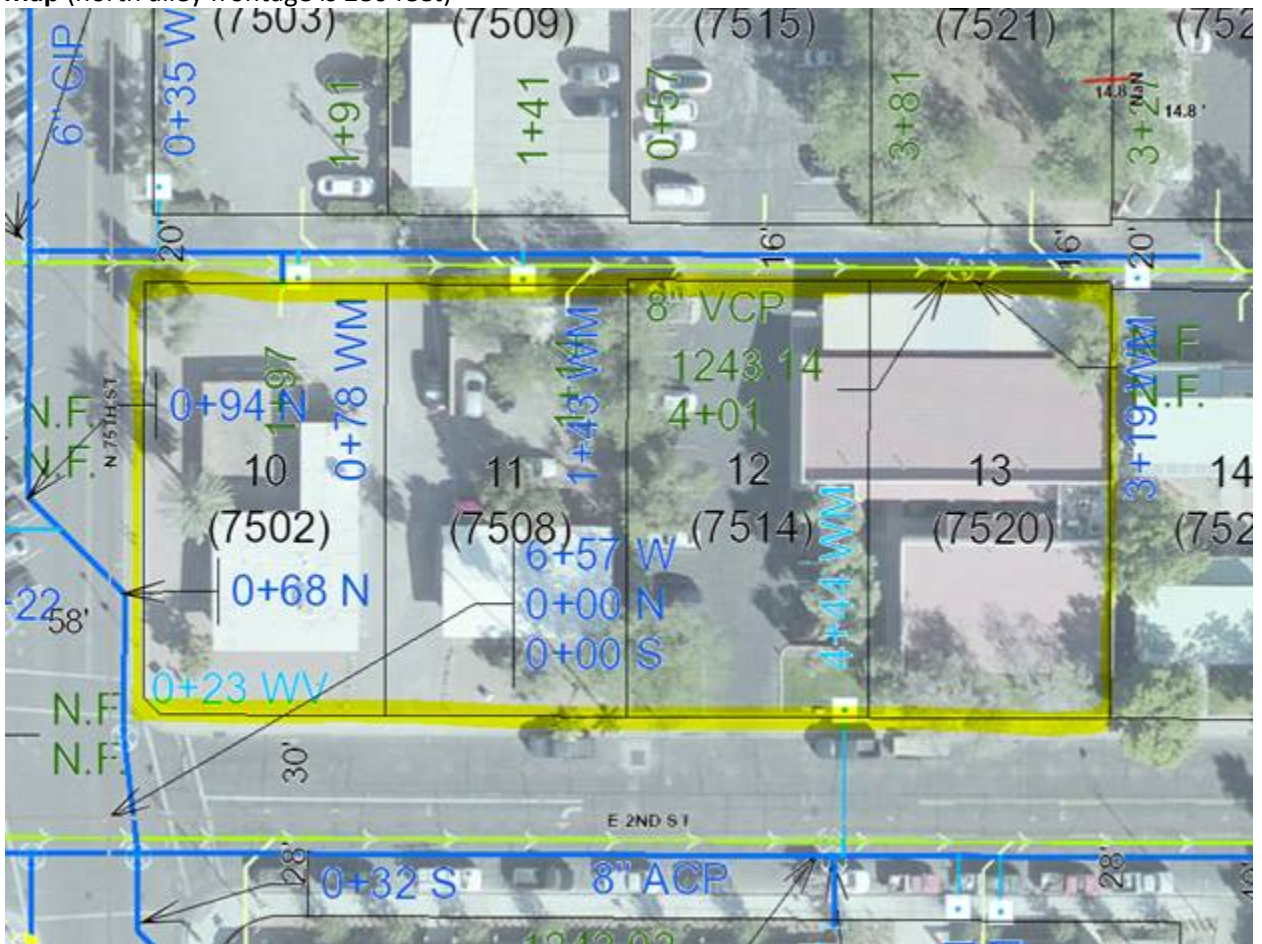
Forgot the utility plan attachment from the BOD. See attached.

From: Dillon, Levi
Sent: Wednesday, May 1, 2019 5:26 PM
To: Kristjan Sigurdsson <kristjans@kandihomes.com>; 'Larry Talbott' <ltalbott@hunterengineeringpc.com>
Cc: Tom Frenkel <tom@claytoncompanies.com>; Cluff, Bryan <BCluff@Scottsdaleaz.gov>; Mars, Scott <SMars@Scottsdaleaz.gov>; Hayes, Eliana <EHayes@Scottsdaleaz.gov>
Subject: RE: 690-PA-2018 75 on 2nd

Hello,

I discussed at length with Larry and I will do my best to frame the issues at hand per the 7 items below. (I provide possible options at the end in item 7):

1. System Map (north alley frontage is 280 feet)



- Per code all applicable frontages should be provided with a minimum 6-inch water line (the current alley line to the north is listed as 4-inch DIP)

Sec. 49-219. - Minimum requirements for lines.

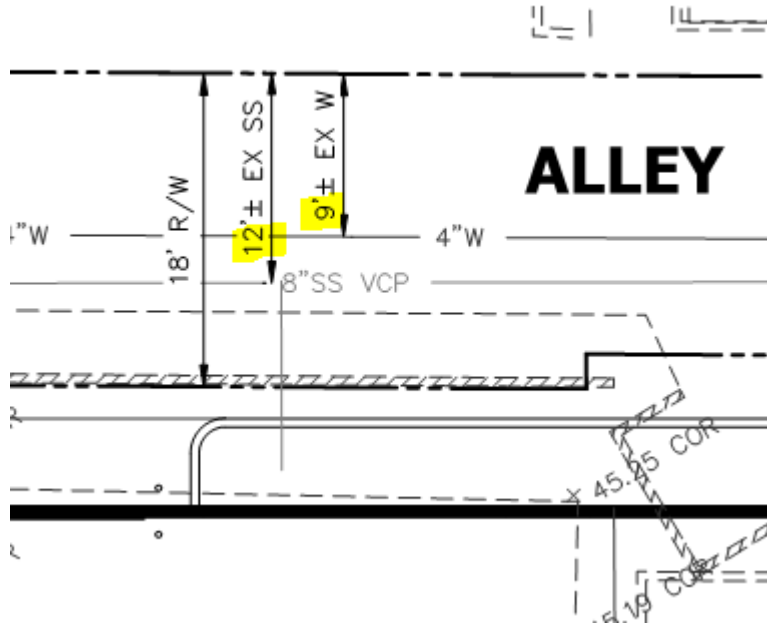


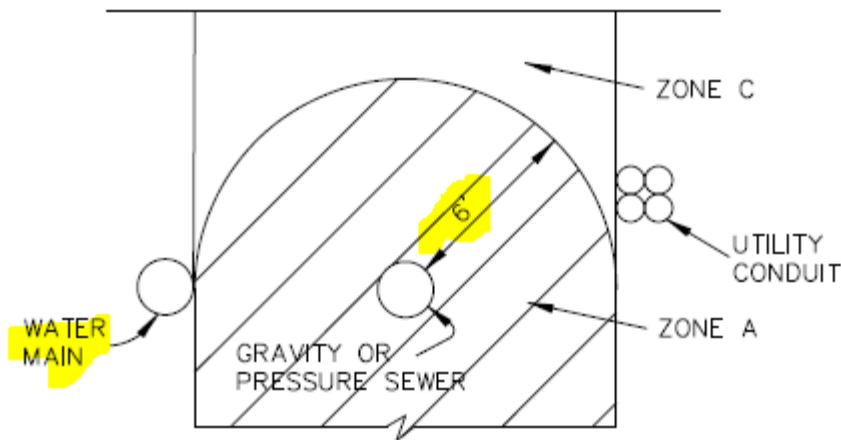
All property for which water or sewer service is desired shall, as a minimum requirement of service, be provided with, as a portion of the City system, a minimum of one-half of an eight inch sewer main or one-half of a six inch water main for the entire frontage of the parcel, which will require providing lines on both frontages of the property if the property is a corner parcel, or all frontages of the property if multiple frontages occur.

The division director of Water Resources or designee may waive the requirement that a developer construct a water or sewer line for the entire frontage of a parcel if the City, in its sole judgment, determines that the water or sewer line should not be extended or is not needed to provide service to users beyond the property.

(Ord. No. 2623, § 2, 12-20-93; Res. No. 7368, § 1, 10-2-07; Ord. No. 3755, § 1, 10-2-07; Ord. No. 4077, § 1(Res. No. 9374, Exh. A, § 1), 5-14-13; Ord. No. 4147, § 1(Res. No. 9706, § 1), 5-13-14; Ord. No. 4308, § 1(Res. No. 10799, § 1 (Exh. A)), 5-23-17, eff. 7-1-17)

- The horizontal clearance of the existing water and sewer lines on the north side of the property (alley) appear to be non-compliant at approximately 3 to 3.5ft. A 6-ft minimum is required. There is a current risk to health but with the increased loading to the sewer proposed by the development feeding into this sewer there may be an increased risk to health. If this sewer is to be utilized in parallel with a water line this non-compliant clearance condition must be resolved in some way.





PARALLEL INSTALLATION GRAVITY OR PRESSURE SEWER

- - Above: City detail 2401, water lines are not allowed in zone A.
- 4. Per DS&PM 6-1.400, Part B:

The city's water distribution system operates on a grid system. Minimum line size requirements for this grid are as follows, unless otherwise approved by the Water Resources Department:

 1. Mile and half-mile alignments must be a minimum of 12 inch.
 2. Quarter mile alignments must be a minimum of 8 inch.
 3. Water lines located in the city's county service area must be a minimum of 8 inch unless otherwise approved by the Water Resources Department.
 4. All other alignments must be a minimum of 6 inch.
 - - Significance: debatable
- 5. Per DS&PM 6-1.403

DEAD-END LINES

Terminal water lines must comply with the following:

 - A. The maximum length for a dead-end water distribution line, 8-inch diameter to 12-inch diameter, will be 1,200 feet in length.
 - B. Dead-end lines 1,000 feet or less may be 6 inches minimum in diameter provided adequate pressure and fire flow rates are maintained.
 - C. Dead-end lines for water transmission lines 16 inches and larger, exceeding 1,200 feet in length must be approved by the Water Resources Department.
 - - Significance: There is no provision for 4" dead-end lines because they are not permitted in the City.
- 6. It is Water Resources' strong preference to removed disconnected/not in service pipelines. However, if this is not feasible (utility conflicts) it may be properly abandoned.
 - Per DS&PM 6-1.420

existing water lines shown about the easement.

 - B. If existing water lines are to be abandoned, a detailed civil plan prepared by a professional engineer licensed in the State of Arizona must be supplied describing the method of abandonment and any necessary relocation of the waterlines.
 -
- 7. **Possible Options:**
 - **Option 1:**
 - Realign alley water line to meet horizontal clearance requirements with sewer line. Concurrent upsizing of alley water line to 6-inch would also appear to be supported by code.
 - **Option 2 (preferred):**

- Run new water service for 7526 E 2nd Street from 2nd Street. The City may be able to assist with enforcement/authority to do this and by partially offsetting the cost of the installation of the new service line and meter.
- Run new water service for 7503 E. 1st Street. It is likely the City can do this at our cost.
- Disconnect and remove the existing 4-inch all water main (if feasible). I would propose the developer be responsible for removing the portion along the development frontage (280ft) and the City remove the remainder including the tee and valve in 75th Street. If not feasible (utility conflicts) to remove the pipe, it can be properly abandoned.

Let me know if there are other thoughts on this.

Levi C. Dillon, P.E. | Sr. Water Resources Engineer



*"Water Sustainability through
Stewardship, Innovation and People"*

Contact Info

Direct: (480) 312-5319
Main office: (480) 312-5685
Fax: (480) 312-5615

Mailing/Office Address

Water Resources Administration
9379 E. San Salvador Dr.
Scottsdale, AZ. 85258

Sending me an attachment over 5MB? Please use the link below:

<https://securemail.scottsdaleaz.gov/dropbox/ldillon@scottsdaleaz.gov>

From: Kristjan Sigurdsson <kristjans@kandihomes.com>
Sent: Wednesday, May 1, 2019 2:10 PM
To: Dillon, Levi <LDillon@Scottsdaleaz.gov>; 'Larry Talbott' <ltalbott@hunterengineeringpc.com>
Cc: Tom Frenkel <tom@claytoncompanies.com>; Cluff, Bryan <BCluff@Scottsdaleaz.gov>
Subject: RE: 690-PA-2018 75 on 2nd

Levi,

Sorry, maybe I'm missing something, but I don't agree with this or understand the logic

We are disconnecting our existing services from the 4" line in the alley (hence reducing any load on that line), and bringing in new service from 2nd St to service our building – there are still 2 existing buildings (7503 E 1st St. & 7526 E 2nd St. – see attached map) that are hooked up to that 4" line – those are small buildings that don't have much water demand – if they ever get redeveloped they can bring in their own new service from 1st or 2nd street, and the alley line can simply be abandoned in place at that time

I understand having to upgrade services in the ROW if you need to use them, but I don't see how or why you would make us upsize over 300' of water line that we are not tapping into, or make us abandon it and hook up two other unrelated buildings from two separate street frontages

Please reconsider and advise – or perhaps a quick meeting with all involved is in order?

Thank you, K



Kristjan Sigurdsson
Principal Architect - LEED AP

6125 E Indian School Rd #2005
Scottsdale, AZ 85251

P. 602.505.2525
E. kristjans@kandihomes.com
W. <http://www.kandihomes.com>

Thoughts become things... choose the good ones! ®

From: Dillon, Levi <LDillon@Scottsdaleaz.gov>
Sent: Wednesday, May 01, 2019 1:21 PM
To: Larry Talbott <ltalbott@hunterengineeringpc.com>
Cc: Kristjan Sigurdsson <kristjans@kandihomes.com>
Subject: RE: 690-PA-2018 75 on 2nd

Larry/ Kristjan,

- I was not at the preapp but I provided the preapp email guidance for Water Resources that you recently attached. Either all services need to be moved to 2nd street and the alley line removed/abandoned OR upsize the alley frontage line from 4" to 6" to be compliant with minimum main size requirements. A key statement is highlighted in yellow below. Hopefully this clarifies.
 - 4" alley water will need to be upsized to 6" DIP as this is City minimum. To avoid this could be served off of 2nd Street but 7526 E 2nd Street would still be served off of this service could be relocated to 2nd street this alley line could be abandoned (unless it utilized/upsized for a fire hydrant line??)
- If within the BOD you provide all the necessary information needed for an accurate determination of fire flow required then it should not be necessary to confirm with the fire department. I just need to see that you have presented a solid basis for the fire flow you are providing as I need to check the hydrant flow test to make sure the fire flow amount can indeed be provided. There is no "allowable reduction percentage for sprinklered building that does not require verification from fire".
- The final DR report should address any lingering comments from the ZN case report. **I won't review a final BOD for the DR case until there is an accepted preliminary BOD from the ZN case.** Additionally, the final DR report may be more extensive...refer to 2018 DS&PM Ch 6 for a description of the required preliminary versus final BOD report contents.

Thanks, Levi

From: Larry Talbott <ltalbott@hunterengineeringpc.com>
Sent: Wednesday, May 1, 2019 10:29 AM
To: Dillon, Levi <LDillon@Scottsdaleaz.gov>
Cc: Kristjan Sigurdsson <kristjans@kandihomes.com>
Subject: RE: 690-PA-2018 75 on 2nd

Levi,

Thanks again for working with me on the fire flow issue yesterday. Have you made any progress on the e-mail below?

Larry Talbott, PE
Vice President



10450 N. 74th Street, Suite 200

Scottsdale, AZ 85258

Phone: (480) 991-3985

Direct: (480) 294-6728

Fax: (480) 991-3986

ltalbott@hunterengineeringpc.com

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From: Larry Talbott
Sent: Tuesday, April 30, 2019 8:23 AM
To: Dillon, Levi <LDillon@Scottsdaleaz.gov>
Cc: Kristjan Sigurdsson <kristjans@kandihomes.com>
Subject: RE: 690-PA-2018 75 on 2nd

Levi,

We are continuing to work on the alley waterline issue. I just got off the phone with my client who is the architect for the project. At the pre-application meeting he was handed the attached comments and was basically told that if we didn't touch the 4" line we could leave it as is. Can you confirm that you are requiring us to upsize the 4" to 6" OR remove all services from the 4" and abandon it and that we cannot leave it in place and take our service from 75th or 2nd? It is not what was discussed at the pre-application meeting.

Also, we are submitting DR and the Zoning resubmittal concurrently. Do I need to title one set of reports preliminary and the other final? The exact same report, just title them differently. We can. I just don't want to cause confusion.

Finally please let me know on the allowable reduction percentage for sprinklered building that does not require verification from fire.

We just want to make sure we have everything addressed correctly to avoid further comments.

Kristjan, I was not at the pre-application meeting so please review my email above and let me know if that was your understanding. Feel free to add anything I missed.

Thanks everyone,

Larry Talbott, PE
Vice President



10450 N. 74th Street, Suite 200
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ltalbott@hunterengineeringpc.com

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From: Larry Talbott
Sent: Tuesday, April 30, 2019 7:25 AM
To: Dillon, Levi <LDillon@Scottsdaleaz.gov>
Subject: RE: 690-PA-2018 75 on 2nd

Thank you for the clarification on the prelim and final reports Levi. I will get with my client on the waterline. What is the correct reduction percentage for sprinklered building that does not require verification?

Larry Talbott, PE
Vice President



10450 N. 74th Street, Suite 200
Scottsdale, AZ 85258
Phone: (480) 991-3985
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From: Dillon, Levi <LDillon@Scottsdaleaz.gov>
Sent: Monday, April 29, 2019 3:31 PM
To: Larry Talbott <ltalbott@hunterengineeringpc.com>
Subject: RE: 690-PA-2018 75 on 2nd

Hello Mr. Talbott,
Sorry for delay in responding. See my response to your questions in **green bold** below. Thanks, Levi

From: Larry Talbott <ltalbott@hunterengineeringpc.com>
Sent: Tuesday, April 23, 2019 5:17 PM
To: Dillon, Levi <LDillon@Scottsdaleaz.gov>
Subject: 690-PA-2018 75 on 2nd

Levi,

I received the attached comments for the subject project and had some questions/clarifications. I haven't worked on Scottsdale project in a while so I may be a bit rusty.

Comment 1: When does the final water report get submitted? I thought we received our approval of the water/sewer report during preliminary design for the project? I will title it however preferred but was curious when does the final report get submitted. The last project we did in Scottsdale we called them Final during the preliminary submittals for the rest of the project and they were approved. **BODs are finalized during the DR or PP case (depending on the development type). During the rezoning case (ZN) they are called preliminary.**

Comment 5: I am not abandoning the 4" main in the alley. Just the existing services off of that 4" to our site. I am leaving the 4" line as is. I understood that if we didn't use the 4" line for service we didn't need to upsize it? **The 4-inch line is on the parcel's frontage. 4-inch violates the City's minimum main size of 6-inch. Either you remove the entire 4-inch line (which will require making sure all services off of it are moved) or you upsize the portion on your frontage to 6-inch. It would be cleaner and preferred to relocate the services and remove the 4-inch line. We may be able to discuss allowing abandonment of the section of 4-inch not on your frontage if the services on it are relocated.** Our service for the building is off the 6" in 75th Street. **Irrelevant, the proposed development has frontage on a non-compliant size water main. This was explained in detail in the BOD comments.**

There was also a comment to confirm with fire on the 50% reduction for a sprinklered building? That is a given item that we have never had to obtain confirmation on in the past. **Your percentage reduction is incorrect. Verify it.**

Please advise on these items.

Thank you,

Larry Talbott, PE
Vice President



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