



Correspondence Between Staff and Applicant

Approval Letter

Re: Evans Classic Auto
15882 N 77th Street
Scottsdale, Arizona 85260
City Project Number: 249-PA-2019

Date: May 7, 2019

To: City of Scottsdale
Attn: Katie Posler (Plan Reviewer)
Planning & Development Services
7447 E. Indian School Rd., Ste. 105
Scottsdale, AZ 85251
480.312.2703

Ms. Posler,

We are submitting our plans for **DRB – Evans Classic Auto (249-PA-2019)**. Below are the items from the Development Review Board (DRB) – Development Application Checklist and the Minor Subdivision (MD) – Development Application Checklist that LGEDG is submitting.

Please do not hesitate to contact us with any questions, or if anything further is required. Thank you for your time and consideration.

DRB Documents Submitted:

- 01 Development Review Checklist
- 02 Application Fee (\$1600.00)
- 03 Completed Development Application Form – signed by Owner and Architect
- 04 Request to Submit Concurrent Development Applications – signed by Owner
- 05 Letter of Authorization - **NOT REQUIRED – Owner signed application**
- 06 Affidavit of Authorization to Act for Property Owner – signed by Owner and Architect
- 07 Appeals of Required Dedication or Exactions
- 08 Commitment for Title Insurance
- 09 Legal Description
- 010 Alta Survey
- 014 Public Participation Process (attachment "A")
- 016 Photo Exhibit of Existing Conditions
- 018 Completed Airport Vicinity Development Checklist
- 021 Narrative
- 022 Context Ariel
- 023 Site Plan
- 024 Site Details
- 025 Open Space Plan

030 Landscape Plan
031, 033, 035 Hardscape Plan, Parking Plan, Pedestrian and Vehicular Plan - (See 023 Site Plan)
037 Elevations (black and white / color)
039,040 Perspectives / Streetscape Elevations
042 Floor Plans
044 Roof Plan
046, 047, 048 Exterior Lighting, Photometric, Cut Sheets
052 Drainage Report
068 Paint Color Drawdowns
070 Exterior Building Color Board

Comments and Responses:

Comment: Provide Drainage Report

Response: Drainage Report provided as part of this DRB Submittal.

Comment: Less than 1 acre then NO SWP, if over 1 acre then SWP and 1st Flush

Response: Exemption from onsite retention acknowledged.

Fire Comments (City of Scottsdale):

Comment: Verify radii and ladder swing everywhere

Response: Turning radius' shown on Site Plan with 24' wide fire lane.

- Inside Radius = 25'
- Outside Radius = 49'
- Bucket Radius = 55'

Comment: Indicate fire lane on site plan

Response: Fire Lane shown on Site Plan

Comment: No light poles or trees can be within the ladder swing

Response: Light poles will not be shown within the ladder swing, see Site Plan and Electrical Site Plan.

Comment: Need to relocate the second hydrant (currently in the middle of the parking field and noted to be "as needed" on site plan) to somewhere within a nearby parking island perhaps, protected by bollards if within 3'-0" of curb

Response: Relocated Fire Hydrant shown on the Site Plan. Also refer to Civil Plans

Comment: FD requests relocating the riser room to be adjacent to the fire lane

Response: Riser Room has been relocated over the West Side of the building, adjacent to the Fire Lane. See Site Plan and Floor Plan.

Comment: FDC location must be indicated, suggested near relocated riser room near trash

Response: Refer to Site Plan and Floor Plan for FDC location. Also see comment above.

Transportation Comments (City of Scottsdale):

Comment: Add additional curve to sharp corner at northernmost Parking Island

Response: Radius adjusted, See Site Plan.

Comment: Consider redesigning parking due to awkward turns and access.

Response: See Site Plan for layout. Layout remained addressing comments accordingly within this document.

Comment: Request to add ADA access sidewalk to shared access drive at NW of site.

Response: ADA access sidewalk provided, see Site Plan.

Comment: Request to redesign entrance to parcel.

Response: See Site Plan for layout. Layout remained addressing comments accordingly within this document.

Comment: Shared access agreements must be in place, particularly where the fire lane will connect from Hartford to project's site.

Response: Shared access agreements are in progress.

Planning Comments (City of Scottsdale):

Comment: Add additional curve to sharp corner at northernmost Parking Island

Response: Radius adjusted, See Site Plan.

Comment: Add landscape strip to east side of building (look at adding width here to accommodate, shifting building as needed).

Response: Sidewalk is along the East Side of the building with retaining wall. Landscape area provide at southern end of sidewalk. See Site Plan and Landscape Plan.

Comment: Clarify part of site plan not included in the project's scope and that parking calculations do not include the striped stalls in the "not a part" area.

Response: *The Lot is Split, two separate owners and properties. LGE scope is to the East for scope line. Both parcels are being coordinated and will be submitted concurrently.*

Engineering Comments (City of Scottsdale):

Comment: Square footage of this building requires two trash enclosures – only one shown in original site plan.

Response: Two trash enclosures are included. See Site Plan.

Comment: Consider revising location of trash enclosure for optimal pickup. Review design guidelines and angles for trash pickup.

Response: Trash enclosures designed per City of Scottsdale standards. Access to the enclosures will be "straight approach". See Site Plan.

Comment: Sewer stub available off of Bell near southwest of the site and within the "not a part" section of the site. Utility access agreements/easements will need to be submitted if project intends to connect to this location.

Response: Refer to Civil Plans for connections.

This concludes the LGE Design Group's architectural responses. Please contact us if any questions or further requirements are needed.

Thank you again, for your time and consideration.

Sincerely,

LGE | DESIGNGROUP

Designing your vision. Building your future.

John MocarSKI NCARB
Project Director / Registered Architect

O: 480.966.4001
M: 480.650.1590

740 N. 52 St., Phoenix, AZ 85008





Federal Aviation
Administration

<< OE/AAA

Project Submission Success
Project Name: LGE D-000524102-19

Project LGE D-000524102-19 has been submitted successfully to the FAA.

Your filing is assigned Aeronautical Study Number (ASN):
2019-AWP-5090-OE

Please refer to the assigned ASN on all future inquiries regarding this filing.

Please return to the system at a later date for status updates.

It is the responsibility of each e-filer to exercise due diligence to determine if coordination of the proposed construction or alteration is necessary with their state aviation department. Please use the link below to contact your state aviation department to determine their requirements:

[State Aviation Contacts](#)

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From: noreply@faa.gov
To: [Frank Pettit](#); [John MocarSKI](#)
Subject: Status of FAA Filing 2019-AWP-5090-OE
Date: Thursday, May 16, 2019 12:12:19 PM

Your filing is assigned Aeronautical Study Number (ASN): 2019-AWP-5090-OE.

To review your electronic record, go to our website oeaaa.faa.gov and select the Search Archives link to locate your case using the assigned Aeronautical Study Number (ASN).

The FAA verified your filing and an aeronautical study has been initiated. Please allow a minimum 45 days for the FAA to complete the study. Please refer to the assigned ASN on all future inquiries regarding this filing.

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