

**Correspondence Between
Staff and Applicant
Approval Letter**



January 19, 2018

David Gulino
Land Development Services LLC
7525 E Camelback Rd Ste 104
Scottsdale, AZ 85251

RE: 14-ZN-2017
Braun 20

Dear Mr. Gulino:

The Planning & Development Services Division has completed the review of the above referenced development application submitted on 12/19/17. The following **2nd Review Comments** represent the review performed by our team, and is intended to provide you with guidance for compliance with city codes, policies, and guidelines related to this application.

Zoning Ordinance and Scottsdale Revise Code Significant Issues

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

2001 General Plan Analysis:

1. Please respond to the 2001 General Plan Open Space and Recreation Element, Goal #1. Please expand on the discussion of what this proposal is providing in terms of buffering between the subject property, adjacent neighbors and planned roadways. Please discuss the method of application in providing these open spaces. Consider the provisions of Desert Scenic Roadways in the response. Please address bullets 1, 9, 20, 22 and 23.
 - a. Case 1-GP-2004, identified Scenic Roadway Designations as part of the 2001 General Plan; specifically a third level of "Desert Scenic Roadways" was incorporated. Desert Scenic Roadways are the one-mile and half mile roads within the Environmentally Sensitive Lands Overlay district that are not already designated as a Scenic Corridor or Buffered Roadway – 132nd Street qualifies as a Desert Scenic Roadway as does East Pinnacle Vista Drive. With a resubmittal, please provide a Desert Scenic Roadways graphic, outlining those areas proposed as being dedicated as part of this policy which identifies a 60' setback from the back of the ultimate street improvement for both 132nd Street and East Pinnacle Vista Drive.

For reference, see the following link:

<https://eservices.scottsdaleaz.gov/eServices/cases/casesheet.aspx?caseid=26962>

The resubmittal incorrectly states that Pinnacle Vista is not a Desert Scenic Roadway. Accordingly please provide a 60' setback measured from the back of right of way – not curb as indicated in the second submittal. The second submittal remarks on entitlements (Reata Ranch) of others as the means to justify this projects open space. As mentioned in 1-GP-2004, page 3, "Setbacks of these roadways will vary based on the topography and specific site conditions. These roadways will rely on the placement of NAOS and zoning setbacks to achieve an open space corridor along the road. Desert Scenic Roadways will apply to areas with existing and future proposed development, so the open space corridor will meander and not be a strict dimension".

2. This rezoning application, a request for a density incentive, remarks that the density incentive is to provide additional Natural Area Open Space (NAOS) as a means to accommodate the sensitive areas of the project site. However, it appears that all the NAOS that is proposed is on lot rather than tract NAOS. Tract NAOS provides greater assurances that the open space and sensitive areas will be retained and preserved. Therefore, in consideration to the request for density incentive, and pursuant to Section 6.1060.C.1.e. of the Zoning Ordinance, please replace on lot NAOS with Tract NAOS so that the open space provided by this development proposal will be protected permanently. The entire wash should be provided in a tract. On the revised site plan, only a portion of the wash is within Tract C and the rest of it is on-lot. Please extend the tract over the entire wash.

Upon resubmittal please update the graphics provided with the 1st submittal narrative as noted below:

- a. Please graphically depict, if any, individual lot or site walls associated with the proposed subdivision. If there are to be such improvements, please respond in the project narrative as to the consideration made in locating the wall and further, how the goal of preserving NAOS will be maintained. Please consider the guidelines of the Dynamite Foothills Character Area Implementation Plan, Page 29. Wall locations are not permitted along or within Desert Scenic Roadways.

Dynamite Foothills Character Area Analysis (DFCAP):

3. The Dynamite Foothills Character Area Plan (DFCAP) includes the strategy to preserve the existing rural desert character by encouraging and allowing development densities that would be permitted under current zoning and General Plan designations - which is 1 unit per acre or less per the General Plan Rural Neighborhoods designation and 1 unit per roughly 1.60 acres per the subject site's current zoning designation (R1-70 ESL). The DFCAP speaks to minimizing environmental impacts created by development. The DFCAP identifies areas that may require density adjustments. The proposed project area is not identified by the DFCAP as such an area (DFCAP, Goal 1, Strategy 1, page 2 and 13). With a resubmittal, please respond to how the requested rezoning for a density incentive better implements the aforementioned strategy - moreover, the DFCAP.
4. In regards to the DFCAP, please qualify the proposal to:
 - a. Goal #1, including associated Strategies 1, 2, 3, 5, and 6,
 - b. Goal #2, including associated Strategies 4 and 8; and,
 - c. Goal #3, specifically Strategies 3 and 4. Identify (narratively and graphically) where meaningful open space and open space connections to adjacent open spaces will be made with respect to Strategy 4. (SEE SCENIC CORRIDOR DISCUSSION ABOVE).

5. Please respond to the DFCAP's Implementation Program Design and Performance Guidelines 1 and related bullets addressing Location Standards and Sensitivity to Setting. As needed, revise the provided narrative to address how the proposed project is consistent with the Guidelines. Specifically, please address the location of construction envelopes on slopes exceeding 15% and also how the project will minimize any needed cut and fill on slopes of 10% or steeper. Lot 1, 2, and 3, are impacted by areas of 10% to 25%+ slope categories. Therefore, please provide cuts and fills exhibit and update the conceptual site plan to show conceptual, but strategic, building envelopes that respond to how the proposed development will protect this sensitive terrain.

Zoning:

6. The Environmentally Sensitive Lands (ESL) ordinance expresses the importance of Natural Area Open Space (NAOS) to be placed in tracts. Identified NAOS areas should be placed in a tracts wherever possible (Ordinance Section 6.1010.E). More specifically, the major wash located within the property shall be provided in a tract. The entire wash should be provided in a tract. On the revised site plan, only a portion of the wash is within Tract C and the rest of it is on-lot. Please extend the tract over the entire wash.
7. Please update the NAOS plan based on the Drainage comments and show any grading in proposed NAOS areas as Disturbed NAOS with the square footage and total percent of disturbed NAOS for the site. The ESL ordinance limits the maximum revegetated NAOS area to thirty (30%) percent of the required NAOS area (Ordinance Sec. 1060.D.2).

Circulation:

8. With this application, the owner will likely be stipulated to provide the following right-of-way dedications and improvement requirements as part of the preliminary plat application:
 - a. Dedicate a minimum 25-foot-wide, fee title, right-of-way along the N. 132nd Street frontage, (Figure 5.3-16. 5.3-16. Scottsdale Revised Code Section 47-10).
 - b. Improve N. 132nd Street along the site frontage to the Rural/ESL Local Collector street standards (Figure 5.3-16. Scottsdale Revised Code Section 47-21 and 47-22).

Drainage:

9. Please submit two (2) copies of the revised Drainage Report with the original red-lined copy of the report to me with the rest of the resubmittal material identified in Attachment A.
10. Provide a written response to each item listed below. State how the issue was addressed/solved and provide the section and page number in the report where the answers are located. Submit one copy of the revised drainage report, the previous drainage report and a response letter. If a response letter is not provided the drainage report will be returned without a review.

The lot layout for this subdivision does not work and has major conflicts with the requirements for undisturbed NAOS due to the extensive grading required to realign and construct new drainage channels on site. The first review comments required you to show the disturbed and undisturbed NAOS areas on the post development site plan so we can determine if undisturbed NAOS areas will be affected by diverting stormwater flowlines. The post development grading and drainage plan must be a very detailed plan and show the new grading contours required to realign ALL the on site washes. The grading contours are necessary because it affects the lot layout you are proposing. Streets are not allowed to

be used to convey runoff from washes. You must clearly show the disturbed and undisturbed NAOS areas on the post development site plan. Use different shading colors to denote disturbed and undisturbed NAOS. Show the existing FEMA flood zones and the proposed FEMA Flood Zones. Provide a table showing the required NAOS dedications areas per lot and subdivision.

Convey the 10 yr storm event under 132nd Street per the figure below.

HYDRAULIC DESIGN CRITERIA			
Drainage Feature	Peak Frequencies		
	10 Year	25/50 Year	100 Year
Street with Curb & Gutter	Contain runoff within street curbs. For collector and arterial streets maintain one 12 foot dry driving lane in each direction.	N/A	Contain runoff below the building's finished floor. <i>Runoff to be confined to road rights-of-way or to drainage easements. dmax=8 inches above the street.</i>
Street without Curb & Gutter (Dirt Roads, Ribbon Curbs)	Contain runoff within roadside channels with water surface elevation below roadway pavement's subgrade.	N/A	Same as Street with Curb and Gutter.
Street with Storm Drain System	Add pipes or roadside channels if 10-year runoff exceeds street capacity.	N/A	Use storm drain systems if 100-year runoff inundates building's first floor. <i>Catch basins, scuppers, etc. to be provided to remove water so as not to exceed dmax =8 inches.</i>
Cross Road Culvert or Bridge for Major Collector & Arterial Streets	N/A	<i>Runoff to be conveyed by culvert or bridge under road with no flow overtopping the road for a 50 year event.</i>	<i>Runoff to be conveyed by culvert and by flow over the road with maximum 6-inch flow depth over the road.</i>
Cross Road Culvert or Bridge for Local and Minor Collector Streets, Local Residential and Commercial/Industrial Streets	<i>Runoff to be conveyed by culvert or bridge under road with no flow overtopping the road.</i>	<i>For a 25-year frequency storm runoff to be conveyed by culvert or bridge and by flow over the road with maximum 6-inch flow depth over the road.</i>	Maximum depth over road 12 inches.

CLOMR/LOMR: Prior to the issuance of any building permit for this subdivision, the applicant must obtain an approved CLOMR/LOMR from FEMA since you are changing the boundaries of an AE flood zone. Discuss in detail how you plan to accomplish this. Provide a timeline of activity. Discuss who, what, when, where and how it will be accomplished. You must provide your own hydrologic and hydraulic modeling. If you plan to wait for another engineer's CLOMR/LOMR approval before you begin work, then you must state this and provide all the relevant information about their CLOMR/LOMR submittal, such Developer, Engineer, current status of LOMR approval, CLOMR/LOMR project schedule.

Discuss in detail the right of way requirements needed to complete the LOMR and the improvements to 132nd Street. Show the City street classification and cross section.

Provide a very detailed hydraulic analysis for the channelized crossing of 132nd street.

Provide and show the on lot grading contours and private drainage easements needed to convey stormwater runoff from lot to lot and to the retention basin on the post development plan, show existing and proposed FEMA flood zones, show NAOS disturbed and undisturbed.

Show and discuss how the retention basins are draining. Provide the drain times for each basin. Label the basins. Show the basin required volumes, provided volumes, basin bottom elevation, top of basin elevation and high water level.

The pre vs post development flowrates must show the Q10 and Q100 for both pre and post development.

Show and discuss the roadway dedication and construction requirements for 132nd Street. Provide cross sections. Are you building half the street or whole street section? Show 132nd street in profile and label all the crossings where the pre and post flowrates flow through the roadway.

The information requested for the drainage review is the minimum due to the complexity of this project. More review comments will be generated after the information you provide is received.

Show the existing and proposed FEMA flood zones on all the exhibits. Use different color lines and different line weights to differentiate between the flood zones.

All exhibits shall be 24 inch x 36 inch.

Do not make another submittal unless all this information is provided.

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:

Circulation:

11. Please update the site plan, and associated graphic materials, to provide paved access to the proposed subdivision lots. Please provide a minimum 22 feet of paved asphalt, with thickened edge, from the site to E. Rio Verde Road
12. Please update the project narrative, and associated graphic materials, to acknowledge that the trail shown on site plan will need to be constructed in the right-of way and have a minimum width of 8 feet. The 8-foot trail tread shall be constructed of one-quarter minus decomposed granite with, a color of Madison Gold (or similar) wetted and compacted to a 4-inch depth. DSPM Section 8-3-202 – Secondary Trails). Please acknowledge that trail shall be maintained by the HOA.

Water:

13. Per DSPM 6-1.405, a certified/witnessed fire hydrant flow test is required to be submitted for all commercial projects. Include the certified/witnessed fire hydrant flow test in the final BOD. Refer to guidance within DSPM and Scottsdale Fire (NFPA interpretations and hydrant flow test information), refer to Scottsdale code and ordinances page.

14. 500 gpm of minimum fire flow requirement per DSPM, Section 6-1.501 applies to dwellings that do not exceed 3,600 SF. Higher fire flow is required for larger homes.
15. Expand hydraulic modeling per DSPM, Section 6-1.205 to include Max Day plus Fire Flow demand scenario in the final BOD.
16. Dry sanitary sewer lines are required to be installed within the subdivision per DSPM Sec. 7-1.400.
17. Sewer line extensions are required along the property's frontages North 132nd Street and East Pinnacle Vista Drive per SRC Sec. 49-219 and DSPM Sec. 7-1.400. However, per SRC Sec. 49-225, the City has determined that construction of such sewer line extensions would not be practical during the subdivision development/improvements and the City will collect an in-lieu payment for compliance with an extension requirement at a current cost of sewer line construction projects including appropriate design, construction, construction administration and inspection fees.

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

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

The Planning & Development Services Division has had this application in review for 49 Staff Review Days since the application was determined to be administratively complete.

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

If you have any questions, or need further assistance please contact me at 480-312-7849 or at jmurillo@scottsdaleAZ.gov.

Sincerely,

Ceri McCarty for Jesus Murillo

Jesus Murillo
Senior Planner

cc: Robert Braun

ATTACHMENT A
Resubmittal Checklist

Case Number: 14-ZN-2017

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

- ☒ One copy: COVER LETTER – Respond to all the issues identified in the first review comment letter.
- ☒ One copy: Revised CD of submittal (CD/DVD, PDF format)
- ☒ One copy: Revised Narrative for Project

☒ Site Plan:

4	24" x 36"	1	11" x 17"	1	8 ½" x 11"
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☒ NAOS Plan:

2	24" x 36"	1	11" x 17"	1	8 ½" x 11"
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☐ Other Supplemental Materials:

Technical Reports:

- | | | | | |
|-------------------------------------|-------|--|----------------|-------|
| <input checked="" type="checkbox"/> | 2 | copies of Revised Drainage Report: | Plan Check No. | _____ |
| <input checked="" type="checkbox"/> | 1 | copies of Revised Storm Water Waiver: | Plan Check No. | _____ |
| <input type="checkbox"/> | _____ | copies of Revised Water Design Report: | Plan Check No. | _____ |
| <input type="checkbox"/> | _____ | copies of Revised Waste Water Design Report: | Plan Check No. | _____ |

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.



December 12, 2017

Jesus Murillo, Senior Planner
City of Scottsdale
7447 East Indian School Road
Scottsdale, AZ 85251

Re: 14-ZN-2017
Braun 20

Dear Mr. Gulino:

The Planning & Development Services Division has completed the review of the above referenced development application submitted on 9-1-2017. The following **1st Review Comments** represent the review performed by our team, and is intended to provide you with guidance for compliance with city codes, policies, and guidelines related to this application.

Zoning Ordinance and Scottsdale Revise Code Significant Issues

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

2001 General Plan Analysis:

1. The 2001 General Plan is a policy document that establishes the longterm vision and guides the physical development in the City. The Plan encourages a high-quality, attractive community for residents, businesses and visitors alike. To this end, as a means to serve the community more openly and transparently, please identify each **2001 General Plan and Dynamite Foothill Character Plan Goal & Approach citations in their entirety when responding to staff's requests below**. Please number all relevant goals and approaches (bullets) so they are easily identifiable.

THE PROJECT NARRATIVE HAS BEEN REVISED TO ADDRESS ALL COMMENTS AND REQUESTES RELATED TO THE GENERAL PLAN AND DYNAMITE FOOTHILLS CHARACTER AREA PLAN

2. Please respond to the **2001 General Plan Open Space and Recreation Element, Goal #1**. Please expand on the discussion of what this proposal is providing in terms of buffering between the subject property, adjacent neighbors and planned roadways. Please discuss the method of application in providing these open spaces. Consider the provisions of Desert Scenic Roadways in the response. **Please address bullets 1, 9, 20, 22 and 23.**
 - a. **Case 1-GP-2004**, identified Scenic Roadway Designations as part of the 2001 General Plan; specifically, a third level of "Desert Scenic Roadways" was incorporated. Desert Scenic Roadways are the one-mile and half mile roads within the Environmentally

Sensitive Lands Overlay district that are not already designated as a Scenic Corridor or Buffered Roadway – **132nd Street qualifies as a Desert Scenic Roadway as does East Pinnacle Vista Drive.** With a resubmittal, please provide a Desert Scenic Roadways graphic, outlining those areas proposed as being dedicated as part of this policy which identifies a 60' setback from the back of the ultimate street improvement for both 132nd Street and East Pinnacle Vista Drive.

Pinnacle Vista does not classify as a Scenic Roadway between 132nd and 128th. Please refer to your LAIPS DF Area 3. Albeit, a conceptual 60' buffer has been shown on the open space plan, we reserve the ability to adjust the width as the site plan for the project becomes more detailed. A 40-foot Buffer on 132nd Street has been provided to be consistent with the existing 40-foot Buffer which was approved on the Reata Ranch project.

For reference, see the following link:

<https://eservices.scottsdaleaz.gov/eServices/cases/casesheet.aspx?caseid=26962>

3. This rezoning application, a request for a density incentive, remarks that the density incentive is to provide additional Natural Area Open Space (NAOS) as a means to accommodate the sensitive areas of the project site. However, it appears that all the NAOS that is proposed is on lot rather than tract NAOS. Tract NAOS provides greater assurances that the open space and sensitive areas will be retained and preserved. Therefore, in consideration to the request for density incentive, and pursuant to Section 6.1060.C.1.e. of the Zoning Ordinance, please replace on lot NAOS with Tract NAOS so that the open space provided by this development proposal will be protected permanently.

Pursuant to discussions with staff prior to submittal, this issue was addressed and agreed upon as submitted with possible minor adjustments to be stipulated or addressed in the Preliminary Plat application.

Upon resubmittal please update the graphics provided with the 1st submittal narrative as noted below:

- a. Please graphically depict, if any, individual lot or site walls associated with the proposed subdivision. If there are to be such improvements, please respond in the project narrative as to the consideration made in locating the wall and further, how the goal of preserving NAOS will be maintained. Please consider the guidelines of the Dynamite Foothills Character Area Implementation Plan, Page 29.

It is too early in the planning stages to depict specific locations of walls. As a result, wall locations are not known at this time. However, conceptual information has been added to the project narrative regarding the anticipated location and use of site walls.

4. With a resubmittal, please provide an updated Citizen Involvement Report.

There is no update.

Dynamite Foothills Character Area Analysis (DFCAP):

5. The Dynamite Foothills Character Area Plan (DFCAP) includes the strategy to preserve the existing rural desert character by **encouraging and allowing development densities that would be permitted under current zoning and General Plan designations** - which is 1 unit per acre or less per the General Plan Rural Neighborhoods designation and 1 unit per roughly 1.60 acres

per the subject site's current zoning designation (R1-70 ESL). The DFCAP speaks to minimizing environmental impacts created by development. The DFCAP identifies areas that may require density adjustments. The proposed project area is not identified by the DFCAP as such an area (DFCAP, Goal 1, Strategy 1, page 2 and 13). With a resubmittal, please respond to how the requested rezoning for a density incentive better implements the aforementioned strategy - moreover, the DFCAP.

The DFCAP is clear that densities within the GP designation are appropriate. As outlined in the Narrative, the additional NAOS which is being dedicated will preserve the existing desert rural character.

6. In regards to the DFCAP, please qualify the proposal to:
 - a. Goal #1, including associated Strategies 1, 2, 3, 5, and 6,
 - b. Goal #2, including associated Strategies 4 and 8; and,
 - c. Goal #3, specifically Strategies 3 and 4. Identify (narratively and graphically) where meaningful open space and open space connections to adjacent open spaces will be made with respect to Strategy 4. **(SEE SCENIC ROADWAYS DISCUSSION ABOVE).**
7. Please respond to the DFCAP's Implementation Program Design and Performance Guidelines 1 and related bullets addressing Location Standards and Sensitivity to Setting. As needed, revise the provided narrative to address how the proposed project is consistent with the Guidelines. Specifically, please address the location of construction envelopes on slopes exceeding 15% and also how the project will minimize any needed cut and fill on slopes of 10% or steeper. Lot 1, 2, and 3, are impacted by areas of 10% to 25%+ slope categories. Therefore, please provide cuts and fills exhibit and update the conceptual site plan to show conceptual, but strategic, building envelopes that respond to how the proposed development will protect this sensitive terrain.

Cuts and Fills are addressed during the Preliminary Plat review. Localized wash embankments which often are at the slopes you referenced above were not the intent of the guidelines you are referencing.

Zoning:

8. The proposed NAOS Density Incentive application identifies the proposed density to be 0.63 dwelling-units per acre. The site plan identifies thirteen (13) lots, within the 20.02 acre site. A density of 0.63 dwelling-units per acre would yield 12.62 lots. The calculation for the proposed request, as per the ordinance, is $(13 \text{ dwelling-units} / 20.02 \text{ acres}) = 0.64 \text{ dwelling-units per acre}$. The proposal is requesting a 15 percent increase from the base density (0.55 dwelling-units per acre). The application identifies a 14.4 percent increase in base density and additional Natural Area Open Space (NAOS). Please update the case materials, and provided NAOS provided, accordingly to the actual density increase (NAOS increase should be proportionate to density increase).

The plan and calculations have been updated to reflect 0.64 dwelling units per acre

9. The Environmentally Sensitive Lands (ESL) ordinance expresses the importance of Natural Area Open Space (NAOS) to be placed in tracts. Identified NAOS areas should be placed in tracts wherever possible (Ordinance Section 6.1010.E). More specifically, the major wash located within the property shall be provided in a tract. Clearly identify all proposed NAOS tracts, with a letter designation, and provide the amount of disturbed and non-disturbed NAOS within each tract. Please provide NAOS data table in acres and square-feet.

It is not Section 6.1010.E but rather 6.1011.E which speaks to the importance of the location and distribution of meaningful NAOS regardless of it being on-lot or in tracts. It does not dictate one over the other.

10. Applicant had stated proposing amended development standards. The applicant thus far has only submitted for a rezoning request. Applicant will have to submit a preliminary plat application to request amended development standards. Update narrative to clarify that if the applicant proposes amended development standards, they shall do so in a future preliminary plat application.

It is understood that this site plan is contingent on the approval of amended development standards through the Preliminary Plat process. Stipulate accordingly.

11. The ESL ordinance limits the maximum revegetated NAOS area to thirty (30%) percent of the required NAOS area (Ordinance Sec. 1060.D.2). Additionally, provided NAOS may not be disturbed. Revise NAOS data table accordingly to identify proposed revegetated areas.

Anticipated revegetation areas have been identified on the NAOS plan. These are subject to change as our site planning becomes more refined.

12. The existing subject request proposes to amend the minimum net lot area requirement from the proposed R1-70 zoning district requirement from 70,000 square feet to 52,250 square feet. The proposed preliminary plat identifies several lots considerable over the proposed minimum requirement. The proposed preliminary plat identifies a small amount of NAOS being located within a tract. Update the preliminary plat to reduce the net lot area of the proposed lots to provide more of the major wash as tract NAOS (Zoning Ordinance Section 6.1071.2).

This is not a Preliminary Plat request. It is a conceptual site plan which is part of a density incentive request. The minimum lot size is proposed to be 52,500 square feet not 52,250. A 25% reduction per ordinance. Please include in Stipulations

13. The proposed project will be required to dedicate right-of-way along E. Pinnacle Peak Drive. This will create a "front yard" for those portions of proposed lots "11," "12," and "13" adjacent to this street. Please update the proposed site plan accordingly: setbacks, NAOS widths, potential wall locations.

A landscape tract has been provided adjacent to the Pinnacle Vista right-of-way. As such the southside of lots "11," "12," and "13" are not considered front yards.

14. Please provide a building envelope exhibit that clearly identifies the proposed setbacks.

The Building Setbacks plan has been updated to reflect typical setbacks and conceptual building envelopes.

15. Please provide a proposed wall location exhibit with the resubmittal. Please update the project site plan to identify the location of all site walls on the site plan (DSPM Section 2-2.405).

Wall locations are not known at this time. It is too early in the planning stages to depict specific locations of walls. However, conceptual information has been added to the project narrative regarding the anticipated location and use of site walls.

Circulation:

16. With this application, the owner will likely be stipulated to provide the following right-of-way dedications and improvement requirements as part of the preliminary plat application:
 - a. Dedicate a minimum 25-foot-wide, fee title, right-of-way along the N. 132nd Street frontage, (Figure 5.3-16. 5.3-16. Scottsdale Revised Code Section 47-10).

- b. Improve N. 132nd Street along the site frontage to the Rural/ESL Local Collector street standards (Figure 5.3-16. Scottsdale Revised Code Section 47-21 and 47-22).

Goal 1, Strategy 2 of the Dynamite Foothills Character Area Plan encourages stabilized dirt roads

- c. Dedicate a minimum 40-foot-wide, fee title right-of-way, along the internal street alignments (Figure 5.3-19. Scottsdale Revised Code Section 47-10).
- d. Improve the internal streets to the Rural/ESL Local Residential street standards (Figure 5.3-19. Scottsdale Revised Code Section 47-21 and 47-22).
- e. Dedicate a minimum 20-foot-wide, fee title right-of-way, along E. Pinnacle Vista alignment along the south side of the site (Figure 5.3-19. Scottsdale Revised Code Section 47-10).

Fire:

17. Please identify on the site plan and associated graphics a minimum drive width of twenty-four (24) feet (Ordinance No. 4283 503.2.1).

The Site Plan and associated graphics have been updated to show a minimum drive width on the local residential streets of twenty-four (24) feet.

18. Please identify the site plan, and associated graphics, to demonstrate RESIDENTIAL turning radii (40.5' Outside) (DSPM Section 2-1.802(5)). The associated graphics have been updated to specifically demonstrate residential turning radii (40.5' Outside).

The Site Plan and associated graphics have been updated to specifically indicate a residential cul-de-sac turning radius of 40.5'.

Drainage:

19. Please submit two (2) copies of the revised Drainage Report with the original red-lined copy of the report to your Project Coordinator with the rest of the resubmittal material identified in Attachment A. With the case drainage report resubmittal, please update the report to provide:

- a. City of Scottsdale Case No. 230-SA-2017 to the cover page of the drainage report, and to the right margin of the site plans (DSPM Chapter 1, Section 1-2.100).

Case Number added to report and plans

- b. Please sign the "Warning and Disclaimer of Liability" form (DSPM CHAPTER 4, Section 4-1.803).

Form signed.

20. WATERSHED DELINEATION MAP: Approximately three (3) onsite washes have not been delineated, please provide the analysis and summary in the report. Provide a separate full size, 24" x 36" Watershed map in the drainage report. Provide and identify contours and elevations, drainage basins, drainage flow arrows, concentration points and watershed boundaries. Show calculations to quantify the flows for the 100yr, 6 hour storm event. Provide the method used to quantify the flows. Provide and identify flowlines, inverts, existing storm drain systems, existing flowrates, and historical entry and discharge locations. Please provide legible comments and labels (DSPM Section 4-1.800 & Section 4-1A).

Pre-Development DAM added with data requested

21. WATERSHED DELINEATION MAP: Please provide all the offsite hydrology analysis and summary for the report results.

Off-site calculations now included.

22. PRE DEVELOPMENT DRAINAGE SITE PLAN: Please provide a full size, 24"x36" pre development site plan. Provide and identify the contours to at least 10 feet beyond the property lines. Provide and identify all the basic elements of a drainage plan including flowrates, flowlines, existing storm drainage infrastructure and all existing easements. Provide and identify the onsite drainage basins and within each basin show the pre development Q10 and Q100 for each historical runoff entry and exit location. Provide and identify concentration points (DSPM Section 4-1.800 & Section 4-1A).

Pre-Development DAM added with data requested

23. DRAINAGE SUB AREAS: Please update the case drainage report to demonstrate how onsite runoff will get to the detention basins/pervious areas. Use bold lines to delineate the drainage sub areas and show all grade breaks on the G&D plan. Calculate the volume required and volume provided in each drainage sub area. Demonstrate that on-site stormwater runoff from each drainage sub area is accounted for in specific drainage detention basin. Calculate and show the percentage runoff that is contributed from each drainage sub area to a specific drainage basin. Use a table or spreadsheet format to show the results in the report (DSPM Section 4-1.800 & Section 4-1).

Post-Development DAM added with data requested. New storage calculations provided

24. DRAINAGE EASEMENTS FOR 50+ CFS WASHES: For all 50+ cfs washes, which run through the property, the limit of inundation under the 100-year storm event (aka the Base Floodplain) should be dedicated to the City as Drainage Easements (D.E.). Multiple natural cross-sections should be cut from the 1.0 ft. existing contours along the entire length of the wash through the undivided parcel and the 100-year Water Surface Elevation (WSE) should be established for each cross-section to delineate the Base Floodplain. All relevant hydraulic analysis should be included in the Drainage Report (DSPM Section 4-1.700, Section 4-1.800, Section 4-1A & Section 3-1.400).

Rio Verde Wash 10 Tributary 3 design was completed as part of the Reata Ranch and report referenced.

25. STORMWATER STORAGE: Provide a detailed summary of the variables used to determine the required stormwater storage volume. Due to the site being located within the Environmentally Sensitive Lands Zoning Overlay District, this site qualifies for Pre vs. Post development Stormwater storage volume. The case drainage report must identify enough stormwater storage so that the post development flowrates don't exceed the Q100 and Q10 for all historical runoff entry and exit locations. The report may also provide stormwater storage for the 100yr, 2 hour event. Please utilize the NOAA 14 precipitation values for the site location. At a minimum, please include the total site development area, including to the centerline of adjacent streets and alleys. Total undisturbed areas (NAOS and other areas). Total disturbed area.

Retention provided for entire developed area, including ½ ROW's

26. STORMWATER STORAGE: Please provide the following information for the individual sub-basin: disturbed areas per sub-basin, runoff coefficients and weighted runoff coefficients, NOAA 14 precipitation data for the site location, volume required, volume provided, excess volume provided. Please utilize a table to present this information and discuss the results in the report. utilize shading to denote the disturbed and undisturbed areas by sub basins on a

legible, scaled exhibit. Include the Disturbed, Undisturbed areas exhibit in the report (DSPM CHAPTER 4, Section 4-1.402).

Preliminary NAOS information provided on exhibit prepared by Greey-Pickett.

Disturbed vs undisturbed has no varied impact to the drainage calculations.

27. STORMWATER STORAGE: Please provide and identify drainage easements over all storage basins and washes greater than 50 cfs.

Drainage areas are in easements / tracts.

28. POST DEVELOPMENT SITE MAP: Please provide a Post Development Site Map to identify how the offsite flows are being conveyed through the site. Streets cannot be used convey offsite storm water flows. Historical runoff entry and exit locations must be maintained.

Control points now shown and drainage areas added

29. CONSTRUCTION PHASING: Please update the case drainage report to provide a very detailed discussion on how and when the project will be constructed including the culvert under N. 132nd street. This project cannot be built without that culvert. Within the report please address the responsible parties, specifically: who, what, why, when, where and how the improvements will be constructed. A CLOMR was discussed, but more details need to be provided. Discuss your plan if the CLOMR is not built in the time frame that you desire. The plans and report must represent the CLOMR route or an alternate route to build this project.

There is no culvert proposed under 132nd Street. Access to the site is available from both Jomax Road and Rio Verde Drive. Discussions on Phasing have been added to sections 4.1 & 6.2

30. CONSTRUCTION PHASING: Please update the report to discuss in detail and provide drawings and analysis in the report. State how easements or right of way will be acquired to build the culvert.

See above

31. RIGHT-OF-WAY AND OFF-SITE EASEMENTS: Please update the report to discuss all the offsite easements or right of way that will be needed to build this project.

Archaeology:

32. Please revise the Class III Cultural Resource Survey (SRSF) for Braun 20 as follows:

- a. #4b. Lead Agency – should be “City of Scottsdale,”
- b. #4g. Application Regulations – should be “Scottsdale Revised Code, Chapter 46, Article VI,”
- c. #7a. Address – should be “northwest” not “southwest” of the 132nd Street & Pinnacle Vista Road intersection. The Northland report states Braun parcel is southwest of the intersection of 132nd Street and Pinnacle Vista Road; however, the Maricopa County GIS parcels website shows the Braun parcel, APN 216-77-024C, extending along the western side of 132nd Street, north of its intersection with Pinnacle Vista Road. The legal description for the parcel in the SRSF appears to be correct.

Survey and Plat Review:

33. Assurances shall be in place prior to the recordation of the subdivision plat (DSPM Section 3):
- a. With the preliminary plat application, the owner will be required to execute an agreement with the City to construct the public improvements, and provide to the City

a cash deposit, letter of credit, or bond for constructing the public improvements (SRC Section 47-23).

Isn't this typically done as part of the final plat and improvement plan review?

- b. With the preliminary plat application, the owner shall construct, at its expense, the public improvements required by the City for approval of any land division. All construction shall comply with approved improvement plans, and all other applicable statutes, rules, regulations, ordinances, plans and policies (SRC Section 48-4 and Ordinance No. 3743, § 1, 9-21-07).

I believe there is a mistake in this item. Improvements cannot be constructed until the Construction plans are approved which cannot happen until after the Preliminary Plat is approved which occurs after it application is submitted.

- c. Review of the aerial photograph in LIS and the Easement Layer in LIS indicates that the existing drainage easement needs to be revised so that is located over the existing desert wash that crosses the property. Revise the proposed lot layout accordingly (Scottsdale Sensitive Design Principle 3, the Dynamite Foothills Character Area Plan Goal 1, and DSPM Section 2-2.200 - Drainage Planning.

This easement was dedicated as part of the CLOMR process for Reata Ranch. It has been coordinated with the Flood Plain Mitigation improvements that are to be built, not the existing wash.

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:

Circulation:

34. Please update the site plan, and associated graphic materials, to provide paved access to the proposed subdivision lots. Please provide a minimum 22 feet of paved asphalt, with thickened edge, from the site to E. Rio Verde Road.

Goal 1, Strategy 2 of the Dynamite Foothills Character Area Plan encourages stabilized dirt roads. Regardless, this is a stipulation if staff truly feels this road should be paved.

35. Please update the site plan, and associated graphic materials, to provide and identify the safety triangles at the intersections of the internal streets with 132nd Street. Dedicate sight distance easements over these triangles. DSPM Sec. 5-3.119D; Fig. 5.3-27

This application is for a Density Incentive. Sight Distance Triangles are not relevant at this stage. However, we have indicated on the Site Plan the likely location of the Sight Distance Triangles.

36. Please update the project narrative, and associated graphic materials, to acknowledge that the trail shown on site plan will need to be constructed in the right-of way and have a minimum width of 8 feet. The 8-foot trail tread shall be constructed of one-quarter minus decomposed granite with, a color of Madison Gold (or similar) wetted and compacted to a 4-inch depth. DSPM Section 8-3-202 – Secondary Trails). Please acknowledge that trail shall be maintained by the HOA.

There is no trail is proposed

37. Please update the project narrative, and associated graphic materials, to acknowledge that all internal sidewalks will need to be 6 feet in width (DSPM Section 2-1.808).

Refer to the cross-sections in item 16. None of the recommended cross-sections have sidewalks. Internal streets shall not provide sidewalks per local residential street section (NAOS) as identified in DS&PM.

Engineering Design:

38. The owner will be required to install water mains along the entire length of the property line frontages of the property being developed (DSPM Section 6).

This is premature. The Water Basis of Design Report which will be part of the Preliminary Plat application will determine pipe line needs. There is already plans by Reata Ranch to build a 12-inch water line in 132nd Street.

39. The owner will be required to install sewer mains along all frontages (DSPM Section 7).

There is no sewer available to this project

40. As per the probable requirement mentioned above, half-street construction consists of a minimum 24-foot-wide pavement section, for local-collector. Please update the graphic to provide a design to the full cross-section of the street delineating the portion to be constructed in the future. The half-street construction shall provide adequate transitions and tapers.

Not necessary at this stage. stipulate

41. Flag lots should not be used regularly in the layout of subdivision (DSPM Section 2).

Understood, however, the use of flag lots is much more common in the Environmentally Sensitive Lands area due to terrain and natural features such as washes, rock formations and protected vegetation. The use of flag lots help to achieve a site plan which is more sensitive to the natural surroundings. They help to reduce the physical impact of providing access to lots in sensitive areas.

42. Sight Distance and intersection safety triangles are required to be dedicated at all intersections (DSPM Section 5).

Stipulate

Considerations

The following considerations have been identified in the first review of this application. While these considerations are not critical to scheduling the application for public hearing, they may improve the quality and may reduce the delays in obtaining a decision regarding the proposed development. Please consider addressing the following:

Zoning:

43. The project narrative and site plan propose amending the R1-70 side yard development standard from thirty (30 ft.) feet to twenty-two-point-five (22.5 ft.) feet. In-field reviews of 0.5-foot increment setbacks are difficult to analyze, please consider amending the proposed required side yard setback to twenty-three (23 ft.) feet.

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:

2001 General Plan Analysis:

44. Please submit a revised Project Narrative that includes an explanation on how the proposed amendment is consistent with the goals and objectives set forth in the General Plan and Character Area Plan, as applicable.

Narrative has been revised

45. Please amend all Natural Area Open Space requirements references in the supplied narrative and any associated graphical exhibits to be calculated by gross acreage and not net. For your reference, the interpretation can be found here:

<http://www.scottsdaleaz.gov/Assets/ScottsdaleAZ/Codes+and+Ordinances/CalculateReqNAOS.pdf>.

Completed

46. The submitted title report identifies Documents No. 84-42067 which is an easement for ingress, egress, and public utilities; this is not a valid recording number that identifies the location of the stated easement. This same easement reference is shown on the submitted ALTA but, the general notes on the ALTA do not correctly cite the referenced title report effective date of 8/18/2017. It appears that this easement could impact the design of the site and the benefit of the additional NAOS and should be considered prior to moving forward; this easement does not show up on the City maps.

The Document No. is correct. Contained in the Joint Tenancy Deed is an easement over the south 20-feet of this parcel for ingress, egress and public utilities. A highlighted copy will be included with the updated ALTA.

Transportation:

47. Please update the site plan, and associated graphic materials, to identify the internal street names on the site plan.

Premature. Street names have not been assigned. This will take place during the Preliminary Plat review

Survey and Final Plat:

48. Provide a legal description with the area value & closure calculations that is prepared by a Registered Land Surveyor.

Provided

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

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

The Planning & Development Services Division has had this application in review for 32 Staff Review Days since the application was determined to be administratively complete.

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

If you have any questions, or need further assistance please contact me at 480-312-7849 or at jmurillo@scottsdaleAZ.gov.

Sincerely,

Jesus Murillo
Senior Planner

cc: ROBERT BRAUN
3625 E MEADOW BROOK AVE
PHOENIX, AZ 85018
602-955-4464
BRAUN.BOB@GMAIL.COM

ATTACHMENT A
Resubmittal Checklist

Case Number: **14-ZN-2017**

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

- ☒ One copy: COVER LETTER – Respond to all the issues identified in the 1st Review Comment Letter
- ☒ One copy: Revised CD of submittal (DWG or DWF format only)
- ☒ One copy: Revised Narrative for Project
- ☒ One copy: Results of Alta Survey
- ☒ Two copies of the Revised Trip Generation Comparison

☒ Site Plan/Preliminary Plat:

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

☒ NAOS Plan:

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

☒ Revegetation Site Plan & Techniques

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

☒ Cuts & Fills Site Plan (if proposed cuts/fills over 6 feet)

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

☒ Scenic or Vista Corridor Plan

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

☒ Other Supplemental Materials:

Technical Reports:

- ☒ 2 copies of Revised Drainage Report:
- ☒ 3 copies of Revised Water Design Report:
- ☒ 3 copies of Revised Waste Water Design Report:

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



Planning and Development Services Division

7447 East Indian School Road
Scottsdale, Arizona 85251

Date:

9/1/17

Contact Name:

Dave Gulino

Firm Name:

Land Development Services

Address:

7525 E. Camelback Rd.

City, State, Zip:

SCOTTSDALE, AZ 85251

RE: Application Accepted for Review.

955-PA-2016

Dear

Mr. Gulino

It has been determined that your Development Application for

Brann 20

has been accepted for review.

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

Sincerely,

Name:

Jesus Marillo

Title:

Sr. Planner

Phone Number:

(480) 312-7849

Email Address:

jmarillo

@ScottsdaleAZ.gov

14-ZN-2017
9/1/2017



Planning and Development Services Division

7447 East Indian School Road
Scottsdale, Arizona 85251

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

RE: Minimal Submittal Comments

_____ - PA - _____

Dear _____:

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

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

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

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

Sincerely,

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



January 11, 2019

Jesus Murillo, Senior Planner
City of Scottsdale
7447 East Indian School Road
Scottsdale, AZ 85251

Re: 14-ZN-2017- Braun 20

Mr. Murillo-

The following are the response to the City 3rd review comments for the subject case.

1. Page 9 of the narrative provided in the third submittal incorrectly states that Pinnacle Vista is not a Desert Scenic Roadway. Please correct this statement with a resubmittal and identify this easement to shown as a Desert Scenic Roadway on your Scenic Corridor Exhibit.
 - a. Case 1-GP-2004 identified Scenic Roadway Designations as part of the 2001 General Plan; Specifically, a third level of "Desert Scenic Roadways" was incorporated. Desert Scenic Roadways are the one-mile and half mile roads within the Environmentally Sensitive Lands Overlay district that are not already designated as a Scenic Corridor or Buffered Roadway - East Pinnacle Vista Drive qualifies as a Desert Scenic Roadway. With a resubmittal, please provide a Desert Scenic Roadways graphic outling those areas proposed as being dedicated as part of this policy which identifies a 60' setback from the back of the ultimate street improvement for East Pinnacle Vista Drive.

THE NARRATIVE HAS BEEN CORRECTED AS WELL AS THE GRAPHICS.

2. Please reference Attachments "B" and "C" for zoning ordinance comments.

COMMENTS HAVE BEEN ADDRESSED AND CORRECTIONS MADE TO THE NAOS & SCENIC CORRIDOR PLANS
3. with this application, the owner will likely be stipulated to provide the following right of way dedications and improvement requirements as part of the preliminary plat application:
 - a. Dedicate a minimum 25-foot wide, fee title, right of way along N. 132nd street frontage (figure 5.3-16,5.3-16. Scottsdale revised code section 47-10)
 - b. Improve N 132nd street along the site frontage to the Rural / ESL local collector street standards (figure 5.3-16 Scottsdale Revised Code Section 47-21 and 47-22)

STIPULATE

14-ZN-2017
01/11/2019

PLEASE SEE SEG COMMENT TRACKING LOG FOR COMMENTS 4 & 5

6. Please update the project narrative, and associated graphic materials, to acknowledge that the trail shown on site plan will need to be constructed in the right of way and have a minimum width of 8 feet. The 8-foot trail tread shall be constructed of one quarter minus decomposed granite with a color of Madison Gold (or similar) wetted and compacted to a 4-inch depth. DSPM Section 8-3-202- secondary trails. Please acknowledge that the trail shall be maintained by the HOA.

THERE IS NOT A TRAIL SHOWN OR PROPOSED ON THE SITE PLAN

7. Per DSPM 6-1.405 a certified/ witnessed fire hydrant flow test is required to be submitted for all commercial projects. Include the certified/ witnessed fire hydrant flow test in the final BOD. Refer to guidance within DSPM and Scottsdale Fire (NFPA interpretations and hydrant flow test information) refer to Scottsdale code and ordinances page.

NOTE THAT THE PRELIMINARY WATER CAPACITY REPORT HAS BEEN ACCEPTED BY THE WATER RESOURCE DEPARTMENT. IN ADDITION, THIS IS NOT A COMMERCIAL PROJECT. A HYDRANT FLOW TEST CAN BE PERFORMED AND INCLUDED WITH THE FINAL WATER BASIS OF DESIGN REPORT THAT WILL BE SUBMITTED WITH THE PRELIMINARY PLAT APPLICATION.

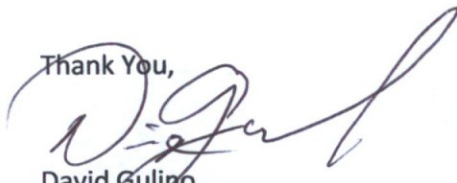
8. Dry sanitary sewer lines are required to be installed within the subdivision per DSPM Sec.7-1.400.

NOTE THAT THE PRELIMINARY SEWER CAPACITY REPORT HAS BEEN ACCEPTED BY THE WATER RESOURCE DEPARTMENT. PLEASE REFERENCE THE ACCEPTED REPORT FOR ALL PROPOSED AND REQUIRED IMPROVEMENTS

9. Sewer line extensions are required along the property's frontages North 132nd street and East Pinnacle Vista Drive per SRC Sec 49-219 and DSPM Sec 7-1.400. However, per SRC Sec. 49-225, the city has determined that construction of such sewer line extensions would not be practical during the subdivision development/improvements and the city will collect an in- lieu payment for compliance with an extension requirement at a current cost of sewer line construction projects including appropriate design, construction, construction administrations and inspection fees.

SEE RESPONSE TO ITEM #8 ABOVE

Thank You,



David Gulino
Land Development Services, LLC
(602) 330-5252



COMMENT TRACKING LOG

"LEED®ing and Developing Smart Projects"

CLIENT:	Land Development Services	DATE:	9/11/2018
PROJECT:	Braun	REFERENCE:	COS Review dated June 28, 2018 14-ZN-2017

No.	Sheet No.	Reviewer	COMMENT	Responsible Party	RESPONSE
The following comments are from: City of Scottsdale				Don Gerkin Prelim Drainage Report comments dated 06.25.18	
1	Cov	DG	Please address the 2nd case review comments ; dated 1/18/18. Please provide a response letter stating how you answered all the case drainage review comments.	SEG	Comments have been adjusted. Refer to this comment tracking log for modification detail.
2	Cov	DG	The 4th review will not be accepted/ reviewed without a response letter from the engineer.	SEG	The new preliminary grading and drainage plan has shown the grading of lots doesn't affect the undisturbed NAOS. The runoff is now conveying through culverts under the road. Different colors are used to shade Disturbed and undisturbed NAOS, refer to HEC-RAS model. Existing and proposed FEMA are showing in Figure 2. Discussion of detention basins has been provided. pre and post development flowrate has been provided.
The following comments are from: City of Scottsdale				C.O.S Review Letter: JUNE 28, 2018	
1	Pg.1	JM	Page 9 of the narrative provided in the third submittal incorrectly states that Pinnacle Vista is not a Desert Scenic Roadway. Please correct this statement with a resubmittal and identify this easement to shown as a Desert Scenic Roadway on your Scenic Corridor Exhibit.	LDS	See response letter 14-ZN-2017 01/11/2019

1a	Pg. 1	JM	Case 1-GP-2004 identified Scenic Roadway Designations as part of the 2001 General Plan; specifically a third level of "Desert Scenic Roadways" was incorporated. Desert Scenic Roadways are the one-mile and half mile roads within the Environmentally Sensitive Lands Overlay district that are not already designated as a Scenic Corridor or Buffered Roadway - East Pinnacle Vista Drive qualifies as a Desert Scenic Roadway. With a resubmittal, please provide a Desert Scenic Roadways graphic outling those areas proposed as being dedicated as part of this policy which identifies a 60' setback from the back of the ultimate street improvement for East Pinnacle Vista Drive.	LDS/GP	See response letter
2	Pg. 2	JM	Please reference Attachments "B" and "C" for zoning ordinance comments.	ALL	Noted

3	Pg. 2	JM	<p>with this application, the owner will likely be stipulated to provide the following right of way dedications and improvement requirements as part of the preliminary plat application.</p> <p>A: Dedicate a minimum 25 foot wide, fee title, right of way along N. 132nd street frontage,(figure 5.3-16,5.3-16. Scottsdale revised code section 47-10)</p> <p>B: Improve N.132nd street along the site frontage to the Rural / ESL local collector street standards(figure 5.3-16.Scottsdale Revised Code Section 47-21 and 47-22)</p>	LDS	Dedications shown. Street improvement section shown as Figure 5
4	Pg. 2	DG	Please submit two copies of the revised drainage report with the original red lined copy of the report to me with the rest of the resubmittal material identified in Attachment A	SEG	Two copies of revised drainage report provided with original red lined copy.
5	Pg. 2	DG	Provide a written response to each item listed below. State how the issue was addressed/ solved and provide the section and page number in the report where the answers are located. Submit one copy of the revised drainage report, the previous drainage report and a response letter. If a response letter is not provided the drainage report will be returned without a review.	SEG	Noted

5a	Pg. 2	DG	<p>The lot layout for this subdivision does not work and has major conflicts with the requirements for undisturbed NAOS due to the extensive grading required to realign and construct new drainage channels on site. The first review comments required you to show the disturbed and undisturbed NAOS areas on the post development site plan so we can determine if undisturbed NAOS areas will be affected by diverting stormwater flowlines. The post development grading and drainage plan must be a very detailed plan and show the new grading contours required to realign ALL the on site washes. The grading contours are necessary because it affects the lot layout you are proposing. Streets are not allowed to be used to convey runoff from washes. You must clearly show the disturbed and undisturbed NAOS areas on the post development site plan. Use different shading colors to denote disturbed and undisturbed NAOS. Show the existing FEMA flood zones and the proposed FEMA Flood Zones. Provide a table showing the required NAOS dedications areas per lot and subdivision.</p>	LDS/SEG	<p>The new preliminary grading and drainage plan has shown the grading of lots doesn't affect the undisturbed NAOS. The runoff is now conveying through culverts under the road. Different colors are used to shade Disturbed and undisturbed NAOS, refer to HEC-RAS model. Existing and proposed FEMA are showing in Figure 2. Discussion of detention basins has been provided. pre and post development flowrate has been provided.</p>
5b	Pg. 2	DG	<p>Please see Hydraulic Chart in Package and revise</p>	SEG	<p>Crossing works for 100-yr event</p>

5c	Pg. 3	DG	CLOMR/LOMR: Prior to the issuance of any building permit for this subdivision, the applicant must obtain an approved CLOMR/LOMR from FEMA since you are changing the boundaries of an AE flood zone. Discuss in detail how you plan to accomplish this. Provide a timeline of activity. Discuss who, what, when, where and how it will be accomplished. You must provide your own hydro logic and hydraulic modeling. If you plan to wait for another engineer's CLOMR/LOMR approval before you begin work, then you must state this and provide all the relevant information about their CLOMR/LOMR submittal, such Developer, Engineer, current status of LOMR approval, CLOMR/LOMR project schedule.	SEG	CLOMR has been approved by City of Scottsdale (Ashley Couch) and FCDMC. See Appendix VI An addendum to the CLOMR will be prepared and submitted with the Preliminary Plat application that addresses the construction of the Floodplain on this property should it proceed prior to the Reata Ranch project.
5d	Pg. 3	DG	Discuss in detail the right of way requirements needed to complete the LOMR and the improvements to 132nd Street. Show the City street classification and cross section.	SEG	Road improvements discussed in Section 2.4. Required road section is provided as Figure. 5
5e	Pg. 3	DG	Provide a very detailed hydraulic analysis for the channelized crossing of 132nd street.	SEG	Crossing options discussed in Section 3.3. Possible Low Flow Crossing calculated in Appendix II. Box culvert crossing calculated by HEC-RAS.

5f	Pg. 3	DG	Provide and show the on lot grading contours and private drainage easements needed to convey stormwater runoff from lot to lot and to the retention basin on the post development plan, show existing and proposed FEMA flood zones, show NAOS disturbed and undisturbed.	SEG	grading / contours provided. All lots will ultimately drain to retention basins along 132nd street
5g	Pg. 3	DG	Show and discuss how the retention basins are draining. Provide the drain times for each basin. Label the basins. Show the basin required volumes, provided volumes, basin bottom elevation, top of basin elevation and high water level.	SEG	Drain time requirements discussed in Section 4.1. Actual drain time calculations will be provided in subsequent case submittals with detailed drain options determined.
5h	Pg. 3	DG	The pre vs post development flowrates must show the Q10 and Q100 for both pre and post development.	SEG	Pre / Post shown on all exhibits
5i	Pg. 3	DG	Show and discuss the roadway dedication and construction requirements for 132nd Street. Provide cross sections. Are you building half the street or whole street section? Show 132nd street in profile and label all the crossings where the pre and post flowrates flow through the roadway.	SEG	Road improvements discussed in Section 2.4. Required road section is provided as Figure. 5
5j	Pg. 4	DG	The information requested for the drainage review is the minimum due to the complexity of this project. More review comments will be generated after the information you provide is received.	SEG	Noted

5k	Pg. 4	DG	Show the existing and proposed FEMA flood zones on all the exhibits. Use different color lines and different line weights to differentiate between the flood zones.		Existing vs Proposed flood zones shown on all exhibits.
5l	Pg. 4	DG	All exhibits shall be 24 inch x 36 inch.	SEG/GP	Noted
6	Pg. 4	JM	Please update the project narrative, and associated graphic materials, to acknowledge that the trail shown on site plan will need to be constructed in the right of way and have a minimum width of 8 feet. The 8 foot trail tread shall be constructed of one quarter minus decomposed granite with a color of madison gold(or similar) wetted and compacted to a 4 inch depth. DSPM Section 8-3-202- secondary trails. Please acknowledge that the trail shall be maintained by the HOA.	LDS	See Response letter
7	Pg. 4	JM	PER dspm 6-1.405 a certified/ witnessed fire hydrant flow test is required to be submitted for all commerical projects. Include the certified/ witnessed fire hydrant flow test in the final BOD. Refer to guidance within DSPM and Scottsdale Fire (NFPA interpretations and hydrant flow test information) refer to Scottsdale code and ordinances page.	SEG	This is not a commercial project. If necessary a hydrant flow test can be preformed and provided with the final BOD during the preliminary plat application or final plan submittal.

8	Pg. 4	JM	Dry sanitary sewer lines are required to be installed within the subdivision per DSPM Sec.7-1.400.	SEG	Response Letter
9	Pg. 4	JM	Sewer line extensions are required along the property's frontages North 132nd street and East Pinnacle Vista Drive per SRC Sec 49-219 and DSMP Sec 7-1.400. However per SRC Sec. 49-225, the city has determined that construction of such sewer line extensions would not be practical during the subdivision development/improvements and the city will collect an in- lieu payment for compliance with an extension requirement at a current cost of sewer line construction projects including appropriate design, construction, construction administrations and inspection fees.	SEG	See Response letter

The following comments are from: City Of Scottsdale

Attachment "B"

1	Pg.7	JM	Please still identify the min 50' scenic corridor setback	GP	
2	Pg.7	JM	Please have the desert scenic buffer setback easement follow the line as shown (following the setbacks)	GP	
3	Pg.7	JM	please identify the setback a bolder line weight.	GP	
4	Pg.7	JM	not required to be shown on this graphic (referring to 60' No Building Easement).	GP	

The following comments are from: City Of Scottsdale				Attachment "C"	
1	Pg.8	JM	Please include these highlighted areas in the no building area widths"setbacks" area. We can clarify what this means by a note.	GP	
2	Pg.8	JM	This red area should be green as part of scenic corridor easement.	GP	
3	Pg.8	JM	please include these green areas in the scenic corridor green area.	GP	
The following comments are from:					