



Correspondence Between Staff and Applicant

Approval Letter

Mike Edwards

From: Mike Edwards
Sent: Tuesday, July 30, 2019 9:31 AM
To: Mike Edwards
Subject: One Scottsdale 13-PA-2019: archaeological resources email from Steve Venker.

From: Venker, Steve <JVenker@Scottsdaleaz.gov>
Sent: Monday, July 29, 2019 5:14 PM
To: Niederer, Keith <KNiederer@Scottsdaleaz.gov>
Subject: RE: Arch. Report for One Scottsdale Unit 3

Hi Keith,

Based on Scottsdale Revised Code, Chapter 46, Article VI, Protection of Archaeological Resources, Section 46-132 - Surveys of archaeological sites and exemptions, this development proposal will be exempt from the requirement to provide an archaeological resources survey and report. Regardless of the exemption, any development on the property is subject to the requirements of Scottsdale Revised Code, Chapter 46, Article VI, Protection of Archaeological Resources, Section 46-134 - Discoveries of archaeological resources during construction.

Thank you.

Steve Venker
City Archaeologist

From: Niederer, Keith <KNiederer@Scottsdaleaz.gov>
Sent: Monday, July 29, 2019 4:45 PM
To: Venker, Steve <JVenker@Scottsdaleaz.gov>
Subject: Arch. Report for One Scottsdale Unit 3

Hi Steve,

Can you please check and see if we have an archeological report on file for APN 215-05-010?

DMB is submitting a DRB case for a Hilton Hone 2 Suites, and want to submit without the report.

Thanks,

Keith Niederer
Senior Planner
City of Scottsdale, AZ
480-312-2953
Get informed!
Subscribe to [Scottsdale P & Z](#) Link newsletter

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DEDICATION

STATE OF ARIZONA }
COUNTY OF MARICOPA }SS

RKCCLL INVESTMENTS LLC, AN ARIZONA LIMITED LIABILITY COMPANY, BDCCLL INVESTMENTS LLC, AN ARIZONA LIMITED LIABILITY COMPANY, CFCCLL INVESTMENTS LLC, AN ARIZONA LIMITED LIABILITY COMPANY AND SMCCLL INVESTMENTS LLC, AN ARIZONA LIMITED LIABILITY COMPANY, HEREBY SUBMIT THE FOLLOWING PRELIMINARY PLAT OF LOT 3 OF SECTION 26, T.4N, R.4E, S.26

PER THE DESIGN STANDARDS & POLICIES MANUAL CHAPTER 3

The PP must contain, or be accompanied by a concept plan that shows the following information:

- A. **Site Plan**
- The topography of the area to be subdivided under pre-development conditions. The portrayal of the topography must extend at least 150 feet outside the boundaries of the proposed subdivision. Use contour lines with the contour intervals listed below:
 - Outside of the geographic part of COS planned for the ESL zoning district (ESL area): 1-foot interval.
 - Within ESL areas: 2-foot intervals or at appropriate intervals as determined by the Planning and Development Services General Manager's designee.
 - Within Hillside District (HD) areas: 2-foot intervals.
 - Within Hillside Conservation areas: 10-foot intervals.
 - The location and size of all existing easements, rights-of-way and man-made structures or facilities within the boundary of the proposed subdivision and within 150 feet outside the boundaries of the proposed subdivision.
 - All lots, tracts, easements and public rights-of-way planned within the subdivision. Number all lots sequentially and identify all tracts by letter; provide dimensions to indicate the sizes of all lots and tracts. Show required setback lines and proposed construction envelopes (if used or required).
 - Statements describing the existing zoning, gross subdivision area in acres, number of lots, minimum lot size and average lot size. Designate all areas within the plat boundaries not occupied by lots or public streets as tracts. A table is required on the plat showing all lot and tract areas. Each tract, lot, easement and public right-of-way must have a note indicating its approximate area, the planned use and improvement, and the agency responsible for maintenance.
 - Private streets will be dedicated within tracts. A note on the plat will state that the property owners' association is responsible for ownership, operation, maintenance, and liability of the tracts, including maintenance of all appurtenances, i.e. streetlights, signs, landscape, etc.
 - Propose street names based on Maricopa Association of Governments (MAG) adopted convention and policy, subject to city staff approval.
 - If the subdivision has or requires a property owners' association, indicate this on the plat with an appropriate statement as it relates to the responsibilities and requirements as outlined in the CC & Rs – such as the ownership and maintenance of all tracts and private infrastructure.
 - Show proposed locations of multi-use public path/trail easements within the plat boundaries and the connections to existing and proposed path/trail easements. These locations must conform to the city's approved master plan.

TITLE: _____

DATED THIS _____ DAY OF _____, 20____
GRANTOR: SMCCLL INVESTMENTS LLC, AN ARIZONA LIMITED LIABILITY COMPANY

BY: _____

TITLE: _____

ACKNOWLEDGMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA }SS

THIS DOCUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____.

BY _____ FOR AND ON BEHALF OF RKCCLL INVESTMENTS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY.

NOTARY PUBLIC: _____ MY COMMISSION EXPIRES: _____

BDCCLL INVESTMENTS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY

BY: _____

ITS: _____

ACKNOWLEDGMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA }SS

THIS DOCUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____.

BY _____ FOR AND ON BEHALF OF BDCCLL INVESTMENTS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY.

NOTARY PUBLIC: _____ MY COMMISSION EXPIRES: _____

CFCCLL INVESTMENTS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY

BY: _____

ITS: _____

- Should be large enough to build a house comparable to others within the subdivision.
 - May have public utility easements (PUE) adjacent to the property line in the front yard as well as the yard facing the side street. Fences and walls and other above ground non-utility structures should be located outside of the easement. These easements are private and are not dedicated to the city.
 - May need to be larger if they have drainage easements or are located: (i) on adverse terrain, (ii) where substantial cuts or fills occur or (iii) along subdivision perimeters with street frontage.
 - Shall conform to Section 2-1.1000 and the [Zoning Ordinance](#).
- A native plant submittal for all property containing protected native plant material as identified in Scottsdale Revised Code (SRC) Section 46-105. See the Zoning Ordinance.
 - Show Natural Area Open Space (NAOS) as required by the Zoning Ordinance for projects subject to Environmentally Sensitive Lands (ESL) requirements. All exempted Hillside District projects shall provide NAOS in accordance with sections 6.1023 and 6.1060 of the [Zoning Ordinance](#).
 - NAOS shall be dedicated as an easement or within a common area tract.
 - NAOS may be dedicated on the final plat; dedicated at the time of custom lot site plan development; or a combination of both.
 - NAOS dedicated as an easement within a common area tract must be maintained by a property owners' association.
 - If the developer intends to have one recorded plat for the entire subdivision, but plans to construct the improvements in phases, the improvement plans for the entire subdivision are subject to city approval before construction may be phased. The improvement plans for each phase shall indicate any temporary cul-de-sacs, infrastructure lines and valves, etc., and are subject to city approval.
- B. **Drainage**
- Show the street drainage pattern and direction by arrows and indicate those points where concentrated flow is added or removed from the street.
 - Indicate by arrows the location, direction and amount of flow of all-natural washes and existing or planned man-made drainage channels which flow through, are adjacent to or begin within the proposed subdivision.
 - Identify areas to be used for surface drainage, storm drainage retention or detention. Sufficient dimensions and other information must be provided to describe the size of the area, the approximate depth and the slope of the sides. These areas will be identified as tracts, which will be owned and maintained by a property owners' association. The developer will dedicate drainage easements over these tracts to the City.
 - Indicate surface drainage easements which are not in tracts. These easements shall be dedicated to the City but shall be maintained by the property owner(s).
 - Submit supporting hydrologic and hydraulic calculations with the PP to demonstrate that the easement or tract set aside for drainage is of sufficient

width to carry the peak 100-year flow without endangering life or property outside the easement or tract.

C. **Utilities**

- Show the proposed layout of water and sewer lines for the subdivision. Indicate the size of the lines and direction of flow.
- All other utility easements are private from the association to the utility companies.

AT PARCEL 1 OF ONE SCOTTSDALE, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 1115 OF MAPS, PAGE 41.

ACKNOWLEDGMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA }SS

THIS DOCUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____.

BY _____ FOR AND ON BEHALF OF CFCCLL INVESTMENTS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY.

NOTARY PUBLIC: _____ MY COMMISSION EXPIRES: _____

SMCCLL INVESTMENTS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY

BY: _____

ITS: _____

ACKNOWLEDGMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA }SS

THIS DOCUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____.

BY _____ FOR AND ON BEHALF OF SMCCLL INVESTMENTS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY.

NOTARY PUBLIC: _____ MY COMMISSION EXPIRES: _____

RKCCLL INVESTMENTS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY

BY: _____

ITS: _____

PRELIMINARY PLAT
ONE SCOTTSDALE LOT 3

A REPLAT OF LOT 3 OF PARCEL 1 OF ONE SCOTTSDALE, ACCORDING TO BOOK 1115 OF MAPS, PAGE 41, RECORDS OF MARICOPA COUNTY, ARIZONA.

OWNERS.

SHOW ON THE PRELIMINARY PLAT SITE PLAN THE REFUSE LOCATION. HOW WILL REFUSE BE MANAGED FOR THE SITE, AND WITH EACH PHASE OF THE DEVELOPMENT.

SHOW ON THE SITE PLAN ALL PHASING OF THE DEVELOPMENT. THE PROJECT WILL BE PERMITTED AND CONSTRUCTED BASED UPON THE PHASING AS ESTABLISHED ON THE PRELIMINARY PLAT. SHOW THE WATER AND SEWER MAINS EXISTING, ADJACENT TO THE SITE. SHOW TALL THE PROPOSED WATER AND SEWER MAIN EXTENSION TO SERVE DEVELOPMENT.

SHOW SECTIONS FOR ALL ROADWAYS AND STREET TRACTS, WHAT IS EXISTING AND WHAT IS BEING PROPOSED.

IDENTIFY RIGHTS OF WAYS AND EASEMENTS TO BE DEDICATED TO THE CITY.

IDENTIFY PRIVATE EASEMENT TO BE DEDICATED, EMERGENCY AND SERVICE VEHICLE ACCESS EASEMENTS, CROSS ACCESS EASEMENTS, WATER AND SEWER EASEMENTS, ETC.

RC
A
RU
WK
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RC
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ON
N
NUMBERS, OR THE STREET CENTERLINE MONUMENTS, THE REPLACEMENT RESIDENT SHALL SET WITH HIS/HER IDENTIFYING NUMBER AND A RECORD OF SURVEY PLAT SHALL BE RECORDED IN THE COUNTY RECORDS OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 1115 OF MAPS, PAGE 41.

PERIMETER SUBDIVISION MONUMENTS HAVE BEEN SET WITH 1/2" REBAR AND AFFIXED WITH PLASTIC CAP 3" UNLESS OTHERWISE NOTED.

REVISIONS TO THIS PLAT WITHOUT THE DEVELOPMENT ENGINEERING MANAGER'S APPROVAL.

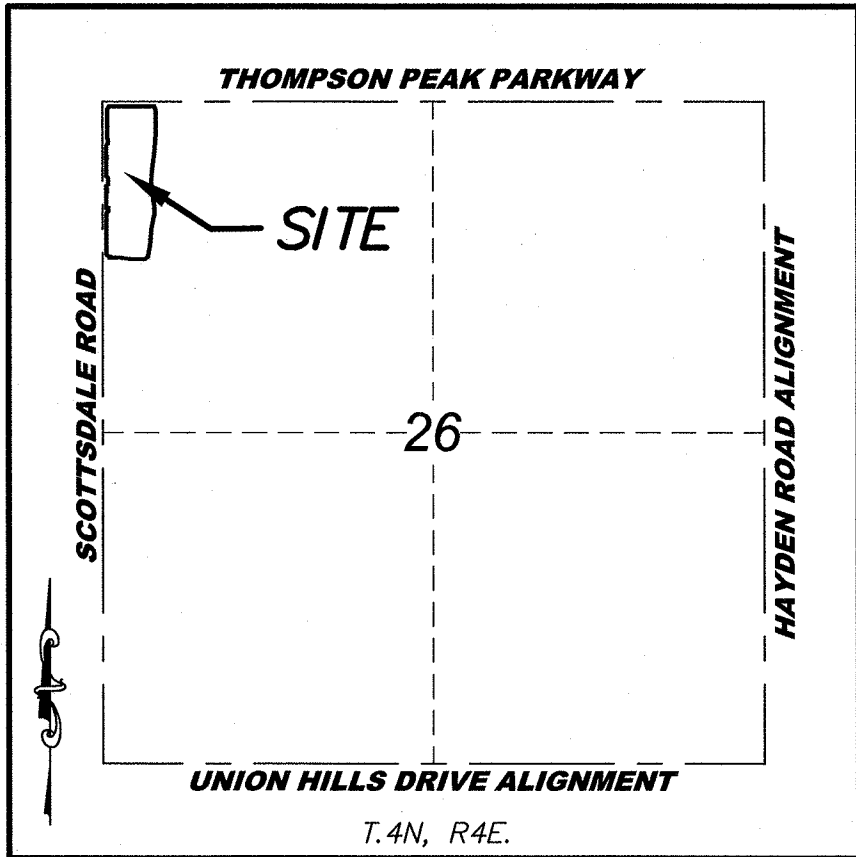
DEVELOPMENT ON THE PROPERTY IS SUBJECT TO THE REQUIREMENTS OF SCOTTSDALE REVISED CODE, ARTICLE VI, SECTION 46-134- DISCOVERIES OF ARCHAEOLOGICAL RESOURCES DURING CONSTRUCTION.

REFERENCE DOCUMENTS

DICATION, WEST 80 ACRES OF SECTION 26, BOOK 431, PAGE 12
WRANTY DEED, DOCUMENT NO. 2007-0757265
FOR ONE SCOTTSDALE, BOOK 971, PAGE 6
DICATION FOR LEGACY BOULEVARD, BOOK 1034, PAGE 5
RCEL 1 OF ONE SCOTTSDALE, BOOK 1115, PAGE 41

PARCEL LEGAL DESCRIPTION

AT PARCEL 1 OF ONE SCOTTSDALE, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 1115 OF MAPS, PAGE 41.



VICINITY MAP

N.T.S.

SHEET NUMBER/INDEX

SHEET 1 COVER SHEET
SHEET 2 BOUNDARY AND LOT DIMENSIONS

ZONING

PRC

FLOOD ZONE

ACCORDING TO THE FLOOD INSURANCE RATE MAP #04013C1320 L, DATED OCTOBER 16, 2013, THIS PROPERTY IS LOCATED IN FLOOD ZONE "AO" WITH A DEPTH OF 1' AND VELOCITY OF 3 FPS.

BASIS OF BEARING

THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 26 AS SHOWN IN BOOK 1115, PAGE 41 MARICOPA COUNTY RECORDS. SAID LINE BEARS SOUTH 89 DEGREES 57 MINUTES 38 SECONDS EAST.

APPROVALS

APPROVED BY THE COUNCIL OF THE CITY OF SCOTTSDALE, ARIZONA THIS THE _____ DAY

OF _____, 20____.

BY: _____
MAYOR

ATTEST BY: _____
CITY CLERK

THIS PLAT HAS BEEN REVIEWED FOR COMPLIANCE WITH THE CITY OF SCOTTSDALE'S DESIGN STANDARDS AND POLICY MANUAL SPECIFICATIONS.

BY: _____ DATE _____
CHIEF DEVELOPMENT OFFICER

THIS SUBDIVISION HAS BEEN REVIEWED FOR COMPLIANCE WITH THE DEVELOPMENT STANDARDS OF THE CITY OF SCOTTSDALE'S DEVELOPMENT REVIEW BOARD (DRB) CASE NO. _____, AND ALL CASE RELATED STIPULATIONS.

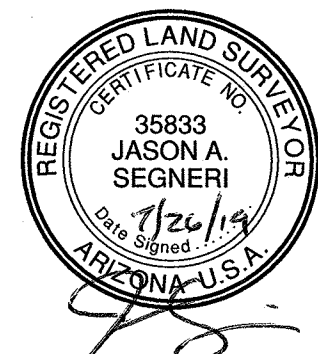
BY: _____ DATE _____
DEVELOPMENT ENGINEERING MANAGER

SURVEYORS CERTIFICATION

THIS IS TO CERTIFY THAT:
I AM A LAND SURVEYOR REGISTERED TO PRACTICE IN ARIZONA
THIS PLAT WAS MADE UNDER MY DIRECTION
THIS PLAT MEETS THE "MINIMUM STANDARDS FOR ARIZONA LAND BOUNDARY SURVEYS"
THE SURVEY AND DIVISION OF THE SUBJECT PROPERTY DESCRIBED AND PLATTED HEREON WERE MADE DURING THE MONTH OF MARCH, 2019
THE SURVEY IS TRUE AND COMPLETE AS SHOWN
ALL MONUMENTS AS SHOWN EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN. SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

JASON A. SEGNERI
ARIZONA REGISTERED LAND SURVEYOR #35833
JASONS@SIGSURVEYAZ.COM

PRELIMINARY PLAT
ONE SCOTTSDALE
SCOTTSDALE, ARIZONA

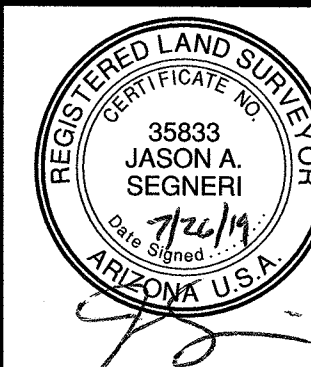


DRAWING NAME:
2015-154 PLAT
JOB NO. 2015-154
DRAWN: JLD
CHECKED: JAS
DATE: 07/22/2019
SCALE: N.T.S.
SHEET: 1 OF 2

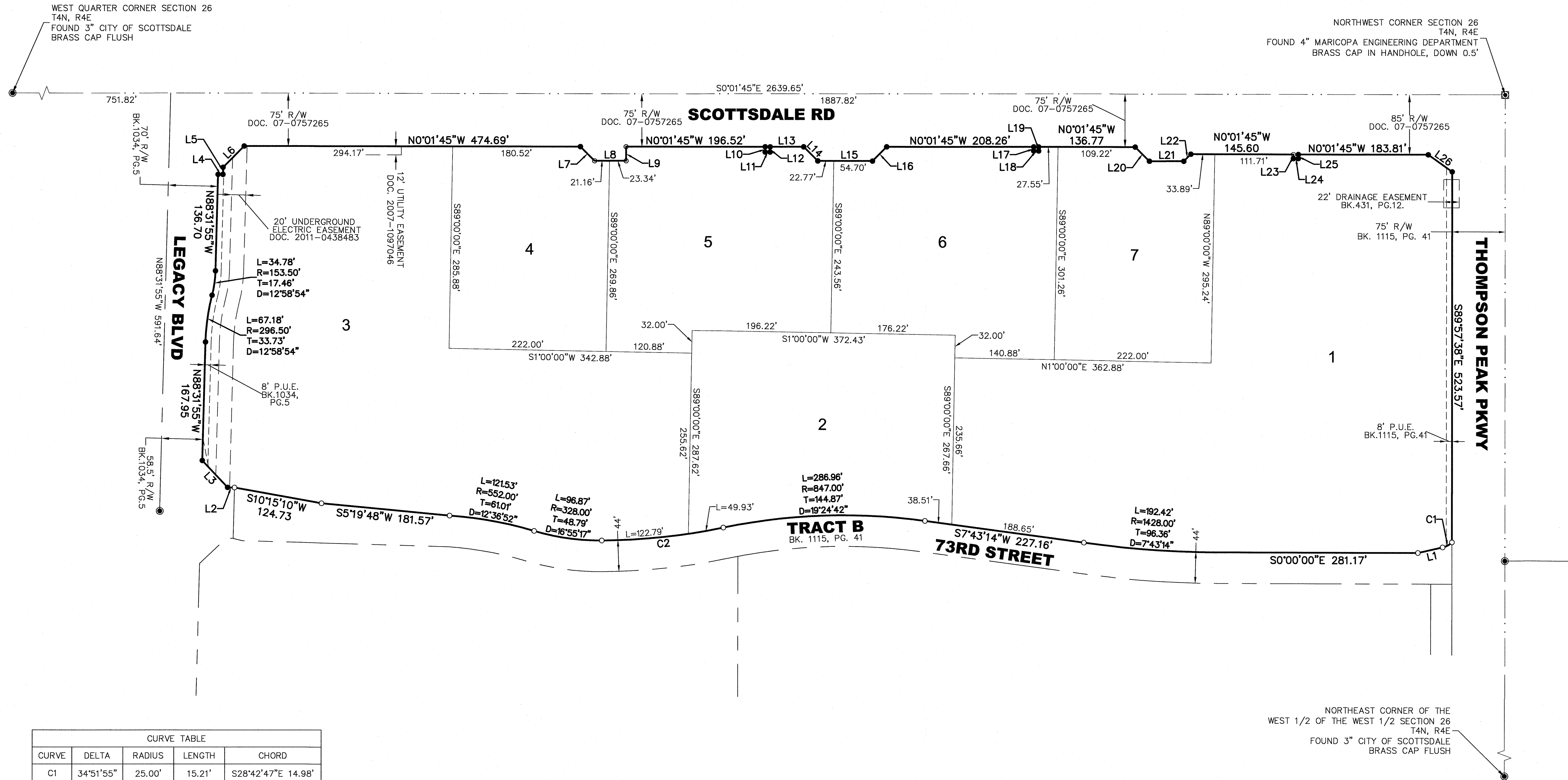
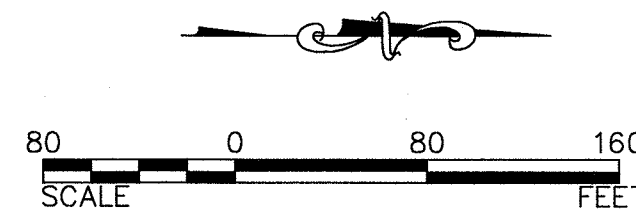
PLAN CHECK NO. _____

**PRELIMINARY PLAT
ONE SCOTTSDALE
SCOTTSDALE, ARIZONA**

PLAN CHECK NO. _____



DRAWING NAME:
2015-154 PLAT
JOB NO. 2015-154
DRAWN: JLD
CHECKED: JAS
DATE: 07/22/2019
SCALE: 1" = 80'
SHEET: 2 OF 2



CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
C1	34°51'55"	25.00'	15.21'	S28°42'47"E 14.98'
C2	11°08'39"	888.00'	172.72'	N6°07'08"W 172.45'

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	S12°51'32"E	35.90'
L2	S1°28'05"W	9.67'
L3	S46°28'05"W	52.08'
L4	N0°01'45"W	6.96'
L5	N89°59'56"W	9.98'
L6	N45°02'02"W	42.45'
L7	N44°58'15"E	28.28'
L8	S0°01'45"E	44.50'
L9	S89°58'15"W	20.00'
L10	N89°58'15"E	7.40'
L11	N0°01'45"W	7.00'
L12	S89°58'15"W	7.40'
L13	N0°01'45"W	47.51'

LINE TABLE		
LINE	DIRECTION	LENGTH
L14	N44°58'15"E	28.28'
L15	S0°01'45"E	77.47'
L16	N45°01'45"W	28.28'
L17	N89°58'15"E	5.70'
L18	N0°01'45"W	7.00'
L19	S89°58'15"W	5.70'
L20	N44°58'15"E	28.28'
L21	N0°01'45"W	48.75'
L22	N45°01'45"W	14.14'
L23	N89°58'15"E	5.70'
L24	N0°01'45"W	7.00'
L25	S89°58'15"W	5.70'
L26	N35°32'37"E	41.59'

LOT AREA TABLE		
LOT #	AREA (SF)	AREA (AC)±
1	283,898	6.52
2	98,879	2.27
3	256,681	5.89
4	63,281	1.45
5	85,364	1.96
6	87,654	2.01
7	65,657	1.51

LEGEND

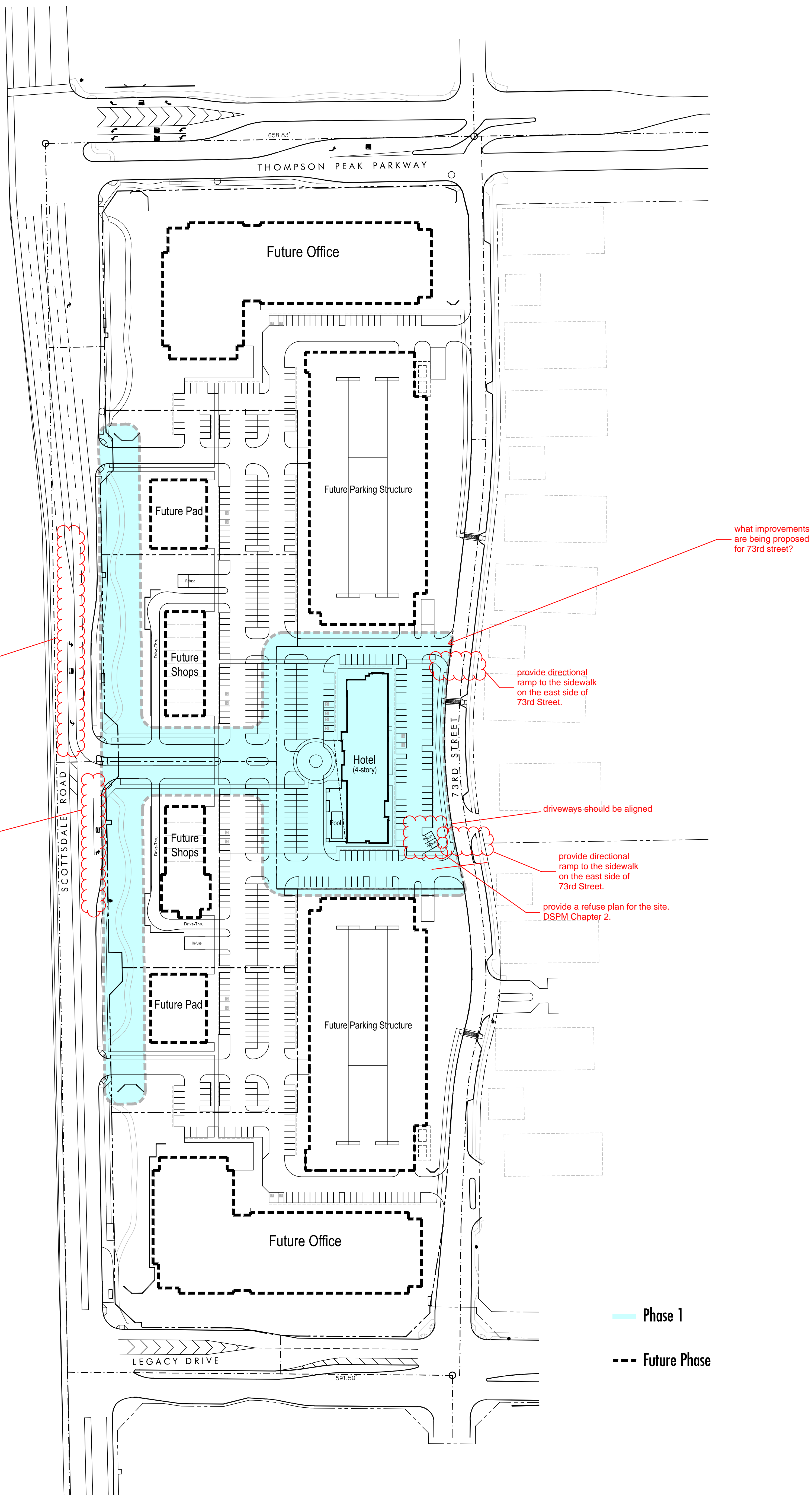
- FOUND BRASS CAP FLUSH
- ⊠ FOUND BRASS CAP IN HANDHOLE
- ⊠ FOUND CHISELED 'X'
- FOUND 1/2" REBAR, RLS#27239
- FOUND 1/2" REBAR, RLS#46118
- SET 1/2" REBAR, RLS#35883
- M.C.R. MARICOPA COUNTY RECORDS
- BK./PG. BOOK & PAGE
- APN ASSESSOR PARCEL NUMBER
- R/W RIGHT OF WAY

BOUNDARY LINE

SECTION LINE

CENTER LINE

ADJACENT BOUNDARY LINE



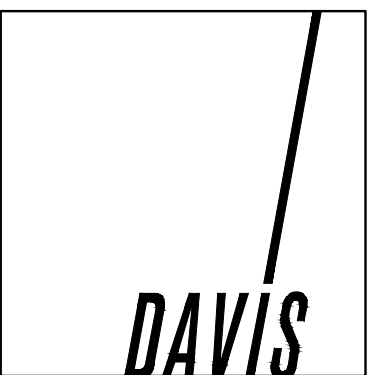
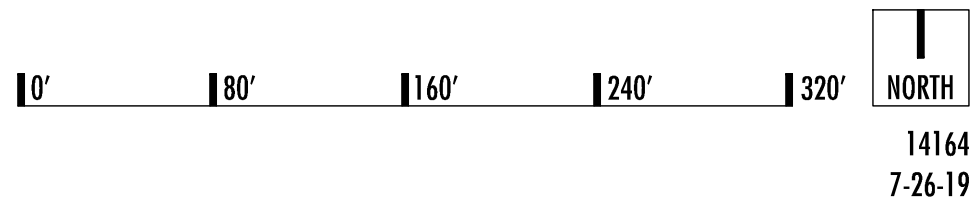
Phase 1

Future Phase

Phasing Plan



ONE SCOTTSDALE- Scottsdale, Arizona



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One Scottsdale
SIG Comments Responses to 1st review

1. Added language to Dedication for additional easements that were requested to be added to Preliminary Plat.
2. Created Sheet 2 that includes Notes, Reference Documents, Parent Parcel Legal Description, Flood Zone & Basis of Bearings.
3. Added additional easements to Sheet 3.

October 7, 2019

Meredith Tessier
City of Scottsdale
7447 E. Indian School Rd
Scottsdale, AZ 85251

RE: 61-DR-2015#2 and 7-PP-2007#3
One Scottsdale Planning Unit III Master Site Plan and Phase I
4P864 (Resubmittal Key Code)

Dear Ms. Tessier:

The following is our responses to the stipulations regarding case number 61-DR-2015#2.

Zoning:

1. According to Case 20-ZN-2002 (Stipulation #1), the developer shall provide a copy of the Master Developer approved distribution request with the Development Review Board application, and within each Development Review Board application, the developer shall include a revised Land Use Budget Accounting Table indicating the number of dwelling units, hotel rooms and/or gross floor area, total number of dwelling units, hotel rooms and/or gross floor area remaining for the overall site. Within the next submittal, please provide a revised land use budget.

Response: A Land Use Budget Tracker is included with the revised submittal. The tracker denotes a portion of the budget assigned with specific parcels. The remaining budget will be assigned with future development.

2. According to Case 20-ZN-2002 (stipulation #4), the developer shall submit a Master Development Plan which includes site plan(s), general dimensions of setbacks, cross sections, and standard details for the following items; Open Space and Buffering, Building Height, Setbacks, Lighting, Landscaping, Drive-thru, Loading and Refuse Areas, and walls. Additionally, please provide a revised Land Use and Circulation plan (Schedule A1), Allowable Building Height plan with site plan overlay and Circulation Plan that graphically depicts the Master Site Plan and Phase I Plan.

Response: Revised Master Development Plan, Master Development Worksheet, and Scenic Corridor / Buffered Setback Worksheet depict general dimensions of building setbacks, open space calcs, buffering, etc. Overlay exhibits are included/will be submitted as requested. These will include the master development proposed with this application over 1) Schedule A1 - Land Use and Circulation, 2) Schedule E - Allowable Building Heights, 3) Schedule F, Circulation and 4) Schedule G - Open Space. A Master Development Plan (BY DAVIS) is included with the revised submittal and include a site plan depicting general dimensions of setbacks, cross sections, and standard details.

Master Site Plan & Phase I Site Plan/Site Design:

3. On a revised Master Site Plan, please demonstrate conformance with accessible parking stall requirements. A minimum of four percent of the provided parking shall be accessible. Please provide calculations (Zoning Ordinance (ZO) Section 9.105.B.4).

Response: Calculations have been provided on the Phase One site plan and the Master Plan. We will prepare detailed site plans for the future phases of the Master Development when those phases are developed.

4. Pursuant to ZO Section 9.105.F., Accessible parking spaces and access aisles shall conform to the Design Standards & Policies Manual, and the following; Minimum accessible parking space width: eleven (11) feet., Access aisle width: five (5) feet. Please revise the Master Site Plan.

Response: Accessible parking spaces conform to the DS&PM. See dimensions added to the Phase One site plan. We will prepare detailed site plans for the future phases of the Master Development when those phases are developed.

5. Accessible covered parking shall be the same percentage as non-accessible covered parking (ZO Section 9.105.K.). Please provide calculations and revise plans accordingly.

Response: Phase One will not have any covered parking provided.

6. Pursuant to ZO Section 9.103.C., one (1) bicycle parking space is required for every ten (10) required vehicular parking spaces. On revised plans, please provide bicycle parking calculations.

Response: Master Development Plan and Phase One site plan have the bicycle parking calculation in the data table. We will prepare detailed site plans for the future phases of the Master Plan when those phases are developed.

7. On a revised site plan, please identify and dimension the 2-foot wide parking stall overhang and increase the sidewalk width to accommodate curbside seating, pedestrian arcades and/or kiosks (ZO Section 9.106.A.1.b. & Planning Units II and III Master Environmental Design Concept Plan-Non-Vehicular Circulation, Figure 17).

Response: As discussed, the Master Development Plan will defer these requirements to the specific DRB cases for the individual office, commercial and parking structures. The hotel site plan will show the 2-foot wide parking stall overhang dimension.

8. On a revised site plan, please identify parking spaces used for delivery or services. Designated spaces shall be provided (ZO Sections 9.201 & 9.103.H.).

Response: We have no dedicated delivery parking spaces.

9. Pursuant to Case 20-ZN-2002 (Amended Development Standards-Front Yard Setbacks), buildings 36 feet or less in height shall be set back a minimum of thirty (30) feet from back of curb and buildings more than 36 feet in height shall be setback from the back of curb and additional one (1) foot for each foot of building height over 36 feet. On a revised Master Site Plan, please identify the building height for the future commercial and office building pads and identify and dimension the required and provided front yard setback.

Response: Building setback dimensions have been provided on the Master Development Plan. See

revised Master Development Plan provided in the DRB resubmittal.

10. Pursuant to Case 20-ZN-2002 (Amended Development Standards), all storage shall be conducted within an enclosed building or within an area contained by a wall or fence as determined by the Development Review Board. On a revised Master Site Plan and Phase I Site plan, please identify storage areas and provide screening details that reference colors and materials.

Response: All of Phase One's storage will be within the building itself.

11. Pursuant to Case 20-ZN-2002 (Stipulation #5), please identify and dimension the required Scenic Corridor along North Scottsdale Road. The scenic corridor width shall be a minimum of forty (40) feet, an average fifty (50) feet wide measured from the back of curb. Please revise the Master Site Plan, and Phase I Site Plan accordingly.

Response: The Scenic Corridor along Scottsdale Road has been identified and dimensioned. See Scenic Corridor Worksheet provided in the DRB resubmittal.

12. Pursuant to Case 20-ZN-2002 (Stipulation #6), please identify and dimension the required Landscape Buffer along the south side of Thompson Peak Parkway, minimum thirty (30) feet and an average forty (40) feet wide, measured from back of curb. Please revise the Master Site Plan, and Phase I Site Plan accordingly.

Response: The landscape buffer along Thompson Peak and Legacy Drive has been identified and dimensioned. See Scenic Corridor Worksheet provided in the DRB resubmittal.

Site walls/fences/screening:

13. Pursuant to Case 20-ZN-2002 (Stipulation A, 2.), the City Council directs the Development Review Board's attention to walls. On a revised Master Site Plan and Phase I Site Plan, please keynote all new walls, fences, screen walls. Please provide wall and fence design details with the next submittal. For architectural design and detail, please refer to Planning Units II and III Master Environmental Design Concept Plan-Walls, Pg. 74.

Response: Phase One wall design details have been provided in the DRB resubmittal. We will prepare wall design details for the future phases of the Master Development when those phases are developed.

Pedestrian and Trails Circulation Plan:

14. Pursuant to Case 20-ZN-2002 (Circulation Stipulation #7), the developer shall submit a plan that shows pedestrian access to the commercial and recreational areas on, and adjacent to, the site. Within the next submittal, please provide an updated Pedestrian and Trails Circulation Plan.

Response: Pedestrian, vehicular, and bicycle circulation has been provided on the Circulation Plan. See plan included in the DRB resubmittal.

15. Within the next submittal, please provide a pedestrian amenity plan with details of shaded walkways, seating, ramadas, pavers, etc. Please refer to Case 20-ZN-2002-Master Transportation Plan (Stipulation #4), Planning Units II and III Master Environmental Design Concept Plan-Non- Vehicular

Circulation, Figure 17 and Scottsdale Streetscape Design Guidelines.

Response: Phase One will have exterior hotel guest areas located in the porte-cochere / entry area, and in the pool enclosure area next to the hotel entry. We will prepare detailed site plans for the future amenity areas of the Master Development when those phases are developed.

Bicycle Circulation Plan:

16. Pursuant to Case 20-ZN-2002 (Master Transportation Plan-Stipulation #3) and Planning Units II and III Master Environmental Design Concept Plan-Non-Vehicular Circulation, Pg. 26 & Figure 14, please provide a bicycle circulation plan.

Response: Pedestrian, vehicular, and bicycle circulation has been provided on the Circulation Master Plan. See plan included in the DRB resubmittal.

Parking Plan:

17. Pursuant to Case 20-ZN-2002 (Master Transportation Plan-Stipulation #2), a parking plan shall be prepared with each Development Review Board application. The plan shall indicate the location and number of all parking spaces to each phase of development. The plan shall also provide details regarding any proposed parking restrictions or validation programs. Within the next submittal, please provide a parking plan.

Response: Phase One parking is shown on the Phase One site plan and data table. We are asking for a parking reduction thru a parking study included in our DRB resubmittal. We will prepare parking plans for the future phases of the Master Development as those phases are developed.

Roof Plan and Roof Plan Worksheet:

18. Pursuant to ZO Section 7.105. C., roof drainage systems, excluding scuppers, shall be concealed within the structure, or architecturally integrated with the design of the structure, subject to Development Review Board approval. On a revised roof plan, please provide internal roof drainage system.

Response: All roof drains will be internal. See Floor Plan included in our DRB resubmittal.

19. Pursuant to ZO Section 7.102, roof top mechanical appurtenances and the screening required shall not cover more than fifty (50) percent of the roof area. Please provide a revised roof plan worksheet that identifies the location of all roof top appurtenances and the percentage of roof area occupied by equipment.

Response: Roof top mechanical screening is limited to 50% of the roof area. See Floor and Roof Plan sheet included in our DRB resubmittal.

Garage Floor Plans:

20. Within the next submittal, please submit dimensioned garage floor plans and demonstrate conformance with the required standard and accessible parking stall dimensions as outlined in the ZO Section 9.103 and 9.105.

Response: Phase One does not include the parking garages. The parking garages will be developed when the north and south office buildings are developed. We will prepare parking garage designs for those phases of the Master Development when those phases are developed.

21. Pursuant to ZO Section 9.106.A.1.a.i., for new development and/or redevelopment constructed after July 9, 2010, when a side of a parking space is adjacent to a wall, column, or other obstruction, except as provided in Sections 9.106.A.1.a.ii. and 9.106.A.1.a.iii., that is taller than six (6) inches, and where a minimum three-foot wide unobstructed pedestrian access aisle is not provided between the wall, column, or other obstruction and the parking spaces, the width of the parking space shall be increased by two (2) feet on the obstructed side, as illustrated by Figure 9.106.A. The entire required width and length of a parking space(s) shall not be obstructed by a column, or obstruction that is greater than six (6) inches in height, as illustrated by Figure 9.106.A. Additionally, for new development and/or redevelopment constructed after July 9, 2010, when a side of a parking space, excluding a parallel parking space, that is adjacent to a column that is taller than six (6) inches, the obstructed side shall be unobstructed for a minimum of twelve (12) feet, which is between the front three (3) feet and rear three (3) feet of the parking space, as further illustrated by Figure 9.106.A. Please provide applicable dimensions on a garage floor plan.

Response: Phase One does not include the parking garages. The parking garages will be developed when the north and south office buildings are developed. We will prepare parking garage designs for those phases of the Master Development when those phases are developed.

Building Elevations:

22. Pursuant to Case 20-ZN-2002 (Amended PRC Development Standards & Allowable Building Heights Map), no building shall exceed forty-five (45) feet in height measured from the first finished floor elevation. Additionally, according to the Development Agreement (No. 2002-142-COS), structures with Zones B on the Allowable Building Heights graphic shall not penetrate an elevation of 1710.78' based on the City of Scottsdale datum. Please revise the building elevations accordingly.

Response: Phase One hotel does not exceed the 45' height limit or the 1710.00' elevation datum, other than the mechanical screen, which was allowed under the previously approved DRB case 61-DR-2015. See site section and building elevations included in the DRB resubmittal.

23. Provide information and details related to screening devices that will be utilized to screen any mechanical equipment. Please refer to ZO Sec. 1.904.A.4 and Sec. 7.105 and the Scottsdale Streetscape Design Guidelines. Please dash in all roof top equipment and/or elevator shafts on revised elevations to demonstrate adequate screening.

Response: The mechanical equipment and elevator overrun have been dashed in on the building elevations. See Building Elevations included in our DRB resubmittal.

Open Space Worksheet:

24. Within the next submittal, please revise the Master Site Plan and Phase I Site Plan to conform with Case 20-ZN-2002 (Amended Development Standards-Open Space) Section C.1., in no case shall the open space requirement be less than 15 fifteen percent of the net Planned Regional Center (PRC) site. Additionally, open space shall include pedestrian plazas, walkways, courtyards and other outdoor public gathering areas. Please revise open space worksheet to show all required calculations and revise the Open Space budget accordingly.

Response: The Phase One Worksheet and Master Development Worksheet have been revised to include the required and provided calculations. See Master Development Worksheet and the Phase One Worksheet included in our DRB resubmittal.

25. Pursuant to Case 20-ZN-2002 (Amended Development Standards-Open Space), Planned Regional Centers shall have a portion of the development oriented towards a courtyard or mall with buildings

enclosing the courtyard, and opening onto the courtyard from at least two (2) sides. Please revise the Master Open space Worksheet and Phase I Worksheet by providing courtyard calculations and graphically depict accordingly.

Response: Phase One of the overall One Scottsdale development will not include exterior courtyard areas. As the Master Development evolves we will provide details of these areas.

26. Pursuant to ZO Section 10.501.H.2., at least fifteen (15) percent of any parking lot shall be landscape areas. This is in addition to any open space requirement. Please revise the Master Open space Worksheet and Phase I Open Space Worksheet by providing parking lot landscape area calculations and graphically depict accordingly.

Response: See Phase One Worksheet for these calculations and locations of landscape areas.

27. Pursuant to 10.501.H.2.a., if a parking lot contains more than twenty (20) parking stalls than a minimum of one-third (1/3) of the required parking lot landscape area shall be landscape islands. Please revise the Master Open space Worksheet and Phase I Open Space Worksheet by providing parking lot landscape area calculations and graphically depict accordingly.

Response: See Phase One Worksheet for these calculations and locations of landscape areas.

Landscape:

1. Pursuant to Case 20-ZN-2002 (Stipulation #5), please identify and dimension the required Scenic Corridor along North Scottsdale Road. The scenic corridor width shall be a minimum of forty (40) feet, an average fifty (50) feet measured from the back of curb. Please revise the Master Landscape Plan, and Phase I Landscape Plan accordingly.

Response: Scenic Corridor dimensioned on Phase 1 Landscape Plan

2. Pursuant to Case 20-ZN-2002 (Stipulation #6), please identify and dimension the required Landscape Buffer along the south side of Thompson Peak Parkway, minimum thirty (30) feet and an average forty (40) feet, measured from back of curb. Please revise the Master Landscape Plan, and Phase I Landscape Plan accordingly.

Response: Revised Scenic Corridor / Buffered Setback Worksheet depicts this.

3. Pursuant to ZO Section 10.501.B., fifty (50) percent of all trees shall have a 15-gallon minimum container size; and at least fifty (50) percent must be mature trees. The Development Review Board may require larger trees. In developments where buildings have more than one (1) story, fifty (50) percent of the trees shall meet the following standards: Palm trees: trunk twelve (12) feet tall; Single trunk trees: three (3) inch caliper; and Multiple trunk trees: one and one-half (1½) inch caliper average trunk. Please revise plans accordingly and provide caliper inch for single and multi-trunk trees.

Response: All trees are a Minimum of 24" Box with a majority of the trees being salvaged from site and larger than 4" Caliper

4. Revise the conceptual landscape plan so that it includes summary data indicating the landscape area (in square feet) of on-site, right-of-way, and parking lot landscaping, in compliance with ZO Section 10.200. Please refer to ZO Section 1.305.

Response: Summary Data has been added for Phase 1

5. Please modify the planting density and layout so that it is representative of the mature size of the proposed species, relative to the planting area. In general, a twenty to thirty percent (20 - 30%) reduction of planting intensity should be implemented in order to avoid overcrowding of plants, and so that there will be no need to trim excessively or shear the plants, resulting in sustainable landscape improvements. Please refer to ZO Sections 10.100 and 10.700.

Response: Density Modified.

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

Response: Trees and Lighting has been coordinated to avoid conflicts.

Exterior lighting:

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

Response: Trees and Lighting has been coordinated to avoid conflicts.

8. According to Case 20-ZN-2002, the City Council direct Development Review Board's attention to the type, height, design, and intensity of proposed lighting on the site, to ensure that it is compatible with adjacent uses. Please clarify if the tower element will be illuminated behind the 'Translucent White Glass' and demonstrate how the lighting design is compatible with adjacent uses.

Response: The tower element will be illuminated from the exterior with a full cut-off fixture. See tower lighting detail on the Color Building Elevation sheet provided in our DRB resubmittal.

Transportation:

9. Please complete the 73rd Street cross section from Thompson Peak Parkway to Legacy Drive to conform to the approved master circulation plan for One Scottsdale, including additional roadway tract width as needed to extend over parking and sidewalk. Improvements shall include a six-foot-wide sidewalk separated from the back of curb except where on-street parking is proposed. Additionally, on a revised site plan please provide the following;

- a. Show the street widening and submit a cross section for 73rd Street and match the east side of 73rd Street to the greatest extent possible.
- b. Modify the existing striping approaching Legacy Boulevard. Scottsdale Revised Code Sec. 47-21 and 47-22.
- c. Modify the existing median on Thompson Peak Parkway at the 73rd Street intersection to allow westbound left turns; northbound left turns from 73rd Street shall be prohibited.

Response: The Master Development Plan should show this median break. It was shown on the master site plan for the Ryan DRB submittal back in 2016. It allows left-turns in only for east bound traffic on TPP into 73rd St. on site.

Fire:

10. On a revised site plan, please demonstrate the following;

- a. Minimum drive width of 24' (Fire Ord 4283 503.2.1).
- b. Hydrant spacing, existing and proposed (Fire Ord. 4283,507.5.1.2).
- c. Identify the location of the Fire Department Connection (Fire Ord. 4283,912).

Response: Phase One site plan shows fire truck turning radiuses, lane widths, fire riser room, etc. The future phases of the development will meet these criteria also.

Drainage:

11. Please submit two (2) copies of the revised Drainage Report with the rest of the resubmittal materials identified in Attachment A.

- a. A Preliminary Drainage Report and a Preliminary Grading & Drainage (G&D) Plan associated with a Development Review (DR) case require a minimum of 75% information of the final drainage report and the construction documents (i.e. Improvement Plans). The revised drainage report and G&D plan must demonstrate it (DSPM Section 4).

Response: The drainage report has been updated and the G&D plan has been provided.

- b. It appears that the Engineer may have not submitted any 24"X36" Preliminary G&D Plan with the case submittal. The outdated Master Drainage Report back from 2013 contains some 8"X11" exhibits showing the Engineer's drainage concept, but those were barely legible to understand the drainage concept that has been developed by the Engineer (DSPM Section 4).

Response: The G&D exhibits are included with the appendices of the report. Individual copies of the exhibits have also been provided.

- c. The Preliminary Drainage Report has missing exhibits and empty appendices. Therefore, a thorough review of the drainage report could not be performed (DSPM Section 4).

Response: The exhibits and appendices have been provided with the report.

- d. The Engineer has not addressed the "first flush" volume requirements in the report, nor has he addressed the Pinnacle Peak West Area Drainage Master Study (PPW-ADMS) offsite flows in his drainage report. The Preliminary Drainage Report appears to be inadequate and a thorough review of the report could not be performed (DSPM Section 4).

Response: First flush will be accomplished through the use of the existing basin in the interim phase and with Contech Vortech structures. Offsite flows have been account for and exhibits have been provided in the appendices.

- e. Considering the inadequate submittal of the drainage concept (report and/or plans), it is strongly advised that the Engineer of Record schedules a meeting with the Stormwater reviewer prior to making the next submittal of the Preliminary G&D Plan and the Preliminary Drainage Report.

Response: Meetings were held on 10/2 and 10/18.

- f. The Preliminary Plat does not show any Drainage and Flood Control (DFC) easements. Several DFC easements are required to be dedicated along flow conveyance facilities which should convey the historical offsite flows that cross the project site at several locations. Please coordinate with the Engineer of Record on this project to identify where the DFC easements will have to be dedicated on the Preliminary Plat (DSPM Section 4).

Response: Easements are being coordinated.

- g. The Engineer may have to provide onsite stormwater storage basin(s) for the "first flush"

volume. In that case, DFC easement(s) around the proposed basin(s) shall be dedicated along with a minimum of 12-foot-wide vehicular access easement(s) to the basin(s) from the nearest public Right-of-Way (R.O.W.). Please coordinate with the Engineer of Record on this project to identify where these DFC easements will have to be dedicated on the Preliminary Plat (DSPM Section 4).

Response: First flush will be accomplished through the use of the existing basin on-site in the interim phase and with Contech Vortech structures.

Water and Waste Water:

12. Please submit three (3) copies of the revised Water and WasteWater Design Reports with the original red-lined copy of the report.

Response: Copy will be electronically resubmitted.

Engineering:

13. Off-site transportation, stormwater, and water resource improvements along property frontages to existing supporting infrastructure, with associated dedications are required. Please update the site plan accordingly (SRC 48-7, 47-10, & 49-219).

Response: Easement are being coordinated.

14. On a revised site plan, please identify and dimension the proposed parcel boundaries. Platting will be required for new parcel creation and easements will be required for any public infrastructure running through private parcels (SRC 48-3 & 4).

Response: Parcel boundaries have been added.

15. A private sewer collection system will be required within project boundaries. A property owner's association will need to be formed and be financially responsible for the operation and maintenance of private sewer collection system (SRC49-118).

Response: A property owner's association will be formed.

Airport:

16. This project falls within the Airport Influence Area, AC-1, and per Scottsdale Revised Code, Chapter 5, Aviation Code requires the following;

- a. A height analysis conducted for the project (hotel) per section 5-354;
- b. Fair Disclosure -Per section 5-355, owner of property shall make fair disclosure to each purchaser;
- c. Avigation Easement - Per section 5-357, if not already granted and recorded, an avigation easement is needed.

Response: At the time of final submittal, an avigation easement will be drafted and submitted for review by the City. We are comfortable with a stip stating such.

Significant Policy Related Issues

The following policy related issues have been identified in the first review of this application. Even though some of these issues may not be critical to scheduling the application for public hearing, they may affect the City Staff's recommendation pertaining to the application and should be addressed with the resubmittal of the revised application material. Please address the following:

Site Plan and Site Design:

17. On a revised Master Site Plan and Phase I Site Plan, please identify and dimension an 8-foot wide sidewalk or meandering multi-use path along the southside of East Thompson Peak Parkway. Please refer to Planning Units II and III Master Environmental Design Concept Plan-Non-Vehicular Circulation, Pg. 26 & Figure 14.

Response: The 8' sidewalk along the southside of Thompson Peak Parkway has been identified and dimensioned See revised Master Development Plan included in our DRB resubmittal.

18. On a revised Master Site Plan and Phase I Site Plan, please identify new sidewalks constructed of integrally colored 'San Diego Buff' concrete. Please refer to the Scottsdale Streetscape Design Guidelines.

Response: New sidewalks constructed of integrally colored 'San Diego Buff' concrete have been indicated on the Phase One Site Plan and the Master Development Plan. See revised plans included in our DRB resubmittal.

19. Please utilize a dashed or dotted line to show the locations and dimensions of bicycle parking spaces and rack design, in conformance with City of Scottsdale Standard Detail No. 2285, on the site plan. Detail No. 2285 is for 4 bicycle parking spaces and requires 6.5 feet by 9.5 feet of site area. Please refer to the Plan & Report Requirements for Development Applications. Please refer to DSPM Sec. 2- 1.808 B. Please refer to ZO Section 1.303.

Response: Bicycle parking is depicted on eth Phase One site plan.

20. On a revised Master Site Plan and Phase I Site Plan, please identify and dimension a meandering 8-foot-wide multi-use trail (unpaved) and a meandering multi-use path (paved) both within a 15-foot-wide Non-Motorized Public Access easement along Scottsdale Road Please refer to Planning Units II

and III Master Environmental Design Concept Plan-Non-Vehicular Circulation, Pg. 26 & Figure 14.

Response: The meandering 8' wide multi-use trail (unpaved) and the meandering multi-use path (paved) have been indicated and dimensioned on the revised Master Development Plan. See revised plan included in our DRB resubmittal.

21. Per the City's Scenic Corridor Design Guidelines, detention basins should not occupy more than 25% of any portion of back of curb area between vehicular accesses. Basins shall also have edges and basin bottoms revegetated to a native-like state. With the next submittal, please submit revised plans demonstrating compliance with this policy.

Response: We do not have any proposed basins.

22. Please provide a change in paving materials, textures or colors where pedestrian circulation crosses vehicular routes (Planning Units II and III Master Environmental Design Concept Plan-Landscape & City of Scottsdale Commercial Design Guidelines-Pedestrian Facilities).

Response: A change in paving material and color have been provided where pedestrian circulation crossed vehicular routes. See keynote on revised Master Development Plan and Phase One Site Plan included in our DRB resubmittal.

23. On revised plans, please indicate the location of existing and proposed utility cabinets, valves and/or back flow preventors. Please indicate the paint colors as 'Western Reserve' and provide a decorative metal panel, specifically the Desert Bloom pattern to adequately screen equipment along Scottsdale Road. Please refer to the City of Scottsdale Streetscape Design Guidelines-Segment 5, pg. 7.

Response: The paint color for these pieces of equipment will be 'Western Preserve' per the City of Scottsdale Streetscape Design Guidelines-Segment 5, pg. 7 .

24. According to the Streetscape Design Guidelines-Segment 5, Pg. 92, 100 the intersections of North Scottsdale Road and Center Street aka East Legacy Boulevard is designated as a Primary Green Spot and the intersections of North Scottsdale Road and North Thompson Peak Parkway is designated as a Secondary Green Spot. Please revise plans to incorporate the Green spot elements outlined in Segment 5, which include but not limited to; accent paving, seat walls, art plinths, interpretive elements, intensified plantings, lithocrete paving utilizing the Go Amber 2 color of recycled glass.

Response: Phase One of the development does not included this intersection. As the Master Development Plan evolves we will provide details of these areas.

Landscape Design:

25. According to the Scottsdale Streetscape Design Guidelines-Segment 5, Pg. 93, pg. 97 the intersections of North Scottsdale Road and Center Street aka East Legacy Boulevard is designated as a Primary Green Spot and the intersections of North Scottsdale Road and Thompson Peak Parkway is designated as a Secondary Green Spot. Please incorporate intensified plantings and legacy trees such as Velvet Mesquite.

Response: Phase One of the development does not included this intersection. As the Master Development Plan evolves we will provide details of these areas.

26. Please refer to Planning Units II and III Master Environmental Design Concept Plan-Landscape, Pg. 22 and Figure 13 which designates the core of Planning Unit III as 'Enhanced Landscapes' which are areas

described most suitable for a urban settings, shaded courtyards or narrow planting areas adjacent to vertical structures that demand use of plant species not found in the Sonoran Desert. Please revise the landscape plan accordingly.

Response: Phase One does not offer the opportunity for urban settings, shaded courtyards, etc as it is only one building. The future phases of the Master Development Plan will offer opportunities for these site plan elements, and will be depicted in future DRB submittals for these phases.

27. On a revised Master Landscape Plan, please identify and dimension an 8-foot-wide sidewalk or meandering multi-use path along the southside of Thompson Peak Parkway. Please refer to Planning Units II and III Master Environmental Design Concept Plan-Non-Vehicular Circulation, Pg. 26 & Figure 14.

Response: The Master Development Plan depicts the 8' sidewalk.

28. On a revised Master Landscape Plan, please identify and dimension a meandering 8-foot-wide multi-use trail (unpaved) and a meandering multi-use path (paved) both within a 15-foot-wide Non-Motorized Public Access easement along Scottsdale Road Please refer to Planning Units II and III Master Environmental Design Concept Plan-Non-Vehicular Circulation, Pg. 26 & Figure 14.

Response: The meandering 8' wide multi-use trail (unpaved) and the meandering multi-use path (paved) have been indicated and dimensioned on the revised Master Plan. See revised plan included in our DRB resubmittal.

29. On a revised Master Landscape Plan, please provide paving materials at the Thompson Peak Parkway entrance. Please refer to Planning Units II and III Master Environmental Design Concept Plan-Landscape, Pg. 22 and Figure 13.

Response: Phase One of the development does not included this area of the development.

30. Please provide a change in paving materials, textures or colors where pedestrian circulation crosses vehicular routes (Planning Units II and III Master Environmental Design Concept Plan-Landscape & City of Scottsdale Commercial Design Guidelines-Pedestrian Facilities).

Response: A change in paving material and color have been provided where pedestrian circulation crossed vehicular routes. See keynote on revised Master Development Plan and Phase One Site Plan included in our DRB resubmittal.

31. According to the Planning Unit II and III Master Environment Design Concept Plan-Figure 13 Conceptual Landscape Character. The Scottsdale Road entry is designated as a "Modified Natural- Entry Accent" On a revised Landscape Plan, please provide a higher percentage of colorful plant materials located within this designation along Scottsdale Road and Thompson Peak Parkway.

Response: Additional colorful Plantings have been added to Scottsdale Road Entry to site for Phase 1

32. Please refer to the Planning Unit II and III Master Environment Design Concept Plan-Master Plan Palette and revise the plant legend accordingly. Specifically, please replace '*Eremophylla hygrophana*' (Blue Bells) with a species that is provided on the Master Plant list.

Response: Plant replaced with Bougainvillea" Torch Glow"

33. On revised plans, please indicate the location of the salvaged plant materials that will be relocated to the Scottsdale Road entrance and internal drive. Please refer to Planning Units II and III Master Environmental Design Concept Plan-Landscape, Pg. 22.

Response: Salvaged Tree proposed locations have been shown on the Phase One Landscape Plan. See revised Landscape Plan in our DRB resubmittal.

34. Please add a note to the General Notes that are listed under the Conceptual Plant List, as follows: Thorny trees, shrubs and cacti shall be planted so that their mature size/canopy will be at least 4 feet away from any walkways or parking area curbing. Please refer to DSPM, 2-1.501.L.

Response: Provided on revised landscape plan.

35. Due to the broad arching form of the leaves and flower stems of *Hesperaloe parviflora* Red Yucca, please revise the landscape plan so that the mature size of this plant will be at least four (4) feet from the edge of any parking spaces, pedestrian pathways or areas. Please refer to DSPM Sec. 2-1.501.L and revise the Landscape Plans accordingly.

Response: Note added and plants relocated. See revised Landscape Plan in our DRB resubmittal.

Open Space:

36. Please refer to Planning Units II and III Master Environmental Design Concept Plan-Open Space, Figure 6 which designated multiple Parks and Urban Open Space. Please revise plans by providing pedestrian amenities within designated parks and urban space within the designated open space.

Response: Phase One will have exterior hotel guest areas located in the porte-cochere / entry area, and in the pool enclosure area next to the hotel entry. We will prepare detailed site plans for the future amenity areas of the Master Development Plan when those phases are developed.

Building Elevation Design:

37. According to the Planning Unit II and III-Master Environmental Design Concept Plan-Placemaking and Architecture, (Principle 2-Contemporary), buildings in this architectural character should make a meaningful contribution at the pedestrian level, typically identified using modern materials, and designed more sculpturally in form. Additionally, the basis of the architectural expressions and overall concept should be influenced from the desert region. Please revise the building elevations to architecturally integrate sculptural elements, provide a prominent change in the massing while also enhancing the pedestrian experience with deep architectural elements or overhangs that shade pedestrian walkway along each side of the building.

Response: See revised Building Elevations and Perspectives included in our DRB resubmittal.

38. Please refer to the Planning Unit II and III Master Environment Design Concept Plan-Placemaking and Architecture, Figure 54 which is comprised of vignettes with material examples for contemporary

designs that include smooth and formed concrete, exposed metal structural systems and metal exterior facades, and wood and/or wood composites. Please revise the building elevations by incorporating the approved building materials.

Response: See revised Building Elevations and Perspectives included in our DRB resubmittal.

39. Please refer to the Planning Unit II and III Master Environment Design Concept Plan-Placemaking and Architecture, Figure 55 which is comprised of contemporary building vignettes that are warm earth tones with vibrant accents colors. Please revise the building elevations accordingly.

Response: See revised Building Elevations and Perspectives included in our DRB resubmittal.

40. On revised building elevations, please provide the Light Reflective Value. According to the Planning Unit II and III Master Environment Design Concept Plan-Placemaking and Architecture (Principle 5) the maximum value is seventy (70) percent.

Response: See revised Building Elevations and Perspectives included in our DRB resubmittal.

41. In order to improve readability of the building elevations, add number notations (0.0, +1.5, -0.5, etc.) that indicate the differences between planer surfaces or utilize thicker and thinner lines to indicate portions of the building that are nearer or farther from view. Additionally, please provide various building sections.

Response: Number notations have been added to the Building Elevations. See revised Building Elevations included in our DRB resubmittal.

42. Please refer to Zoning Ordinance Section 1.305. Several windows on the East and West sides of the building appear to be unprotected from solar exposure, heat gain, and to minimize reflected heat. Please provide exterior shade devices for these windows and/or provide illustrations that demonstrate how proposed roof overhangs, canopies, and other exterior design elements provide shade for these windows. All shade devices should be designed so that the shade material has a density of 75%, or greater, in order to maximize the effectiveness of the shade devices. Please refer to Scottsdale Sensitive Design Principle 9 and the Scottsdale Commercial Design Guidelines, Architecture Section, Climatic Response. Please refer to the following internet link: <http://www.scottsdaleaz.gov/design/Shading>.

Response: "Eyebrows" have been added to the west and east elevations. See revised Building Elevations and Perspectives included in our DRB resubmittal.

43. Please provide window sections that indicate that all exterior window glazing will be recessed a minimum of fifty (50) percent of the wall thickness, including glass curtain walls/windows within any tower/clerestory elements. Please demonstrate the amount of recess by providing dimensions from the face of the exterior wall to face of glazing, exclusive of external detailing. Please refer to the Scottsdale Sensitive Design Principle 9 and Scottsdale Commercial Design Guidelines, or Design Guidelines for Office Development or Restaurant Design Guidelines.

Response: A typical window detail has been added to the Building Elevation sheet to demonstrate the 50% wall thickness recessed glazing. See revised Building Elevations included in our DRB resubmittal.

44. Please provide door sections that indicate that all exterior doors will be recessed a minimum of thirty (30) percent of the wall thickness. Please demonstrate the amount of recess by providing dimensions from the face of the exterior wall to the face of the door frame or panel, exclusive of external detailing. Please refer to the Scottsdale Sensitive Design Principle 9 and Scottsdale Commercial Design Guidelines or Design Guidelines for Office Development or Restaurant Design Guidelines.

Response: A typical door detail has been added to the Building Elevation sheet to demonstrate the 30% recess. See revised Building Elevations and Perspectives included in our DRB resubmittal.

45. Indicate the locations of all building mounted lighting fixtures on the building elevation drawings. Please refer to the Plan & Report Requirements for Development Applications. Please refer to ZO Section 1.303.

Response: Building mounted light fixtures are depicted in the Site Lighting submittal. Future DRB submittals for the other remaining buildings will depict building mounted light fixtures at that time.

46. Indicate and illustrate the location of the electrical service entrance section or electrical meters and service panels for each unit. Service entrance sections (SES) or electrical meters and service panels shall be incorporated into the design of the building, either in a separate utility room, or the face of the SES shall be flush with the building face. An SES that is incorporated into the building, with the face of the SES flush with the building, shall not be located on the side of a building that is adjacent to a public right-of-way, roadway easement, or private streets. Please refer to the DSPM, Section 2- 1.402.

Response: SES will be located within the building.

Exterior Lighting:

47. According to the City of Scottsdale Streetscape Design Guidelines-Segment 5, Pg. 93 & 100, the intersections of North Scottsdale Road and Center Street aka East Legacy Boulevard is designated as a Primary Green Spot and the intersections of North Scottsdale Road and East Thompson Peak Parkway is designated as a Secondary Green Spot. Please revise plans to incorporate the Green spot elements outlined in Segment 5, which include but not limited to; custom bollard lights that are rounded and constructed of perforated metal with the Desert Bloom segment pattern and LED light fixtures. Additionally, add specialty accent lighting or ground lighting that could be colored to reflect the segment color.

Response: Phase One of the development does not included these intersections. As the Master Development Plan evolves we will provide details of these areas.

48. Avoid conflicts between the light fixtures and the size of mature trees. Shift either the location of trees or the location of light fixtures so that there is at least twenty (20) feet between tree trunks and light fixtures. Please refer to the Scottsdale Sensitive Design Principle 13.

Response: Trees and Lighting has been coordinated to avoid conflicts.

49. Within the next submittal, please demonstrate conformance with the following City of Scottsdale Exterior lighting Policy, and DSPM:

- a. All exterior HID lamps shall be High Pressure Sodium; all other lamp shall have a Kelvin temperature of 2800 or less.

- b. No light pole fixture shall be taller higher than sixteen (16) feet.
- c. Wall mounted luminaires shall contain house side shields and be mounted on a minimum 4-inch long bracket that is mounted perpendicular to the wall.
- d. The pre-curfew lighting design hours shall be defined as dusk to 10:00 PM, and the post-curfew lighting design hours shall be defined as 10:00 PM to dawn. All exterior lights shall be turn off at during the post-curfew with the exception of lights for security purposes.
- e. A programmable timer, and photocells shall control the pre- and post-curfew lights; photocells shall be mounted on the north side of the building. The programmable timer may contain a maximum 1-hour manual override with an automatic turn off for after hours, and special events use only.
- f. No lighting shall be permitted in Scenic Corridor easements.
- g. All fixtures and associated hardware, including poles, shall be flat black or dark bronze.

Response: Our Site Lighting will meet these criteria.

Engineering:

50. Pursuant to the Design Standards and Policy Manual, Section 2-1.309, please address the following on a revised site plan;
- a. Non-Residential, Mixed-Use, and Multi-Family Residential Refuse and Recycling Enclosure Location and Design. Please locate and position the enclosure(s) to meet the following;
 - i. Please provide an approach pad so that the refuse truck route to and from the public street has a minimum unobstructed vertical clearance of thirteen (13) feet six (6) inches (fourteen 14 feet is recommended), and unobstructed minimum vertical clearance above the approach pad and refuse enclosure of twenty-five (25) feet (The vertical clearances are subject to modification based on enclosure container size, location and positioning as determined by the Sanitation Director, or designee.)
 - ii. Please provide a location that is easily accessible for collection and does not require the refuse truck to "backtrack". The maximum 100 feet distance for building service exit to refuse enclosure so collection vehicles do not back up more than thirty-five (35) feet; and that path of travel for the refuse truck accommodates a minimum vehicle of turning radius of 45 feet, and vehicle length of 40 feet.
 - iii. Please design the refuse enclosure(s) and approach pad to be level, with a maximum of a two (2) percent slope.
 - b. Please demonstrate that the enclosure(s) are not:
 - i. Between the on-site buildings and adjacent lower density residential uses unless there is no reasonable alternative. In these situations, orient the enclosure toward the interior of the property;
 - ii. Next to drainage ways or basins, unless there is no reasonable alternative;
 - iii. Between the street and the front of the building unless there is no reasonable alternative; or at the end of a dead-end parking aisle.

Response: See revised Phase One site plan for refuse container locations, and refuse calculations located at the top of the sheet.

51. Please revise the site please to address the required number of refuse containers for Non-Residential, Mixed-Use, and Multi-Family. Please address the following:

- a. Non-Residential, Mixed-Use, and Multi-Family Residential developments shall provide 1 commercial refuse enclosure per every 20 residential/hotel/condo units or 20,000 square feet of office/retail. Each site/restaurant shall have its own refuse enclosure and each restaurant shall provide a grease containment area in refuse enclosure in accordance with the city's standard detail.
- b. Non-Residential, Mixed-Use, and Multi-Family Residential developments are encouraged to incorporate recycling of reusable refuse material within the design of a building.
- c. Compactors may be used as an alternative to refuse or recycling containers. To determine adequacy and site location of compactors, if proposed, please provide the following on a refuse plan, compactor:

Response: See revised Phase One site plan for refuse container locations, and refuse calculations located at the top of the sheet.

Type.

- i. Capacity - State on site plan compactor capacity conversion equating to the city's required 1 enclosure for every 20 units with no recycling or 2 enclosures for every 30 units with recycling. Although recycling is not a requirement, it has been determined to be an amenity city resident are looking for in this type of development.
- ii. Location;
 - a. Place the refuse compactor container and approach pad so that the refuse truck route to and from the public street has a minimum unobstructed vertical clearance of thirteen (13) feet six (6) inches (fourteen 14 feet is recommended), and unobstructed minimum vertical clearance above the concrete approach slab and refuse compactor container storage area concrete slab of twenty-five (25) feet.
 - b. Place the refuse compactor container in a location that does not require the bin to be maneuvered or relocated from the bin's storage location to be loaded on to the refuse truck.
 - c. Provide a refuse compactor container approach area that has a minimum width of fourteen (14) feet and length of sixty (60) feet in front of the container.
 - d. Demonstrate path of travel for refuse truck accommodates a minimum vehicle turning radius of forty-five (45) feet and vehicle length of forty (40) feet.

Response: We will not be using refuse compactors for Phase One.

52. Please update the site plan with a 6-foot-wide accessible pedestrian route from the main entry of the development to each abutting public/private street that provides a pedestrian sidewalk/multi- use trail (DSPM 2-1.310).

Response: See Phase One site plan. We have provided a 6' wide sidewalk from the hotel entrance to the multi-use trail and path along Scottsdale Road.

53. Please provide cross access and emergency services access easement to and through each parcel created within project boundaries. Please update the preliminary plat and site plan accordingly. DSPM 5-3.201.

Response: Easements are being coordinated and will be reflected on the preliminary plat submittal.

54. With first phase of project the following improvements will be required. Please update the site plan calling out the following improvements:

- a. DSPM 5-3.101 & 5-3.110, Major Arterial: 8-foot curb separated sidewalk along North Scottsdale Road from East Legacy Boulevard to East Thompson Peak Parkway.
- b. DSPM 5-3.102 & 5-3.110, Minor Arterial: 8-foot curb separated sidewalk along East Thompson Peak Parkway from North Scottsdale Road to North 73rd Street.
- c. DSPM 5-3.106 & 5-3.110, Local Collectors: 6-foot curb separated sidewalk along North 73rd Street from East Thompson Peak Parkway to Legacy.
- d. DSPM 5-3.102 & 5-3.110, Minor Arterial: 8-foot curb separated sidewalk along East Legacy Boulevard from North Scottsdale Road to North 73rd Street.
- e. Transportation Master Plan: 10-foot-wide trail along North Scottsdale Road from East Legacy Boulevard to Thompson Peak Parkway and along Thompson Peak Parkway from North Scottsdale Road to North 73rd Street and along East Legacy Boulevard from North 73rd Street to North Scottsdale Road.

Response: Sidewalks will be constructed as shown on the Phase One site plan. As the Master Development evolves sidewalks will be constructed as appropriate.

55. Grease, oil and sand interceptors shall be provided for laundries, non-self-contained trash compactors, restaurants, automobile service facilities, car washes, and other similar facilities. Each business, restaurant or establishment shall discharge to a separate interceptor and shall not be placed in parking garages, streets and under public parking spaces. Grease traps shall only be installed for ice cream shops, small coffee shops or sandwich shops (DSPM 7-1.411).

Response: Noted. A grease, oil, and sand interceptor will be not be required for the first phase.

Transportation:

56. Site driveways on Scottsdale Road shall be located a minimum distance of 330 feet from the adjacent street intersections. Please identify and dimension on revised plans.

Response: Dimensions have been provided. See revised Master Development Plan.

57. Site driveways along 73rd Street shall be offset from existing driveways on the east side of the street by a minimum distance of 250 feet. Please identify and dimension on revised plans.

Response: Dimensions have been provided. See revised Master Development Plan.

58. Transportation improvements and site access restrictions shall conform to Case 20-ZN-2002.

Response: Understood.

59. Please dedicate a non-motorized public access easement over the scenic corridor easement along Scottsdale Road to allow path/trail construction (DSPM 5-7.104, 8-3.100B).

Response: Understood.

60. Please construct a 10-foot-wide concrete path along Scottsdale Road frontage in accordance with the January 2008 Scottsdale Transportation Master Plan, Section 6 – Bicycle Element, Table 6.1, segment ID # 217. The path shall be separated from Scottsdale Road by a min. distance of eight (8) feet.

Response: A detached 10' wide concrete path has been added along Scottsdale Road.

61. Please construct an 8-foot-wide unpaved trail along Scottsdale Road frontage in accordance with Scottsdale Trails Master Plan (Trail Network), February 2004. Planned trail segment (#136) between L101 and Thompson Peak Parkway.

Response: An 8' wide trail has been added along Scottsdale Road.

62. Please construct and 8-foot-wide concrete sidewalk along Thompson Peak Parkway frontage. The sidewalk shall be separated from Thompson Peak Parkway by a minimum distance of four (4) feet. Please refer to the Scottsdale Revised Code 47-36 - Street Improvements; 2008 Transportation Master Plan: Ch. 7, Sec. 8; DSPM Sec. 5-3.100.

Response: A detached 8' wide concrete sidewalk has been added along Thompson Peak Parkway.

63. Please construct an eight 8-foot-wide sidewalk along Legacy Blvd. frontage per Scottsdale Revised Code 47-21 and 47-22; the 2008 Transportation Master Plan Chapter 7; Section 8, and the Scottsdale DSPM 5-3.100.

Response: A detached 8' wide concrete sidewalk has been added along Legacy Drive.

64. Please construct a 6-foot-wide sidewalk along the 73rd Street frontage per Scottsdale Revised Code 47-21 and 47-22, the 2008 Transportation Master Plan Chapter 7, Section 8; and the Scottsdale DSPM 5-3.100.

Response: A detached 6' wide concrete sidewalk has been added along 73rd Street.

65. Please construct a new bus shelter as per Standard Detail #2264 and dedicate easement for new bus stop at the northeast corner of Scottsdale Road and Legacy Blvd. Scottsdale Transportation Master Plan, January 2008, Policy 3.0.1.

Response: A bus shelter will be provided at Scottsdale Road and Legacy Drive as part of future Scottsdale Road improvements.

66. Please align the 10-foot-wide shared use path/trail to directional ramps at ingress/egress locations as well as at Legacy Blvd and Thompson Peak Parkway. DSPM 5-7.203.

Response: A 10' wide concrete sidewalk has been added along Scottsdale Road. An 8' wide unpaved path/trail has been added along Scottsdale Road.

67. Please provide a minimum 6-foot-wide sidewalk along at least one side of all site driveways (2008 Transportation Master Plan Ch. 7, Sec. 8; DSPM 2-1.808).

Response: Provided on Phase One site plan.

68. Please align the pedestrian crossings on 73rd Street as close as possible to the site driveways on the west side of the street (2008 Transportation Master Plan Ch. 7, Sec. 8; DSPM 2-1.808).

Response: The pedestrian crossings on 73rd Street have been located in between the existing parallel parking spaces on the east side of the street, and as close as possible to the site driveways on the west side of the street.

69. Please dedicate safety triangles at all site driveways intersections with adjacent streets (DSPM 5-3.123; Fig. 5-3.27).

Response: Understood.

70. Please dedicate safety triangles at all street intersections along the site frontage (DSPM 5-3.123; Fig. 5-3.27).

Response: Understood.

Fire:

71. Within the next submittal, please demonstrate commercial turning radii (25' inner/49' Outside /55' Bucket Swing) (DSPM 2-1.303(5)).

Response: Commercial turning radii (25' inner/49' outer/55'bucket swing) have been indicated on the Phase one site plan.

72. Riser room (DSPM 6-1.504(1)).

Response: The fire riser room location has been indicated on the Phase One site plan.

Technical Corrections

The following technical ordinance or policy related corrections have been identified in the first review of the project. While these items are not as critical to scheduling the case for public hearing, they will likely affect a decision on the final plans submittal (construction and improvement documents) and should be addressed as soon as possible. Correcting these items before the hearing may also help clarify questions regarding these plans. Please address the following:

Site Plan/Site Design:

73. On revised landscape plan, please extend the phase line to the back of curb of Scottsdale Road. Additionally, please revise the curb line internal to the site as it currently bisects future parking stalls.

Response: See revised Landscape Plan submitted.

74. On revised plans, please provide the required parking calculations (standard/accessible/bicycle) and number of parking stalls in a consecutive row.

Response: Parking calcs are depicted in the data tables located on the Phase One site plan and on the Master Development Plan.

75. On a revised Master Site Plan and Phase I Site plan, please identify and dimension existing and proposed easements, including but not limited to; adjacent right-of-way, scenic corridors, non-motorized public access easements.

Response: These easements will be depicted on the revised Pre-Plat.

76. On a revised Master Site Plan and Phase I Site plan, please identify new pedestrian crosswalks and specify hardscape materials and finishes. Please provide a hardscape plan with the next submittal.

Response: These crosswalks on 73rd Street have been depicted and described on the revised Master Development Plan.

77. On revised plans, please identify locations of patios on the future commercial pads.

Response: Phase One Does not include the commercial pads. We will prepare detailed site plans for the commercial amenity areas of the Master Development when those phases are developed.

Building Elevations:

78. Please provide a detail of the pool trellis that is dimensioned and reference materials, color and/or finishes.

Response: See pool trellis detail provided.

79. On revised building elevations, please identify all proposed building materials.

Response: Building materials have been indicated on the Building Elevations in the material legend.

Engineering:

80. Within the next submittal, please address the following:
- The utility plan is missing from water and sewer Basis of Design (BOD),
 - Sewer exhibit and calculations are missing from water and sewer BOD,
 - Overall and Phase I Utility plans are missing from water and sewer BOD,
 - Peak GPM calculation in sewer portion of BOD is incorrect.

Response: Exhibits and calculations have been updated and provided.

Transportation:

81. Scottsdale Road will require pavement widening or restriping to provide a southbound left-turn lane and transition for the main site driveway. Submit a conceptual plan for this improvement to the Transportation staff for review and approval prior to any final plan submittal. Also, please provide a conceptual plan to restrict the westbound left-turn from the site driveway with the southbound left-turn lane plan for review and approval.

Response: Understood. Will be provided with final plan submittal to Building Safety.

82. Please submit a signing and striping plan for Scottsdale Road, Thompson Peak Parkway, and 73rd Street.

Response: Understood. Will be provided with final plan submittal to Building Safety.

83. Please submit a conceptual striping plan for Scottsdale Road approaching Thompson Peak Parkway to address the issue of the site driveway within the existing gore area/right turn lane for Thompson Peak Parkway. The plan shall be reviewed and approved by Transportation staff prior to any final plan submittal.

Response: Understood. Will be provided with final plan submittal to Building Safety.

84. Please dedicate a motorized public access easement over the 73rd Street tract.

Response: Understood. Will be provided with final plan submittal to Building Safety.

85. Cross access easements shall be dedicated as each parcel is developed to provide access from all parcels to all site driveways. These should be dedicated with the plat or indicated as a requirement on the plat. Please identify and dimension on a revised preliminary plat.

Response: These are located on the Pre-Plat resubmittal.

86. Please submit information identifying how the proposed pedestrian crossings along 73rd Street will be enhanced. The City of Scottsdale does not allow mid-block crossings without some additional traffic control or raised crossing features.

Response: Understood. Will be provided with final plan submittal to Building Safety.

87. Please provide a non-motorized public access easement for all portions of sidewalk along Scottsdale Road, Thompson Peak Parkway, Legacy Boulevard, and 73rd Street that are not contained in public right-of-way.

Response: These are located on the Pre-Plat resubmittal.

88. Sidewalks shall be constructed along all street frontages within the first phase of development. Please revise plans accordingly.

Response: Sidewalks will be constructed as shown on the Phase One site plan. As the Master Development evolves sidewalks will be constructed as appropriate.

89. The trail along Scottsdale Road shall be constructed with the first phase of development. Please revise plans accordingly.

Response: Sidewalks will be constructed as shown on the Phase One site plan. As the Master Development evolves sidewalks will be constructed as appropriate.

90. The design of the main Scottsdale Road driveway shall be modified to prohibit left turns from the site onto southbound Scottsdale Road. The proposed design does not provide enough discouragement. Please revise plans accordingly.

Response: The Scottsdale Road main entry drive is depicted as was previously approved with DRB case 61-DR-2015.

91. It is recommended that the main site driveway be redesigned to only have one inbound lane and one outbound lane while still meeting Fire Department minimum lane width. Please revise plans accordingly.

Response: The Scottsdale Road main entry drive is depicted as was previously approved with DRB case 61-DR-2015. The design is one inbound lane and one outbound lane.

Landscape Plan:

92. Currently the landscape plan is not legible, please revise the landscape plan by eliminating the drainage infrastructure.

Response: Drainage structures removed from Landscape Plan

93. Within the next submittal, please provide a detail of the proposed 12-inch high steel raised planter located within the Scottsdale Road entry drive.

Response: Detail provided

94. Please revise the landscape plan by including all plant species into the plant legend, in example, the symbol that is circular with 4 points, and filled with light gray, double circle with small plus sign in the middle.

Response: Legend updated.

95. On revised plans, please provide caliper inch and quantities of each plant species.

Response: Caliper and quantities added to legend

96. On revised landscape plan, please extend the phase line to the back of curb of Scottsdale Road. Additionally, please revise the curb line internal to the site as it currently bisects future parking stalls. Please include show interim curbing, hardscape and/or landscape along the boundary line of Phase 1.

Response: Phase line updated

97. Please clarify the proposed landscape improvements along the perimeter of the Phase 1 boundary line. Currently, there is a discrepancy between the Master Landscape Plan and Phase 1 Landscape plan.

Response: Phase 1 Landscape Plan updated to match Masterplan Phase 1

If you have any questions regarding these responses, please do not hesitate to contact me at (602) 452-2729, or by email at kajones@tblaw.com.

Sincerely,

A handwritten signature in black ink, appearing to read 'Kurt Jones', with a stylized flourish extending to the right.

Kurt Jones, AICP

ATTACHMENT A
Resubmittal Checklist

Digital submittals shall include one copy of each identified below.

- ☒ One copy: COVER LETTER – Respond to all the issues identified in this 1st Review Comment Letter
- ☒ One copy: Revised Narrative for Project
- ☒ Revised Land Use and Open Space Budget
- ☒ Revised Master Development Plans; Land Use and Circulation, Circulation, Wall Plans etc.

- ☒ Site Plan (Master Site Plan and Phase I)
- ☒ Phasing Plan(s)
- ☒ Open Space Plan (Master Site Plan and Phase I)
- ☒ Preliminary Plat
- ☒ Parking Plan
- ☒ Scottsdale Road widening and striping plan
- ☒ 73rd Street Cross Section
- ☒ Bicycle Circulation Plan
- ☒ Pedestrian Amenity Plan
- ☒ Building Elevations
- ☒ Building Elevation Sections
- ☒ Perspective(s)
- ☒ Streetscape Elevation(s)
- ☒ Landscape Plan
- ☒ Hardscape Plan
- ☒ Wall and Fence Plan/Details
- ☒ Lighting Site Plan(s)
- ☒ Photometric Analysis Plan(s)
- ☒ Manufacturer Cut Sheets of All Proposed Lighting
- ☒ Floor Plan(s)

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

- ☒ _ Revised Drainage Report:
- ☒ _ Revised Water Design Report
- ☒ _ Revised Waste Water Design Report