

Correspondence Between  
Staff and Applicant  
Approval Letter

## Chafin, Kim

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**From:** Chafin, Kim  
**Sent:** Friday, April 04, 2014 9:06 AM  
**To:** Kercher, Phillip; King, Ricky  
**Subject:** FW: Traffic Issues/Emergency Access issues

Good morning!

Seems there may be some emergency access issues at Los Alamos, next to the Borgata (see below).

What do you think? Shall I schedule a meeting at the site?

Please advise.

Thanks!

Kim Chafin, AICP, LEED-AP  
Senior Planner  
480-312-7734

-----Original Message-----

From: JANET LOSCHER [<mailto:janet1putt@gmail.com>]  
Sent: Thursday, April 03, 2014 5:22 PM  
To: Chafin, Kim  
Cc: COLIN SHARPLES; Dick Mahoney; BARBARA RANDALL; Malcolm R. Shrimplin  
Subject: Traffic Issues

Hello Kim,

There has been quite a bit of discussion recently about our difficulty at times to enter and exit our property here at the Alamos. You may not know that there was an emergency with a broken gas line near the corner of Rose Lane and Scottsdale Road recently. The intersection was blocked/taped while the repairs took place. As a result, our residents could not get in or out to Scottsdale Road without difficulty. The only pathway was behind the Borgata where the road still exists. By year-end the road will be eliminated.

In addition, there was a medical emergency at the south end of the property this past week. A large fire truck responded, but the fireman did not bring a key to unlock the chained exit. And, there wasn't enough room for him to turn around. As a result, he called the station to obtain a key so that he could transport the patient.

It goes without saying, the problems with increase tremendously when the Borgata/Cottonwoods' building and renovations are completed.

We are wondering if you could put us in touch with your traffic engineer in hopes that he could come out to look at our property and tell us our options. We would like help, someone to look at our entrances and exits to see if we should, ie, have better signage to prevent the traffic flow we now are experiencing, cars using our driveways that have no exits. And, finally, what steps can we take now or in the near future to make our driveways as safe and secure as possible for our owners?

As always, we appreciate your expertise and help.

Warm regards,  
Janet

Janet Loscher, Director  
Alamos Board of Directors  
6150 N. Scottsdale Road  
Scottsdale, AZ 85253  
C: 360-460-5095





Paradise Valley

Scottsdale

Deannexation Request

421  
Cottman  
11m



## Chafin, Kim

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**From:** Chafin, Kim  
**Sent:** Monday, March 10, 2014 11:05 AM  
**To:** Corsette, Kelly  
**Subject:** RE: Cottonwoods

No, it's not really correct. I think your summary was more accurate. Here's why:

It's correct that they did submit an application to develop office & restaurant space, but according to their Feb 21<sup>st</sup> email, the office building is being scrapped & they are contemplating doing restaurant only. However, that's just talk & they haven't submitted anything except the email that I sent you.

So the City currently doesn't know what they have in mind, as they haven't shown us any plans. Might be best if the reporter contacted the applicant directly to find out what they are thinking about, as it's possible the info we got last month has changed as well.

Thanks, Kelly!

***Kim Chafin, AICP, LEED-AP***  
***Senior Planner***  
***480-312-7734***

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**From:** Corsette, Kelly  
**Sent:** Monday, March 10, 2014 10:42 AM  
**To:** Chafin, Kim  
**Subject:** FW: Cottonwoods

Kim – does the reporter's re-cap of their original request below sound accurate to your knowledge?

**Kelly Corsette | Communications and Public Affairs Director**  
(480) 312-2336

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**From:** Haldiman, Philip [<mailto:Philip.Haldiman@arizonarepublic.com>]  
**Sent:** Monday, March 10, 2014 10:19 AM  
**To:** Corsette, Kelly  
**Subject:** RE: Cottonwoods

Sounds good. Please make sure this is accurate, as this is the most recent information I have and I might not be completely up to date on Scottsdale's end:

Last year, Cottonwoods filed paperwork seeking to rezone the portion of the land in Scottsdale.

Owners are looking to redevelop 2.66 acres at the southwestern corner of Scottsdale Road and Rose Lane into office space, lobby and common area, and a new restaurant, according to paperwork filed with Scottsdale Dec. 16.

The request asks to rezone the land from resort residential zoning to planned unit development, or PUD.

PUD is a “grouping of varied and compatible land uses, such as housing, recreation, commercial centers and industrial parks,” according to Scottsdale city website.

It is “intended to create a built environment superior to that which would be accomplished through conventional zoning districts.”

The lobby, restaurant, and conference rooms are currently in Scottsdale.

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**From:** Corsette, Kelly [<mailto:KCorsette@scottsdaleaz.gov>]

**Sent:** Monday, March 10, 2014 10:14 AM

**To:** Haldiman, Philip

**Subject:** Cottonwoods

Philip,

The planner on this project informs me that the applicant is changing their plans and will re-submit an application when they are ready.

So it's in their court at the moment.

Thanks,  
Kelly



**Chafin, Kim**

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**From:** Chafin, Kim  
**Sent:** Monday, March 10, 2014 10:08 AM  
**To:** Corsette, Kelly  
**Subject:** RE: Cottonwoods Update

Yes.

***Kim Chafin, AICP, LEED-AP***  
***Senior Planner***  
***480-312-7734***

---

**From:** Corsette, Kelly  
**Sent:** Monday, March 10, 2014 10:08 AM  
**To:** Chafin, Kim  
**Subject:** RE: Cottonwoods Update

So, would it be accurate to say they are changing their plans and will re-submit an application when they are ready?

**Kelly Corsette | Communications and Public Affairs Director**  
(480) 312-2336

---

**From:** Chafin, Kim  
**Sent:** Monday, March 10, 2014 10:01 AM  
**To:** Corsette, Kelly  
**Subject:** RE: Cottonwoods Update

Good morning, Kelly!  
Thanks for contacting me.  
Please see attached (1 page) email for latest update.  
Thanks, Kelly!

***Kim Chafin, AICP, LEED-AP***  
***Senior Planner***  
***480-312-7734***

---

**From:** Corsette, Kelly  
**Sent:** Monday, March 10, 2014 9:44 AM  
**To:** Chafin, Kim  
**Subject:** Cottonwoods Update

Kim,

I was contacted by a reporter today asking for a status of the "[Cottonwoods](#)" request. Can you tell me where this is in the process and what's next?

Thanks,  
Kelly



**Chafin, Kim**

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**From:** Chafin, Kim  
**Sent:** Monday, March 10, 2014 10:01 AM  
**To:** Corsette, Kelly  
**Subject:** RE: Cottonwoods Update  
**Attachments:** 20140310105917672.pdf

Good morning, Kelly!  
Thanks for contacting me.  
Please see attached (1 page) email for latest update.  
Thanks, Kelly!

*Kim Chafin, AICP, LEED-AP*  
*Senior Planner*  
*480-312-7734*

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**From:** Corsette, Kelly  
**Sent:** Monday, March 10, 2014 9:44 AM  
**To:** Chafin, Kim  
**Subject:** Cottonwoods Update

Kim,

I was contacted by a reporter today asking for a status of the "Cottonwoods" request. Can you tell me where this is in the process and what's next?

Thanks,  
Kelly

## Chafin, Kim

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**From:** Chafin, Kim  
**Sent:** Friday, February 21, 2014 2:56 PM  
**To:** 'Neal Pascoe'  
**Cc:** Curtis, Tim; Reynolds, Taylor; Vandevord, Mary; Perreault, Erin  
**Subject:** RE: Scottsdale Road and Rose Lane - Cottonwoods 21-ZN-2013

Thanks for the update, Neal! Appreciate it!  
Let me know when you're ready, and I'll schedule a pre-app meeting for the Major GP application.  
Thanks, Neal!

***Kim Chafin, AICP, LEED-AP***  
***Senior Planner***  
***City of Scottsdale***  
***Ph: 480-312-7734***  
***Fax: 480-312-7088***  
***email: [kchafin@ScottsdaleAZ.gov](mailto:kchafin@ScottsdaleAZ.gov)***

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**From:** Neal Pascoe [<mailto:npascoe@beusgilbert.com>]  
**Sent:** Friday, February 21, 2014 2:16 PM  
**To:** Chafin, Kim  
**Subject:** Scottsdale Road and Rose Lane

Kim,

To give you an update, it appears we are going to scrap the office building and do a restaurant instead. That will provide a nicer entrance to the resort but keep a resort amenity in place. We will likely need commercial zoning and therefor a major GPA. Nelsen Partners is working on the plan now.

**Neal T. Pascoe**  
**Planning Consultant**

### **BEUS GILBERT PLLC**

701 N. 44<sup>th</sup> Street Phoenix, AZ 85008  
Direct: 480.429.3060 | Main: 480.429.3000 | Fax: 480.429.3100  
Email: [npascoe@beusgilbert.com](mailto:npascoe@beusgilbert.com)

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**From:** Chafin, Kim [<mailto:KChafin@Scottsdaleaz.gov>]  
**Sent:** Tuesday, January 28, 2014 11:21 AM  
**To:** Neal Pascoe



**Cc:** John Pappas ([john@scsadvisors.com](mailto:john@scsadvisors.com))  
**Subject:** RE: Mailing address info

Hey Neal!

I'm a bit confused by your statement "I will look forward to seeing the comments."

Attached is the email we sent you 2 weeks ago advising the comments were ready for pick-up. I checked the holding bin, and the letter is no longer there. The 2<sup>nd</sup> attachment is a copy of the document indicating it was picked up by you (at least it appears to be your signature).

Please confirm that you have picked up the comments.

Thanks, Neal!

**Kim Chafin, AICP, LEED-AP**  
**Senior Planner**  
**City of Scottsdale**  
**Ph: 480-312-7734**  
**Fax: 480-312-7088**  
**email: [kchafin@ScottsdaleAZ.gov](mailto:kchafin@ScottsdaleAZ.gov)**

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**From:** Neal Pascoe [<mailto:npascoe@beusgilbert.com>]  
**Sent:** Tuesday, January 28, 2014 9:42 AM  
**To:** Chafin, Kim  
**Subject:** RE: Mailing address info

Good morning Kim,

Our address is actually 701 N. 44<sup>th</sup> Street, Phoenix, 85008. I will look forward to seeing the comments.

**Neal T. Pascoe**  
**Planning Consultant**

**BEUS GILBERT PLLC**

701 N. 44<sup>th</sup> Street Phoenix, AZ 85008  
Direct: 480.429.3060 | Main: 480.429.3000 | Fax: 480.429.3100  
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**From:** Chafin, Kim [<mailto:KChafin@Scottsdaleaz.gov>]  
**Sent:** Tuesday, January 28, 2014 9:37 AM  
**To:** Neal Pascoe  
**Subject:** Mailing address info

Good morning, Neal!

In addition to leaving the original for you to pick up, I also snail-mailed a copy of the 1st Review Comment Letter to your office, but it came back undelivered. I'm wondering if we have the correct mailing info for you folks. Is the address 201 N. 44<sup>th</sup> Street, 85008?

Please advise.

Thanks, Neal!

***Kim Chafin, AICP, LEED-AP***

***Senior Planner***

***City of Scottsdale***

***Ph: 480-312-7734***

***Fax: 480-312-7088***

***email: [kchafin@ScottsdaleAZ.gov](mailto:kchafin@ScottsdaleAZ.gov)***

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## Chafin, Kim

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**From:** Chafin, Kim  
**Sent:** Tuesday, January 28, 2014 11:27 AM  
**To:** 'Neal Pascoe'  
**Cc:** John Pappas (john@scsadvisors.com)  
**Subject:** RE: Mailing address info

Thanks, Neal!

***Kim Chafin, AICP, LEED-AP***  
***Senior Planner***  
***City of Scottsdale***  
***Ph: 480-312-7734***  
***Fax: 480-312-7088***  
***email: [kchafin@ScottsdaleAZ.gov](mailto:kchafin@ScottsdaleAZ.gov)***

---

**From:** Neal Pascoe [<mailto:npascoe@beusgilbert.com>]  
**Sent:** Tuesday, January 28, 2014 11:27 AM  
**To:** Chafin, Kim  
**Subject:** RE: Mailing address info

Sorry if I my answer was confusing. Yes, I picked up the hard copy a couple weeks ago. Nelsen Partners is working on the graphics, but I haven't studied the comments yet, something that is still ahead of me.

**Neal T. Pascoe**  
**Planning Consultant**

### **BEUS GILBERT PLLC**

701 N. 44<sup>th</sup> Street Phoenix, AZ 85008  
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Thanks, Neal!

**Kim Chafin, AICP, LEED-AP**  
**Senior Planner**  
**City of Scottsdale**  
**Ph: 480-312-7734**  
**Fax: 480-312-7088**  
**email: [kchafin@ScottsdaleAZ.gov](mailto:kchafin@ScottsdaleAZ.gov)**

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**Neal T. Pascoe**  
**Planning Consultant**

**BEUS GILBERT PLLC**  
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**Subject:** Mailing address info

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Please advise.

Thanks, Neal!

**Kim Chafin, AICP, LEED-AP**



**Senior Planner**  
**City of Scottsdale**  
**Ph: 480-312-7734**  
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**email: kchafin@ScottsdaleAZ.gov**

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## Chafin, Kim

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**From:** Neal Pascoe <npascoe@beusgilbert.com>  
**Sent:** Tuesday, January 14, 2014 12:44 PM  
**To:** Chafin, Kim  
**Subject:** RE: 21-ZN-2013 Cottonwoods Resort Commercial Parcel - 1st Review Comment Letter ready for pick-up

Thank, Kim. I'll set a time to meet with you after a chance to review the comments.

**Neal T. Pascoe**  
**Planning Consultant**

### **BEUS GILBERT PLLC**

701 N. 44<sup>th</sup> Street Phoenix, AZ 85008  
Direct: 480.429.3060 | Main: 480.429.3000 | Fax: 480.429.3100  
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**From:** Chafin, Kim [<mailto:KChafin@Scottsdaleaz.gov>]  
**Sent:** Tuesday, January 14, 2014 11:00 AM  
**To:** Neal Pascoe  
**Cc:** John Pappas  
**Subject:** 21-ZN-2013 Cottonwoods Resort Commercial Parcel - 1st Review Comment Letter ready for pick-up

Good morning, Neal!

The City Review Team has concluded its review of the development proposal, and their comments are formalized in a 1<sup>st</sup> Review Comment Letter.

The letter has attached to it the red-line comments to the drainage report. The letter and attachment is ready for pick up. Simply come to the Planning Department reception desk, and the receptionist will call a Planning Assistant out to give you the document and have you sign that you received it.

Neal, I would recommend that, once you folks have reviewed the document, we get together to go over the comments in person so that I can answer any questions and provide suggestions on how to most efficiently respond to the comments. This has proven very helpful in the past with other projects. Please contact me directly to schedule that meeting.

I look forward to hearing from you.

Thanks, Neal!

***Kim Chafin, AICP, LEED-AP***  
***Senior Planner***  
***City of Scottsdale***  
***Ph: 480-312-7734***  
***Fax: 480-312-7088***  
***email: [kchafin@ScottsdaleAZ.gov](mailto:kchafin@ScottsdaleAZ.gov)***



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January 14, 2014

Paul Gilbert  
Beus Gilbert, PLLC, Attorneys at Law  
201 N. 44<sup>th</sup> Street  
Phoenix, AZ 85008

RE: 21-ZN-2013  
Cottonwoods Resort Commercial Parcel

Dear Mr. Gilbert:

The Community & Economic Development Division has completed the review of the above referenced development application submitted on December 16, 2013. The following **1<sup>st</sup> Review Comments** represent the review performed on by our team, and is intended to provide you with guidance for compliance with city codes, policies, and guidelines related to this application.

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

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

**Zoning/Legal/Application Submittal requirements:**

1. With regard to Title Insurance, the document provided states it is not a Commitment for Title Insurance, is more than 30 days old and doesn't list the City as an additional named insured. Please provide a revised Commitment for Title Insurance demonstrates compliance with the City's "Requirements for Submitting Evidence of Title to the City of Scottsdale Planning Department" checklist with the next submittal.
2. Please submit a revised copy of the Citizen Review Report summary to include details of the most recent public outreach efforts, such as a summary of the Neighborhood Meeting that was held 12-19-13.
3. The Project Narrative indicates that the proposed project will address the goals and policies of the General Plan, South Scottsdale Character Area Plan and Scottsdale Sensitive Design Principles. Please provide an updated Project Narrative that indicates specifically **how** these goals and policies are being met by the proposed development, in accordance with Zoning Ordinance Section 5.5003.A.1.a. Please note that there are 14 Sensitive Design Principles and identify separately how the proposed development addresses each one.

4. The Project Narrative indicates that the Planning Commission, City Council and Development Review Board criteria will be met by the proposed development. Please provide an updated Project Narrative that indicates specifically **how** the Planning Commission, City Council and Development Review Board criteria for the PUD district are being met by the proposed development, in accordance with Zoning Ordinance Sections 5.5003.A.1.c., 5.5003.C.a.1.i.(1), 5.5003.C.a.1.i.(2), 5.5003.C.a.1.i.(3).
5. The overall intensity of commercial uses must not exceed 0.8 floor area ratio, and is calculated by multiplying 0.8 by the net lot area (Zoning Ordinance Section 5.5005.B.2 and 5.5005.B.3) . The Project Narrative indicates the parcel is 2.66 gross acres. The site plan indicates the parcel is 1.52 acres gross & 0.96 acres net. The ALTA indicates the parcel 1.6053 acres, but doesn't indicate whether it's gross or net. Please provide an updated ALTA that certifies both the gross & net parcel area, and update the Project Narrative, site plan and site data to be consistent with the ALTA.
6. Zoning Ordinance Section 5.5005.E. establishes building setbacks from major and minor arterials with retail and commercial on first floor adjacent to the street, at a minimum of 28 feet and an average of 32 feet. The proposed average setback from Scottsdale Road appears to be approximately 46 feet. Please provide a diagram that clearly identifies the proposed average setback pursuant to the average setback diagram illustration in Section 5.5005.E.2.
7. Zoning Ordinance Section 5.5005.E. establishes building setbacks from private streets at a minimum of 23 feet and an average of 28 feet. The proposed average setback from Rose Lane appears to be approximately 55 feet along the north elevation and approximately 86 feet on the west elevation. Please provide a diagram that clearly identifies the proposed average setback pursuant to the average setback diagram illustration in Section 5.5005.E.2.
8. The Project Narrative indicates that no amended development standards are proposed; however, the proposed project does not appear to meet all applicable development standards (see comments above). Please review the proposal and either modify the proposal to bring it into conformance with all applicable development standards, or alternatively, update the legislative draft to include all proposed changes to the development standards, and update the Project Narrative to include justification for each proposed amended development standard.
9. Zoning Ordinance Section 9.103.A establishes parking requirements for proposes uses. The Project Narrative indicates the proposal includes a 6,605 square feet of restaurant space and 51,149 square feet of office space, and indicates a subterranean parking garage willb e provided. The site plan shows a total of 16 surface parking spaces.

At this time, the City review team is unable to verify compliance with applicable parking requirements for the proposal because there is no information on the amount of patio space proposed for the restaurant use(s), and there is no information regarding the total amount number of parking spaces provided by the development. Please update the Project Narrative and Site Plan to include the calculations of the required & provided number of standard and accessible parking spaces.

- a. Based on rough estimates of the information provided thus far, it appears that the required parking will be in excess of 200 spaces.
10. Please provide dimensioned site and floor plans to show how many levels of subterranean parking are proposed, how many spaces are proposed on each level, locations of spaces and



drive aisles, etc. and that each level of the parking garage and parking stalls are in compliance with the vertical encroachment clearance of the Zoning Ordinance, Sec. 9.106.A.

11. Zoning Ordinance Section 10.501.H.2. identifies that the minimum amount of parking lot landscaping provided must be equivalent to 15% of the total parking lot area. Please provide an open space worksheet that clearly identifies the total surface parking lot areas as well as the parking lot landscape areas. Please include dimensions.

Site Design:

12. Please provide a site plan that complies with the Plan & Report Requirements for Development Applications, including providing dimensions for all drive aisles and pedestrian walkways and revising the 6-point font size for notes on the site plan to 12-point font size so that they are legible. Also, please identify Scottsdale Road ROW on the site plan so that the City review team may verify compliance with applicable City requirements. There will be comments regarding the site plan after it has been received and reviewed by staff.
13. Please revise Sheet A101.3 Site Plan so that it includes the off-site improvements and the building frontages, with dimensions, for the existing and proposed commercial and residential buildings that are located to the north, south, and west of the project site. This will help City staff to understand how the proposed site layout relates to the portions of the existing and proposed developments that are located adjacent to this project. Please refer to the Plan & Report Requirements for Development Applications.
14. Please provide a site plan that indicates the building footprint and site improvements, and which does not indicate landscape symbols. Showing the landscape symbols on the site plan results in too much information on the plan, making it difficult to read. Please refer to the Plan & Report Requirements for Development Applications.
15. At locations where parking spaces are perpendicular to a sidewalk or landscape area, please modify the length of the parking spaces so that they are sixteen (16) feet long with a two-foot vehicle over hang. Convert the remaining site area into sidewalk width and/or landscape area. Please refer to Zoning Ordinance Section 9.106.A.1.b. and Section 10.501.F.c.
16. Please provide bicycle parking space calculations in conformance with Zoning Ordinance Section 9.103 & DSPM Sec. 2.1-808. Utilize a dashed or dotted line on the site plan to indicate the site area that will be allocated as bicycle parking spaces. Modify the location of bicycle parking spaces and racks if they conflict with accessible paths, utility equipment, light fixtures, landscape and irrigation improvements, or structural components of the building. Please refer to the Plan & Report Requirements for Development Applications. Please refer to DSPM Sec. 2-1.808 B.
17. Please move the monument sign out of the right-of-way in accordance with Zoning Ordinance Section 8.102.

Circulation:

18. Please update the site plan to identify that a motorized public access easement will be dedicated over the Rose Lane street section contained on the subject property.
19. Please update the site plan to identify bicycle parking on the site plan and provide parking space calculations in conformance with Zoning Ordinance Sec. 9.103 & DSPM Sec. 2.1-808.



20. Please provide information and illustrations that indicate that all four sides of the proposed development will comply with Scottsdale Zoning Ordinance Section 5.5005.F.regarding building envelope.

Drainage:

21. 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.

Significant Policy Related Issues

The following policy related issues have been identified in the first review of this application. While 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:

General Plan:

22. Ordinarily, a request for a rezoning to Planned Unit Development would be submitted in conjunction with a General Plan Amendment for a change in land use category to Mixed-Use Neighborhoods – unless there was an established Mixed Use Neighborhoods designation. This case is significant in that the ownership of the property crosses municipal borders. With the first submittal there is no request to change the current land use designation of Resorts/Tourism to Mixed Use Neighborhoods. Currently, the proposed site contains resort rooms, lobby, and restaurant space all tied back to the Cottonwoods Resort.

Latitude is provided for the applicant to maintain Resort/Tourism without having to process a General Plan Amendment because of verbal commitments to maintain the intent of the Resort/Tourism designation albeit with physical resort being within Paradise Valley. As such, it is important that the applicant explicitly identify how each use proposed (application states restaurant and office) will tie back to the operations and maintenance of the Cottonwoods Resort.

In the Project Narrative (page 1) there is verbiage specifically stating that the proposed restaurant will continue to serve as the resort's primary restaurant. There is no mention of how the office space is integrated into the overall Cottonwoods Resort. Furthermore, on page 6 of the Project Narrative, it is stated that the proposed PUD "supports and provides integral functions for the Cottonwoods Resort" and on page 7 it is further stated that "the site as previously noted is an integral part of the Cottonwoods Resort and is functionally connected to the resort." These broad statements do not alone address the intent of the Resort/Tourism Land Use definition in terms of strengthening, maintaining, and integrating with the resort component of the Cottonwoods Resort.

Please provide upon resubmittal a site plan depicting identified uses that would amount to the aggregate operations of the Cottonwoods Resort. This graphic would include the full site, both in Paradise Valley and Scottsdale. Additionally, please include on that site plan a pedestrian plan showing how guests staying at the Paradise Valley site will have access to the Scottsdale site.

If the above stated comments are not adequately addressed, then it is recommended that the Applicant submit a Major Amendment to the 2001 General Plan to change the land use designation from Resort/Tourism to Mixed Use Neighborhoods.

Circulation & Site Design:

23. Please update the site plan to provide a new 8-foot separated sidewalk along Scottsdale Road in conformance with the Scottsdale Road Streetscape. 2008 Transportation Master Plan Ch. 7, Sec. 8; DSPM 5-3.100
24. Please update the site plan to identify refuse enclosure locations on site plan in conformance with DSPM Sec. 2-1.804.
25. Please update the site plan to provide minimum 24-foot wide drive lanes through the site for emergency and service vehicles in conformance with DSPM Sec. 2-1.802.
26. Please update the site plan to indicate that the existing crosswalk on Rose lane adjacent to the site will be restriped to match MUTCD standards in conformance with DSPM 5-3.001.
27. Please update the site plan to indicate that the sidewalk and ramp at corner of Rose/Scottsdale to current City standards in conformance with COS Std. Detail #2234
28. Please update the site plan to provide minimum 6-foot wide sidewalks along Rose Lane along the site frontage in conformance with the 2008 Transportation Master Plan Ch. 7, Sec. 8 & DSPM 5-3.100.
29. Please update the site plan so that site driveways conform to City type CL-1, COS Standard Detail #2256 in conformance with DSPM 5-3.200 & DSPM Sec. 5-3.205.
30. Please update the site plan to indicate that a cross access easement for paved connection to the adjacent property to the south will be dedicated in conformance with DSPM 5-3.201.
31. Please update the site plan by modifying the Rose Lane intersection to conform to the recommendations in the traffic study submitted for the development - Cottonwoods Mixed Use Project by Kimley-Horn and Associates.

Please resubmit the revised application requirements and additional/supplemental 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/supplemental information is necessary.

**PLEASE CALL 480-312-7734 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 Community & Economic Development Division has had this application in review for 19 days Staff Review Days since the application was determined to have the minimal information to be reviewed.

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

If you have any questions, or need further assistance please contact me at 480-312-7734 or at [kchafin@ScottsdaleAZ.gov](mailto:kchafin@ScottsdaleAZ.gov).

Sincerely,

A handwritten signature in black ink, appearing to read "Kim Chafin". The signature is fluid and cursive, with the first name "Kim" and last name "Chafin" clearly distinguishable.

Kim Chafin, AICP, LEED-AP  
Senior Planner

Attachment: Drainage Report with red line comments from City review staff

cc:

John Pappas  
Scottsdale Cottonwoods Resort  
6160 N Scottsdale Road  
Scottsdale, AZ 85253



**ATTACHMENT A**  
**Resubmittal Checklist**

Case Number: **21-ZN-2013**

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 (DWG or DWF format only)
- ☒ One copy: Updated Citizen Review Report
- ☒ One copy: Revised Narrative for Project
- ☒ One copy: Commitment for Title Insurance
- ☒ One copy: updated certified Results of Alta Survey
- ☒ One copy: Updated Legislative Draft (only if amended development standards are proposed)

☒ Site Plan:

11	24" x 36"	1	11" x 17"	1	8 ½" x 11"
----	-----------	---	-----------	---	------------

☒ Open Space Plan Worksheet:

1	24" x 36"	1	11" x 17"	1	8 ½" x 11"
---	-----------	---	-----------	---	------------

☒ Average Building Setback Diagram (scaled & dimensioned):

1	24" x 36"	1	11" x 17"	1	8 ½" x 11"
---	-----------	---	-----------	---	------------

☒ Elevation Worksheet(s) for all 4 sides of building:

1	24" x 36"	1	11" x 17"	1	8 ½" x 11"
---	-----------	---	-----------	---	------------

☒ Garage Floor Plan(s):

5	24" x 36"	1	11" x 17"	1	8 ½" x 11"
---	-----------	---	-----------	---	------------

☒ Development Plan Booklets

The Development Plan booklets shall be clipped together separately, and not be bounded.

Color \_\_\_\_\_ 11" x 17" \_\_\_\_\_ 8 ½" x 11"

- 8 ½" x 11" – 3 color copy on archival (acid free paper) (To be submitted after the Planning Commission hearing.)



2 copies of Revised Drainage Report:

Plan Check No. \_\_\_\_\_

Resubmit the revised Drainage Report to your Project Coordinator with any prior City mark-up documents.

City of Scottsdale  
Stormwater Management Division

Memorandum

**To:** Hubbard Engineering  
Shannon Wolfe  
480-949-6800

**From** Nerijus Baronas, PE, CFM  
City of Scottsdale Stormwater Engineer  
480-312-7072, nbaronas@scottsdaleaz.gov

**Re:** Drainage review comments for the Cottonwoods Mixed Use Project.  
Case number: 21-ZN-2013  
Review date: 1-7-14

**CASE RESUBMITTAL INFORMATION:** Case not approved. Please address the following review comments:

1. Compute and present pre and post development runoff coefficient "C". If post development "C" value show increase provide 100yr 2hr retention volume to the  $\Delta C$ . If additional storage volume is needed provide drywell percolation calculations.
2. Re-submit existing and proposed condition exhibits as 24"x36" prints.
3. Depict and callout drainage easements for detention basins.

**Please briefly respond to the above comments and include the response in the re-submittal. Address mark-ups in Preliminary Drainage Report.**

**Resubmittal Checklist**

**Please submit the following items with your next review:**

- 2 Drainage Reports (with 24"x36" exhibits)
- 2 CD's with pdf files of drainage reports and excel spreadsheets.



# COTTONWOODS MIXED USE PROJECT

LOCATED AT ON THE SOUTHWEST CORNER OF ROSE LANE AND SCOTTSDALE ROAD  
SCOTTSDALE, AZ

## PRELIMINARY DRAINAGE REPORT

NOVEMBER 5, 2013

PREPARED FOR:

NELSEN PARTNERS, LLC.  
15210 N. SCOTTSDALE RD, SUITE 300  
SCOTTSDALE, AZ 85254  
(480) 949-6800

PREPARED BY:

HUBBARD ENGINEERING  
1840 S. STAPLEY DRIVE, SUITE 137  
MESA, ARIZONA 85204

ENGINEER: SHANNON WOLFE  
SWOLFE@HUBBARDENGINEERING.COM  
(480) 892-3313  
HUBBARD PROJ. No.: 13178

Stormwater Review By:  
Nerijus Baronas

Phone: 480-312-7072

Fax: 480-312-9187

e-mail: nbaronas@ScottsdaleAZ.gov

Review Cycle # 1 Date 1-7-14



HUBBARD  
ENGINEERING

Add expiration  
date

21-ZN-2013  
12/16/2013



## TABLE OF CONTENTS

1.0 INTRODUCTION.....	2
1.1 SITE DESCRIPTION.....	2
1.2 PROPOSED DEVELOPMENT.....	2
2.0 PHYSICAL SETTING .....	4
2.1 TOPOGRAPHY .....	4
2.2 REGIONAL HYDROLOGY .....	4
3.0 DRAINAGE CHARACTERISTICS .....	
3.1 EXISTING.....	6
3.2 PROPOSED.....	6
4.0 SUMMARY AND CONCLUSIONS.....	8
5.0 REFERENCES CITED AND REVIEWED.....	9

### FIGURES

Figure 1	Vicinity Map
Figure 2	FEMA Map

### APPENDICES

Appendix A	Rational/Peak Flows
Appendix B	Detention Calculations

### EXHIBITS

Exhibit 1	Existing Conditions Map
Exhibit 2	Preliminary Grading and Drainage Plan



↗ Add expiration date



## **1.0 INTRODUCTION**

This report presents the findings of a Preliminary drainage study of a proposed Cottonwoods Mixed Use project ("site") conducted by Hubbard Engineering ("HE") at the request of Nelsen Partners, LLC ("Client"). This report addresses the off-site flows, existing and proposed on-site conditions as well as storm water runoff detention requirements.

### **1.1 Site Description**

The site sits on Parcel 174-65-012G, Section 10 of Township 2 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, in the City of Scottsdale, Arizona. The location of the site is shown on the *Site Vicinity Map*, **FIGURE 1** on the next page. The project is bounded on the north and the west by Rose Lane, on the south by the Alamos development and the east by Scottsdale Road.

The site is irregular in shape and encompasses approximately 1.60 acres. General land use in the vicinity of the site is commercial and residential. The site is currently a one story building serving as the lobby to the Cottonwoods Resort and a restaurant. See **EXHIBIT 1** for the existing conditions map.

### **1.2 Proposed Development**

Proposed development of the project consists of a four story building with a parking garage below ground, (see **EXHIBIT 2**). Proposed access to the site is provided from Rose Lane.

### **1.3 FEMA Flood Map**

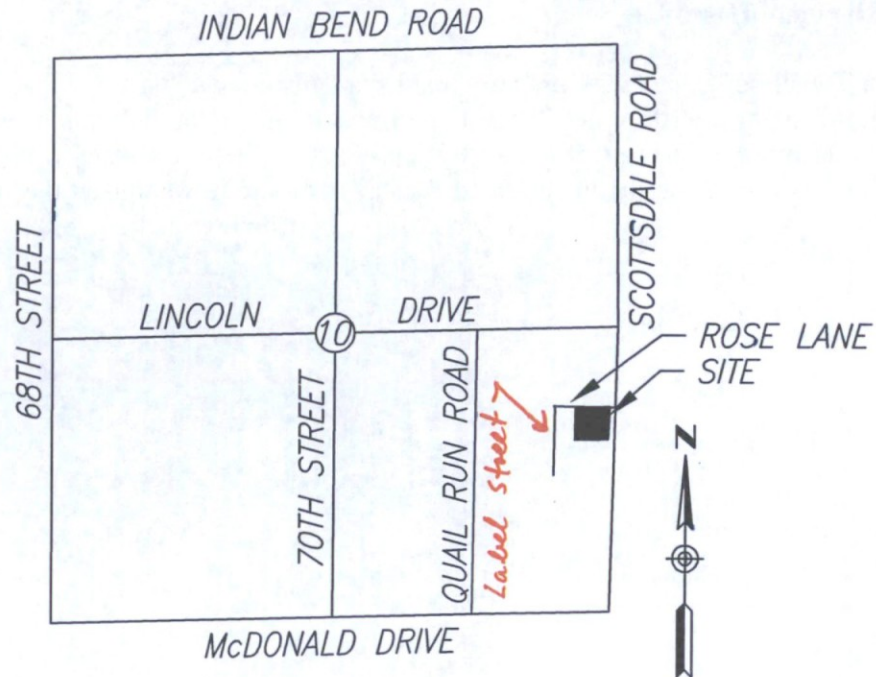
The site is located within Flood Zone D FEMA flood map 04013C1770L dated October 16, 2013. Zone 'D' is defined as unstudied areas where flood hazards are undetermined, but flooding is possible. Flood Insurance is not mandatory, but may be available in some participating communities.



**HUBBARD  
ENGINEERING**

www.hubbardengineering.com

1840 S. Stapley Dr.  
Suite 137  
Mesa, AZ 85204  
Ph: 480.892.3313



VICINITY MAP  
THE COTTONWOODS MIXED USE PROJECT  
FIGURE "1"  
Scottsdale, Maricopa County, Arizona

Project No.  
13178

Date  
09/13/13

Project Manager  
SHANNON WOLFE

Project Eng.

Sht: 1 of 1

## **2.0 PHYSICAL SETTING**

### **2.1 Topography**

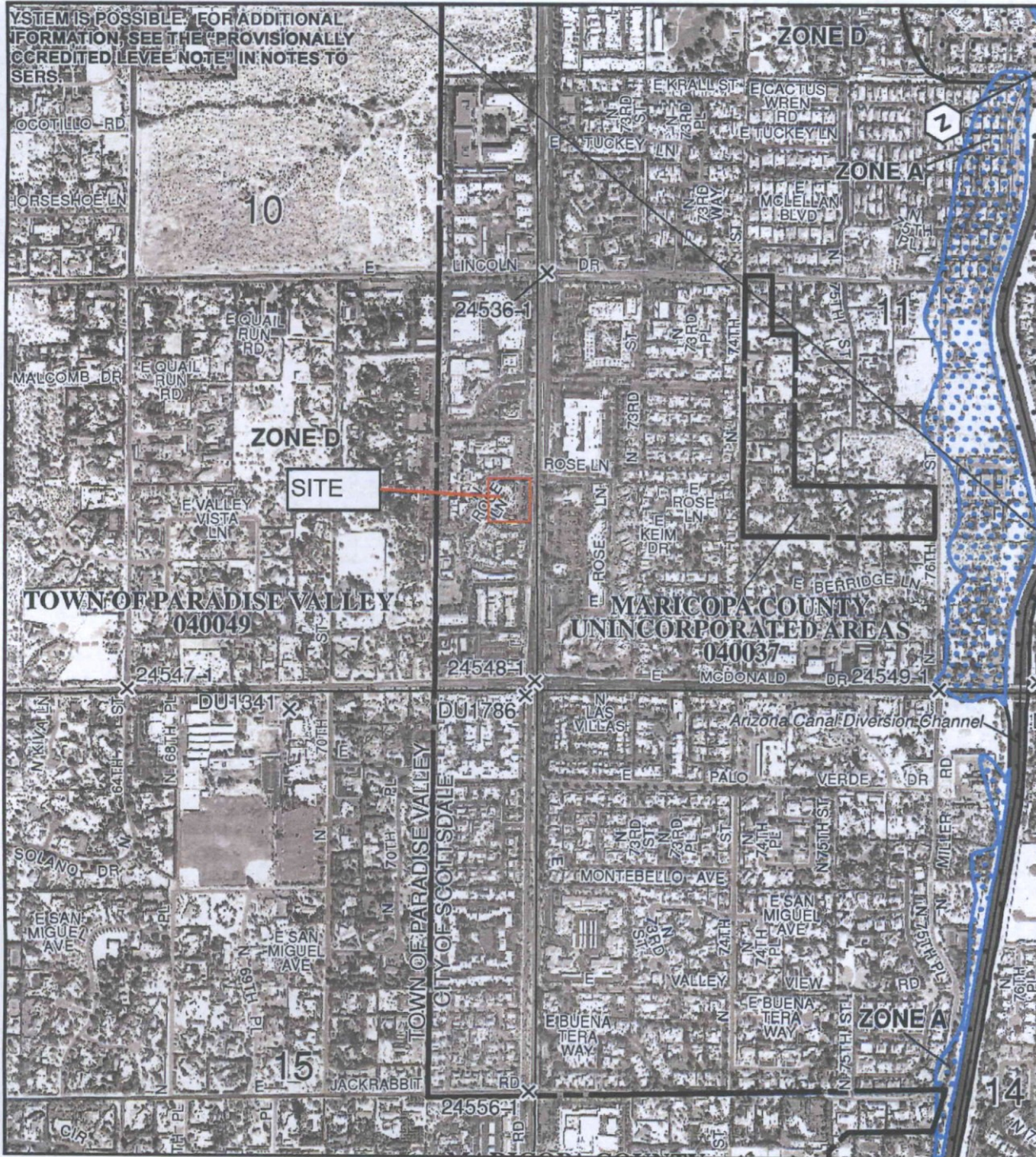
The Site is located approximately 1 mile west of the Indian Bend Wash and is characterized by very flat terrain that slopes towards the southeast. The site is fully developed. A review of topographic survey for this site indicates that the project ranges in elevation from approximately 1304.5 ft. at the northwest corner to approximately 1302 ft. at the southeast boundary. This is a total elevation of approximately 2.5 feet across the site in a northwest to southeast direction.

### **2.2 Regional Hydrology**

The area is well developed with property that has planned for detention storage and storm drains in the major arterial streets. Rose Lane flows in the gutter and outlets at Scottsdale Road. Scottsdale Road has a storm drain system. Most of the storm water runoff from this area ultimately outfalls to the Indian Bend Wash. No offsite flows impact the site.



SYSTEM IS POSSIBLE. FOR ADDITIONAL INFORMATION, SEE THE "PROVISIONALLY CREDITED LEVEE NOTE" IN NOTES TO USERS.



ZONE X

ZONE D



OTHER AREAS

Areas determined to be outside the 0.2%

Areas in which flood hazards are undetermined

COASTAL BARRIER RESOURCES SYSTEM

NFIP

PANEL 1770L

**FIRM**

**FLOOD INSURANCE RATE MAP**

**MARICOPA COUNTY,  
ARIZONA**

**AND INCORPORATED AREAS**

**PANEL 1770 OF 4425**

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
MARICOPA COUNTY	040037	1770	L
PARADISE VALLEY, TOWN OF	040049	1770	L
SCOTTSDALE, CITY OF	045012	1770	L

Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.



**MAP NUMBER**

**04013C1770L**

**MAP REVISED**

**OCTOBER 16, 2013**

**Federal Emergency Management Agency**

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at [www.msc.fema.gov](http://www.msc.fema.gov)



### 3.0 DRAINAGE CHARACTERISTICS

#### 3.1 Existing

The existing site design directs storm water via overland flow including valley gutter and curb openings to a surface detention basin adjacent ~~the~~ <sup>to</sup> the east property line and Scottsdale Road. There are several existing drywells in the detention area. The property does not have any underground storm drain or underground detention tanks. On-site storm water runoff flows through the site from west to east (detention basin) with the ultimate outfall at the southeast corner of the site. There are no offsite flows entering the site. See **EXHIBIT 1** for the existing site conditions.

#### 3.2 Proposed

The low finish floor elevation will be set a minimum of 14-inches above the ultimate outfall of the site.

The 100-year, 6-hour storm runoff will be directed away from the building via underground roof drains and area inlets, or with overland flow to surface basins on the north and the southeast of the proposed building.

The inlets in the parking area will be Type F MAG 535 catch basins. One drywell is required per the preliminary drain time calculations in **Appendix B**. The hydraulic grade lines will be at least 1 foot below the grate elevations of the area inlets. There will be a trench drain at the bottom of the ramp into the underground parking garage.

*Where will it outfall?*

Peak Flows were calculated using Rational Method and the Time of Concentration calculated using methodology from the Maricopa County Hydrology Manual. The minimum Time of Concentration used was 5 minutes which is standard for small sites. Per the City Design Standards, peak flows for the 2 year, 10 year and 100 year were calculated. See preliminary rational peak flow calculations in **Appendix A and Table 1**, and Drainage Area designations (DA-1, DA-2, ~~3~~ <sup>xx</sup>) in **EXHIBIT 2**.

**Table 1: Rational/Peak Flows Summary**

Sub-Basin	C			A	Q		
&	Runoff Coefficient			Area	Peak Discharge		
Concentration	Frequency			[acres]	Frequency		
Point	2-year	10-year	100-year		2-year	10-year	100-year
ID					[cfs]		
DA-1	0.80	0.80	0.86	0.56	1.3	2.1	3.7
DA-2	0.80	0.80	0.86	0.87	2.1	3.3	5.8
DA-3	0.80	0.80	0.86	0.09	0.2	0.4	0.6
DA-4	0.95	0.95	0.95	0.09	0.2	0.4	0.7
DA-5	0.83	0.83	0.88	0.48	0.9	1.6	3.1



Per discussions with the client and the City, additional retention is not required because this is an existing site, and Hubbard was directed to use the existing retention basin for design. Therefore, Hubbard has shown that the basin has capacity for above the first flush. Detention for the first flush will be provided by the existing basin adjacent to Scottsdale Road. The existing surface detention basin has several existing drywells which will be used for drying up the basin.

The site will drain via overland flow to the basin at the southeast corner of the site which is the ultimate outfall at an elevation of 1303.0.

The required detention to accommodate the first flush, which is the first 0.5 inches of runoff is shown in the Table below. The C value,  $C=0.86$  (100 yr Commercial) from Figure 4.1-4 per the City of Scottsdale Design Standards, see results in **Appendix B**. See **Table 2** for a summary of the Detention Calculations.

*Fall detention is 100yr 2hr this is First Flush*

**Table 2: Detention Calculations Summary**

Identifiers	CALCULATE DETENTION VOLUME REQUIRED		Volume		
Contributory	Area	C	Required		
			[acre-ft]	[ft <sup>3</sup> ]	
Area ID	[acres]				
DA-1	0.56	0.86	0.02	870.79	
DA-2	0.87	0.86	0.03	1,357.5	
DA-3	0.09	0.86	0.00	140.54	
DA-4	0.09	0.95	0.00	151.29	
DA-5	0.48	0.88	0.02	770.88	
TOTAL VOLUME REQUIRED:			0.08	3,291	
Total Area:	2.09 ✓				
DETENTION BASINS					
Detention	HW Area	Bottom Area	H	Volume Provided	Drainage Areas contributing to Basins
Basin	ft2	ft2	ft	ft3	
RB-1	3,500.00	1,400.00	2	7,113.59	ALL DRAINAGE AREAS
Total ->				7,113.59	

*It is unclear how this volume was estimated. Please attach excel spreadsheet to the CD with next submittal.*

*see hydraulic calculation sheet.*



#### 4.0 SUMMARY AND CONCLUSIONS

1. The site is in a residential and commercial area of Scottsdale and is fully developed with an existing one story building and parking lot. There is an existing detention basin located adjacent to Scottsdale Road with existing drywells. The site does not have offsite flows entering it.
2. The proposed development will be a four story building with underground parking. The system of roof drains, area inlets, and catch basins will direct storm runoff to the existing first flush detention basin.
3. Per the client, discussions with the City, the client was told no additional retention was necessary as part of this development. The site was checked for capacity of first flush detention and the existing basin has capacity.
4. Existing drywells in the existing detention basin will be used to dry the detention area within 36 hours.
5. The runoff from Rose Lane drains to Scottsdale Road and Scottsdale Road discharges to the Indian Bend Wash via street gutter and storm drains. First Flush Detention was calculated for the site and the existing adjacent half streets.
6. Low Finish Floor elevations are a minimum of 14-inches above the ultimate outfall of the site, which is at the southeast corner of the site.
7. FEMA classifies the site area as Zone D, therefore Flood Insurance is not mandatory, but may be available in participating communities. Zone D is defined as areas where flood hazards are undetermined, but flooding is possible.

*Calculate and present pre and post development runoff coefficient "C". If  $C_{post}$  is larger than  $C_{pre}$  provide 100yr 2hr storage for the  $\Delta C$ .*



## 5.0 REFERENCES CITED AND REVIEWED

1. *Design Standards and Policies Manual*, City of Scottsdale, January 2010.
2. *Drainage Design Manual For Maricopa County, Arizona, Volume I, Hydrology*, Flood Control District Of Maricopa County, February 2011.
3. *Drainage Design Manual For Maricopa County, Arizona, Volume II, Hydraulics*, Flood Control District Of Maricopa County, February 2011.
4. *Flood Insurance Rate Map (F.I.R.M.) Maricopa County, Arizona and Incorporated Areas*, Panel Number 04013C1770L, Federal Emergency Management Agency, October 16, 2013.

**APPENDIX A**  
**Rational/Peak Flow Calculations**

---



# HYDROLOGIC CALCULATION SUMMARY SHEET

## RATIONAL METHOD

Hubbard Engineering

Project No. 13178

Project Name: Cottonwoods Mixed Use  
Project No.: 13178

Prepared by: CSW  
Revised by:

Date: 09/12/12  
Date:

Complete calculations for each concentration point are presented in the attached hydrologic calculation sheets.

Sub-Basin & Concentration Point ID	C Runoff Coefficient Frequency			I Intensity Frequency			A Area	Q Peak Discharge Frequency		
	2-year	10-year	100-year	2-year	10-year	100-year		2-year	10-year	100-year
				[in/hr]			[acres]	[cfs]		
DA-1	0.80	0.80	0.86	3.00	4.80	7.80	0.56	1.3	2.1	3.7
DA-2	0.80	0.80	0.86	3.00	4.80	7.80	0.87	2.1	3.3	5.8
DA-3	0.80	0.80	0.86	3.00	4.80	7.80	0.09	0.2	0.4	0.6
DA-4	0.95	0.95	0.95	2.75	4.80	7.80	0.09	0.2	0.4	0.7
DA-5	0.83	0.83	0.88	2.25	4.00	7.20	0.48	0.9	1.6	3.1

**APPENDIX B**  
*Retention Calculations*

---

# HYDRAULIC CALCULATION SHEET

*First Flush  
Volume*

**Detention Calculations**  
Hubbard Engineering  
Project No. 13178

Project Name: Cottonwoods Mixed Use  
Project No.: 13178

Prepared by: CSW  
Revised By:

Date: 11/05/13  
Date:

**Purpose:** Evaluate the required and provided retention volumes in order to assess conformance to project criteria.

**Methodology:** Calculate the volume of stormwater required to be retained using City of Scottsdale criteria. Calculate the estimated volume of stormwater retained using retention basin geometry.

**Criteria:** Detain the first flush (first 0.5 inches of rainfall)

**References:** 1. Drainage Design Manual for Maricopa County, Arizona, Volume I: Hydrology, February 2011.  
2. Drainage Design Manual for Maricopa County, Arizona, Volume II: Hydraulics, September 2003.

**Calculations:** Volume Required =  $C_{Composite} * P / 12 * A$  [ft<sup>3</sup>]

(Reference 1)

P = 0.5

[in]

(Reference 1)

C = 0.86

(Commercial)

(Reference 1)

(Reference 1)

$$\text{Composite } C = (C_{0.95} * A_{0.95} + C_{0.50} * A_{0.50}) / A_{Total}$$

$$\text{Volume Required} = \text{Composite } C * P / 12 * A$$

**Results:**

Identifiers	CALCULATE DETENTION VOLUME REQUIRED		Volume Required	
Contributory Area ID	Area [acres]	C	[acre-ft]	[ft <sup>3</sup> ]
DA-1	0.56	0.86	0.02	870.79
DA-2	0.87	0.86	0.03	1,357.51
DA-3	0.09	0.86	0.00	140.54
DA-4	0.09	0.95	0.00	151.29
DA-5	0.48	0.88	0.02	770.88
<b>Total Area:</b>	<b>2.09</b>	<b>TOTAL VOLUME REQUIRED:</b>	<b>0.08</b>	<b>3,291.00</b>

*detention is 100yr 2hr this is First Flush Volume*



# HYDRAULIC CALCULATION SHEET

Retention Provided  
Hubbard Engineering  
Project No. 13178

Project Name: Cottonwoods Mixed Use  
Project No.: 13178

Prepared By: CSW  
Revised By:

Date: 11/05/13  
Date:

DETENTION BASINS					
Drainage basin or tank	HW Area ft <sup>2</sup>	Bottom Area ft <sup>2</sup>	H ft	Volume Provided ft <sup>3</sup>	Drainage Areas contributing to Basins
RB-1	4,921.00	2,350.00	2	7,114.43	ALL DRAINAGE AREAS
Total ->				7,114.43	

7,114.43 <= Total Area @ H.W.'s

$$\text{Volume Provided} = H/3 * (A_{H.W.} + A_{BOTTOM} + (A_{H.W.} * A_{BOTTOM})^{0.5})$$

Reference name of this method

Volume does not match total volume on page 7.

Please review/revise as needed.  
Areas do not match Table 2 areas on page 7.

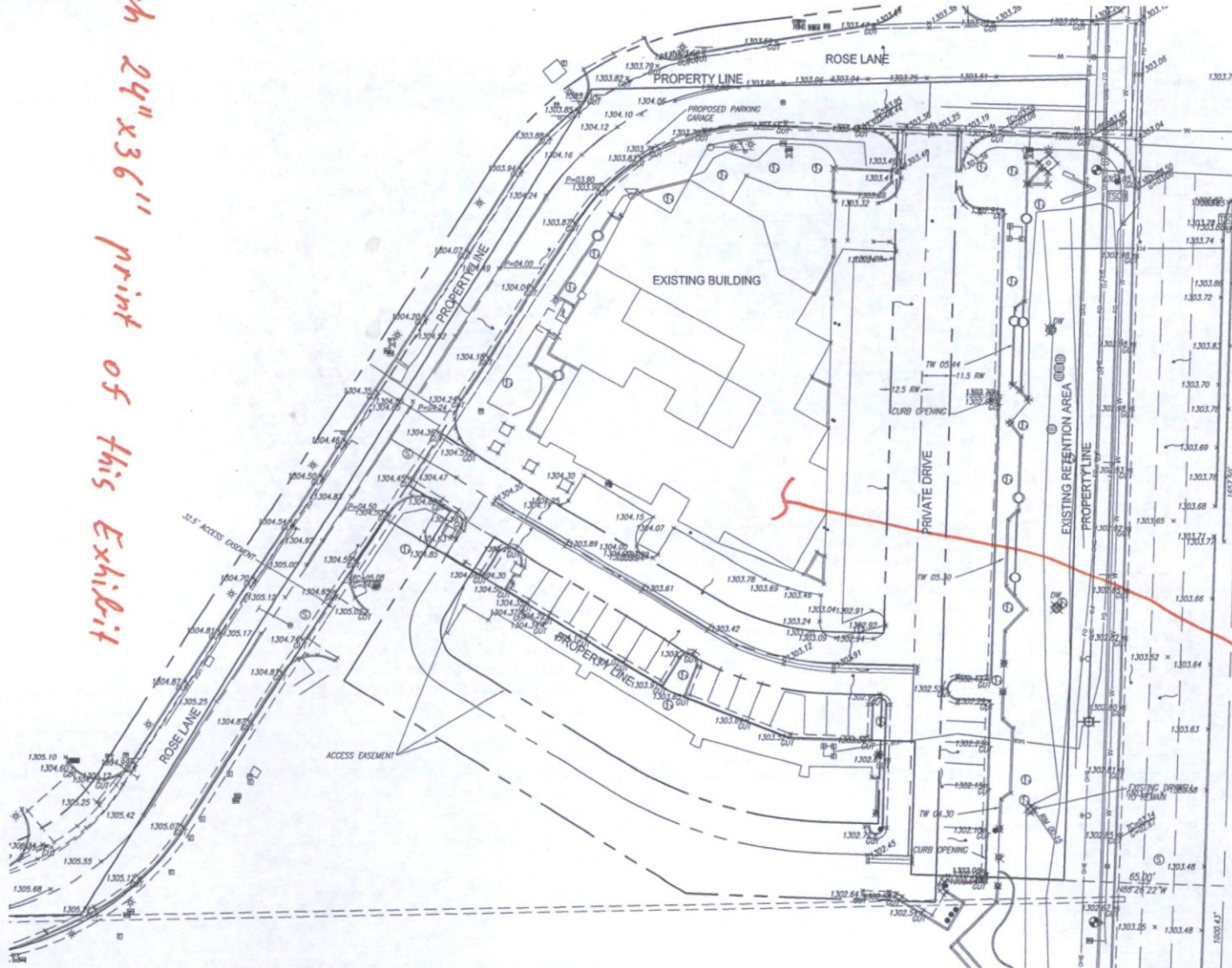


# EXISTING CONDITIONS MAP FOR COTTONWOODS MIXED USE PROJECT

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 2  
NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA  
COUNTY, ARIZONA

## LEGEND:

- SECTION LINE
- PROPERTY LINE
- TIE LINE
- CONCRETE BLOCKWALL
- OVERHEAD UTILITY LINE
- UNDERGROUND UTILITY LINE
- FIBER OPTIC LINE
- GAS LINE
- EXISTING LOT LINES
- PAVEMENT STRIPING
- BCHH = BRASS CAP IN HANDHOLE
- FND = FOUND
- BCF = BRASS CAP FLUSH
- M.C.R. = MARICOPA COUNTY RECORDER
- DKT = DOCKET
- R/W = RIGHT-OF-WAY
- BRASS CAP HANDHOLE
- FOUND MONUMENT AS NOTED
- SET REBAR W/CAP LS 41282
- TELEPHONE PEDESTAL
- POWER POLE
- DOWN GUY
- BLUESTAKE WATER
- BLUESTAKE FIBER OPTIC
- BLUESTAKE GAS
- BLUESTAKE ELECTRIC
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- SEWER MANHOLE
- SIGN
- COMMUNICATION PEDESTAL
- DRYWELL
- SEWER CLEANDOUT
- FIRE DEPARTMENT CONNECTION
- STREET LIGHT WITH ARM
- LANDSCAPE LIGHT
- VAULT
- TRAFFIC CONTROL BOX
- ELECTRIC CABINET
- TREE
- PALM TREE
- IRRIGATION CONTROL VALVE
- BACK FLOW PREVENTOR
- HOSE BIB
- CATUS
- TRAFFIC SIGNAL
- BOLLARD
- DRAINAGE FLOW ARROW



*Show and label  
existing contours*



1800 S. Bascom Dr.  
Suite 107  
Anaheim, CA 92805  
PH: 408.882.3313  
WWW.HUBBARDENGINEERING.COM

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ENGINEERING**

**EXISTING CONDITIONS MAP  
COTTONWOODS MIXED USE PROJECT**  
A PORTION OF THE SOUTHEAST QUARTER OF SECTION 10,  
TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER  
MERIDIAN, MARICOPA COUNTY, ARIZONA

Date	11/25/13
Project No.	13178
Project Mgr.	S. WOLFE
Project Eng.	S. WOLFE

**811**  
Call before you dig  
1.800.STAKE.IT  
800.253.1199





EX 1

*Attach 24"x36" print of this Exhibit*

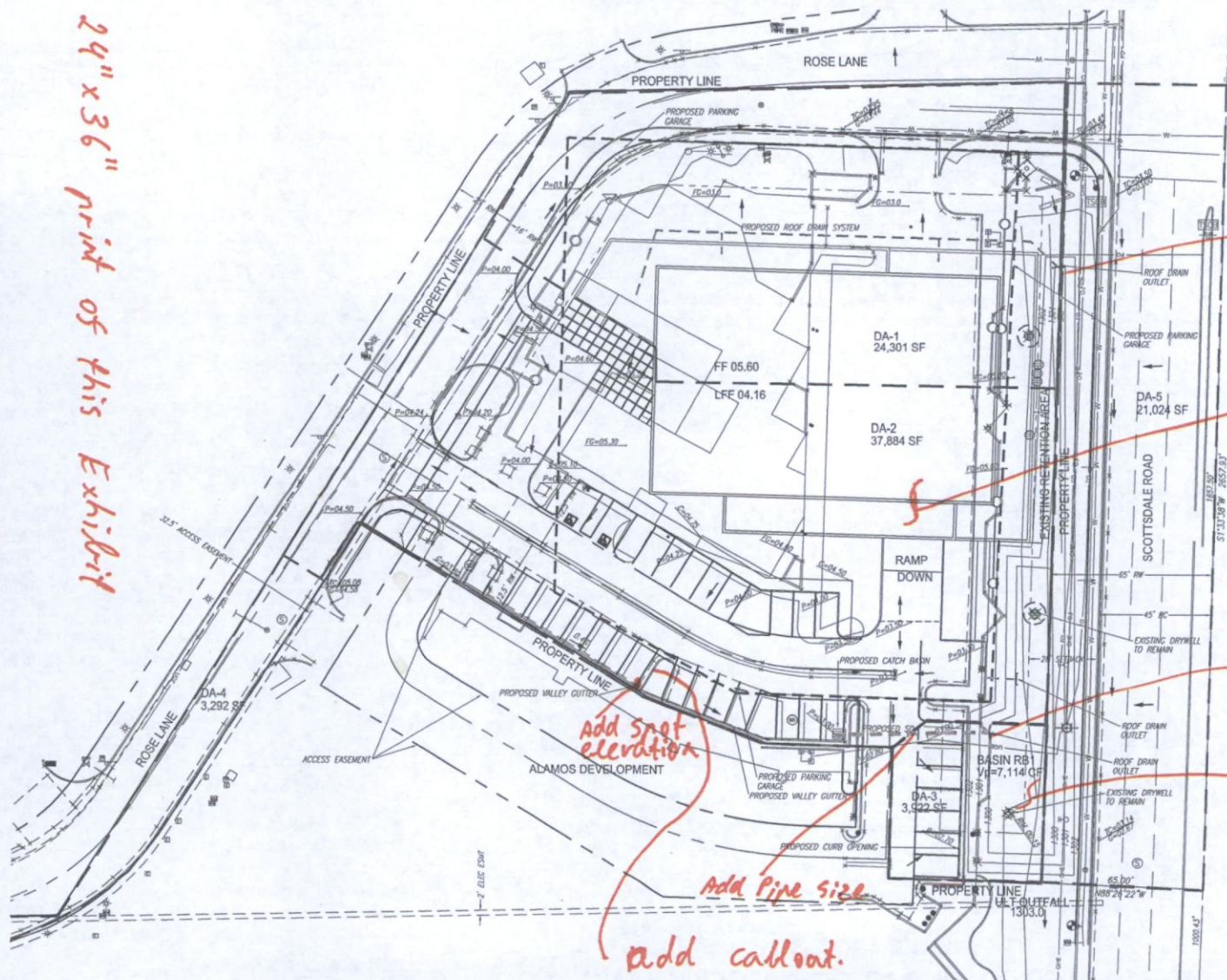


Attach 24" x 36" print of this Exhibit

**LEGEND:**

DA-3	DRAINAGE AREA ID
DW	DRYWELL
CB#1	CATCH BASIN ID
VR	RETENTION VOLUME REQUIRED
VP	RETENTION VOLUME PROVIDED
SD-1	STORM DRAIN ID
	SURFACE WATER FLOW ARROW
	DRAINAGE AREA BOUNDARY
	PROPOSED CONTOUR
	PRELIMINARY PROPOSED GRADES

P-123



Add  
Invents

- show and label existing contours

Add  
-Inverts

- show and callout  
drainage  
easements.