

**Correspondence Between
Staff and Applicant
Approval Letter**



December 21, 2017,

Shelby Duplessis
Empire Residential Communities Fund II LLC
6617 N Scottsdale Road
Scottsdale, AZ 85250

RE: 14-PP-2017
Wolf Springs Ranch

Dear Ms. Duplessis,

The Planning & Development Services Division has completed the review of the above referenced development application submitted on November 15, 2017. The following **1st Review Comments** represent the review performed by our team, and is intended to provide you with guidance for compliance with city codes, policies, and guidelines related to this application.

Zoning Ordinance and Scottsdale Revise Code Significant Issues

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

Circulation:

1. With the next submittal, please submit a revised Preliminary Plat showing the required right-of-way dedications stipulated with case 28-ZN-2016, stipulation 12.a.
2. With the next submittal, please provide plans showing a design for the median opening on N. 94th Street. The design should be a "pork chop" style with left turn storage in N. 94th Street and a short refuge/acceleration lane. Please reference stipulation 14 in case 28-ZN-2016.
3. With the next submittal, please provide plans showing the design for the required construction of a raised median in E. Cactus Road between N. 93rd Street and N. 94th Street. Please reference stipulation 12 a.8 of case 28-ZN-2016 (Ordinance 4319)
4. With the next submittal, please provide additional details and a revised cross section of proposed E. Larkspur Drive with regards to the proposed medians. What is being shown with the Preliminary Plat application is not consistent with the proposed cross section approved during the zoning process. Minimum 20-foot-wide lanes shall be provided on each side of the median. The raised medians must not block the 93rd Way intersection. See attached correspondence between City Staff and Alex Stedman from LVA. Please reference stipulation 12.a.2 from case 28-ZN-2016.

5. Access to N. 93rd Street was approved as emergency access only. With the next submittal, submit a revised Preliminary Plat showing the proposed gate location. Please reference stipulation 13 from case 28-ZN-2016.
6. Per stipulation 12.a.3 of case 28-ZN-2016, a minimum pavement width of 22-feet shall be provided along N. 93rd Street. Curb and gutter shall only be required on the east half adjacent to the site. The cross section shall transition to the existing cross section just south of E. Desert Trail. Ribbon curb is not acceptable, and the speed table shall be replaced to meet current standards. A Geotechnical report shall be submitted for this project with recommendations for pavement sections. Please revise preliminary plat drawings accordingly.

Adjacent Properties:

7. At the zoning stage, there was discussion with the residents to the north of removing the concrete alley on the southern portions of lots 41 through 44 of Sweetwater Ranch Estates Unit II. Is this still the plans? If so, please provide sections to show the existing alley/drainage channel, as well as a detailed/expanded site plan/landscape plan of this area. Also, no letter of authorization has been received from the owner of lot 41, therefore, no improvements will be approved or permitted on lot 41.
8. Larkspur Drive street section on the Preliminary Plat doesn't appear to be correct. It is showing a 10-foot-wide landscape tract north of the right-of-way line. This area is all on private property, and not a part of the Wolf Springs Ranch preliminary plat. Any improvements that occur on these lots are subject to authorization from the individual property owners.

Fire:

9. With the next submittal, please submit a revised site plan (or Fire Worksheet) that demonstrates compliance with a commercial turning radii (25' inner/49' Outside /55' Bucket Swing) at E. Larkspur Drive & 93rd Way. Reference Section 2-1.802(5) of the Design Standards and Policies Manual.

Significant Policy Related Issues

Site Design:

10. With the next submittal, please submit a revised Preliminary Plat deleting all existing conditions and proposed improvements (including drainage basin contours and amenities). These may be shown on the Landscape Plan or an Architectural Site Plan, but not on a Preliminary Plat. Please reference Sec. 3-1.301 of the Design Standards and Policies Manual.
11. With the next submittal, please submit a revised Preliminary Plat removing the setback exhibit and street cross sections. (The rear yard setbacks for the lots on the east side of the subdivision will vary. See approved amended development standards from case 28-ZN-2016.)
12. With the next submittal, provide a separate a lot width and lot square footage exhibit for the preliminary plat. Call out lot widths on oddly shaped lots that do not have linear front property lines. Per code lot width is defined as:

Lot width shall mean, in the case of irregularly shaped lots, lots having side lot lines not parallel, or lots on the curve of a street, the distance between side lot lines measured thirty (30) feet behind the required minimum front setback line parallel to the street or street chord.

13. With the next submittal, please revise the Preliminary Plat lot numbers to match what was submitted with the zoning case 28-ZN-2016. There were stipulations in that case referencing setbacks on certain lot numbers, and they should remain the same for clarity.

14. The pedestrian and vehicular circulation exhibit indicates a 6-foot-wide sidewalk on the north and south sides of the Charter Oak Entry drive. However, the landscape plan indicates trees and shrubs and accent plants within the same site area. Please coordinate the vehicular circulation exhibit with the landscape plan with the next submittal. Please refer to the Plan & Report Requirements for Development Applications. Please refer to Zoning Ordinance Section 1.303.

Landscape Design:

15. The native plant salvage plan shows existing native trees along N. 94th Street being destroyed. With the next submittal, please consider leaving these trees in place, as they will continue to be in landscaped areas of the subdivision.
16. The landscape plan indicates trees and shrubs and accent plants on the north and south sides of the Charter Oak Entry drive. However, the pedestrian and vehicular circulation exhibit indicates a 6-foot-wide sidewalk within the same site area. Please coordinate the landscape plan with the vehicular circulation exhibit. Please refer to the Plan & Report Requirements for Development Applications. Please refer to Zoning Ordinance Section 1.303.
17. With the next submittal, please provide illustration and information regarding the proposed pedestrian access gates that will be located at the Carol Way and Bloomfield Road cul-de-sacs. Please refer to the Plan & Report Requirements for Development Applications. Please refer to Zoning Ordinance Section 1.303.
18. With the next submittal, please provide additional "6' columns" in the "theme wall" and "block wall" segments that front on to 94th Street and Larkspur Drive. These wall segments are longer than 200 feet and additional columns will provide visual interest to the streetscape. Please refer to Scottsdale Design Standards & Policies Manual Section 2-1.401.5.
19. There appear to be several locations where wall segments end and fence segments begin. With the next submittal, please provide illustration and information regarding the transition element that will be utilized at these locations. Please refer to the Plan & Report Requirements for Development Applications. Please refer to Zoning Ordinance Section 1.303.
20. 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. 2-1.1001.13.
21. Please provide the following note on the plans: The following plants shall be installed a distance of at least four feet between the edge of the roadway and pedestrian areas to the edge of the mature plant, due to the thorny spines on these plants: *Agave americana* Century Plant, *Carnegia gigantea* Saguaro. Please refer to DSPM Sec. 2-1.1001.13.

Drainage:

22. With the next submittal, please prepare a 24"X36" Preliminary Grading & Drainage Plan and provide it in one of the pocket folders of the Case Drainage Report. The Preliminary Grading & Drainage Plan must show all existing contours in light color and all proposed contours in dark color. Please make sure to label both the existing and the proposed contours on the Preliminary Grading & Drainage Plan. Please reference Sections 4-1.900 & Section 4-1B of the Design Standards and Policies Manual.
23. With the next submittal, please revise the drainage report addressing the following. The Q₁₀ and the Q₁₀₀ along 93rd St are 54 cfs and 171 cfs respectively. Please cut multiple cross-sections along the street between the northwest corner and the southwest corner of the project site from the 1.0 foot survey topography and calculate the flow carrying capacity of 93rd St under both the Q₁₀ and the Q₁₀₀

under the existing condition. Use Bentley FlowMaster or a similar normal depth calculator. Do the same under the proposed condition having proposed contours. Provide necessary exhibits (11"X17" at a minimum) showing the locations of the roadway cross-sections and existing and proposed contours. This is to ensure 'no adverse impact' to the public street or to the existing properties located west of 93rd St. Please reference Sections 4-1.800 & Section 4-1A of the Design Standards and Policies Manual.

24. With the next submittal, please revise the drainage report to address the following. Please show the basin side slopes on the 24"X36" Preliminary Grading & Drainage Plan. While the minimum basin slope is 4:1, at least one side of the basin adjacent to the private and/or public access easement/R.O.W. must have a minimum of 6:1 side slope for maintenance purposes. Please show it for both of the detention basins. Show and label the approximate limits of the drainage tract around the proposed detention basins. Please reference Sections 4-1.402 & Section 4-1A of the Design Standards and Policies Manual.
25. With the next submittal, please revise the drainage report to address the following. Sub-basin DA-4 on Drainage Exhibit EX-4 cuts through one of the proposed detention basins. Please revise the onsite sub-basin (sub-watershed) delineations on Drainage Exhibit EX-4. Please reference Sections 4-1.800 & Section 4-1A of the Design Standards and Policies Manual.
26. With the next submittal, please widen/enlarge the left brown border on the cover page of the report so that the City Stormwater reviewer may put his APPROVAL stamp upon approving the Case Drainage Report. Please reference Sections 4-1.800 & Section 4-1A of the Design Standards and Policies Manual.
27. Please submit a CD in the back pocket of each Case Drainage Report containing a PDF file of the complete sealed and signed drainage report. Please reference Sections 4-1.800 & Section 4-1A of the Design Standards and Policies Manual.

Lighting Design:

28. With the next submittal, provide an exterior lighting plan and light fixture cut-sheets for all other lighting except street lights (if proposed). Please refer to the Plan & Report Requirements for Development Applications. Please refer to Zoning Ordinance Section 1.303.

Circulation:

29. With the next submittal, please provide additional details and a revised cross section of proposed E. Larkspur Drive with regards to the proposed medians. What is being shown with the Preliminary Plat application is not consistent with the proposed cross section approved during the zoning process. The raised medians must not block the 93rd Way intersection. See attached correspondence between City Staff and Alex Stedman from LVA. Please reference stipulation 12.a.2 from case 28-ZN-2016. A meeting has been scheduled on Jan 3rd to discuss.
30. There will be a requirement to dedicate a minimum 25-foot radius right-of-way at all intersections, or a 25 foot by 25-foot triangle. Please reference Sec. 5-3.119D of the Design Standards and Policies Manual.
31. Show safety triangles at all intersections along the site frontage and internal street intersections. Dedicate easements over these areas as appropriate (portions on private property). Please reference Sec. 5-3.119D & Fig. 5.3-27 of the Design Standards and Policies Manual.

Technical Corrections

Water:

32. There are two water pressure zones within the property. With the next submittal, please submit a revise Water Basis of Design Report, and associated utility plan making the property a single pressure zone.
33. Per Ordinance 49-62 and Section 6 of the Design Standards and Policies Manual, all metered services within the City require the installation of an approved backflow prevention devices immediately adjacent to the meter on private property (for amenity building, pool, landscaping). Please modify utility plan accordingly.
34. Per Ordinance 49-75 and Section 6-1.400 of the Design Standards and Policies Manual, the City requires water mains to be installed along the entire length of the property line frontage. Please modify utility plan accordingly.
35. Per Sections 6 and 7 of the Design Standards and Policies Manual, existing water and sewer service lines to this site shall be utilized, or shall be disconnected at the main pursuant to the Water Resources Department requirements. Please modify utility plan accordingly.
36. Per Section 6-1.403 of the Design Standards and Policies Manual, capped dead-end lines shall be fitted with a flushing device per MAG Standard Detail 390, Type 'B' or COS Standard Detail 2383 or a fire hydrant. Please modify utility plan accordingly.
37. Per Section 6-1.419 of the Design Standards and Policies Manual, water lines located within dedicated easements shall have a minimum 20-foot wide accessible from a public right of way.
38. Per Section 6-1.409 of the Design Standards and Policies Manual, water line valves at intersections of distribution mains, the required number of valves will normally be one less than the number of radiating mains.
39. Please submit three (3) copies of the revised Water Report, with the original red-lined copy of the report to your Project Coordinator with the rest of the resubmittal material identified in Attachment A.

Circulation:

40. There will be a requirement to dedicate 25-feet of fee title right-of-way along N. 93rd Street. Reference 28-ZN-2016 stipulations and Scottsdale Revised Code Sec. 47-10.
41. There will be a requirement to dedicate a one-foot wide vehicular non-access easement along all site frontages except at the approved entry on N. 94th Street. Please reference case 28-ZN-2016 stipulations.
42. With regards to all roadway sections, please provide the following:
 - a. show the existing rights of way.
 - b. add a section to show the medians proposed on Larkspur, a minimum of 20-foot lanes on each side of the median.
 - c. 93rd Street will require the pavement to be sawcut at the monument line, removed and replaced.
 - d. A detail of the existing and proposed Larkspur Drive & 93rd Way intersection showing turning radii and sidewalk connectivity.

Lighting:

43. Per stipulation number 6 in case 28-ZN-2016, no streetlights shall exceed 24-feet in height. The proposed streetlights are 25-feet tall. Also, please remove the lights at the emergency access location, and reduce the number of streetlight along Charter Oak from two to one. Please make these revisions to the lighting plans with the next submittal.

Final Plat:

44. Per Sec. 47-23 of the City Code, there will be a requirement to execute an agreement with the City to construct the public improvements, and provide the City a cash deposit, letter of credit, or bond for constructing the public improvements.
45. Per Sec. 48-101 of the City Code, the owner shall construct, at their expense, public improvements required by the city for approval of their land division. Construction shall comply with approved improvement plans, and all other applicable statutes, rules, regulations, ordinances, plans and policies referred to in section 48-4. (Ord. No. 3743, § 1, 9-21-07)
46. An assurance shall be in place prior to the recordation of the subdivision plat. Please reference Chapter 3 Design Standards and Policies Manual.
47. On the Final Plans submittal, submit closure calculations for the subdivision perimeter, lots, and dedications. Total area value tract uses with area values to nearest foot. Add the related case information to the right margin (14-pp-2017, 28-zn-2016). Provide a benchmark that meets the FEMA standard. Show the location of the model homesite(s). Provide a commitment for title insurance and an ALTA survey. Show the adjacent Subdivision plat name with book & page, with the zoning identified. Use a dominant line weight to define the subdivision perimeter and right of way to be dedicated. Correct the subdivision boundary at Larkspur Drive & 94th Street. Cite the document numbers that define the existing R/W.

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

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

The Planning & Development Services Division has had this application in review for 25 Staff Review Days since the application was determined to be administratively complete.

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

If you have any questions, or need further assistance please contact me at 480-312-2953 or at kniederer@ScottsdaleAZ.gov.

Sincerely,

Keith Niederer
Senior Planner

ATTACHMENT A
Resubmittal Checklist

Case Number: **14-PP-2017**

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

- ☒ One copy: COVER LETTER – Respond to all the issues identified in the 1st Review Comment Letter
- ☒ One original: Letter of Authorization from owner of lot 41 in Sweetwater Ranch Estates II
- ☒ One copy: Revised Narrative for Project

☒ Context Aerial with the proposed Site Plan superimposed

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

☒ Preliminary Plat:

8 24" x 36" 1 11" x 17" 1 8 ½" x 11"

☒ Landscape Plans/Walls:

Color 1 24" x 36" 1 11" x 17" 1 8 ½" x 11"
B/W 1 24" x 36" 1 11" x 17" 1 8 ½" x 11"

☒ Lighting Site Plan(s):

1 24" x 36" 1 11" x 17" 1 8 ½" x 11"

☒ Streetlighting Photometric Analysis Plan:

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

☒ Street Cross Sections for Larkspur Drive and 93rd Street:

_____ 3 _____ 24" x 36" _____ 1 _____ 11" x 17" _____ 1 _____ 8 ½" x 11"

☒ Preliminary Grading & Drainage Plan:

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

☒ Vehicular & Pedestrian Circulation Plan:

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

Technical Reports:

☒ 2 copies of Revised Drainage Report:

☒ 3 copies of Revised Water Design Report:

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



April 4, 2018,

Shelby Duplessis
Empire Residential Communities Fund II LLC
6617 N Scottsdale Road
Scottsdale, AZ 85250

RE: 14-PP-2017
Wolf Springs Ranch

Dear Ms. Duplessis,

The Planning & Development Services Division has completed the review of the above referenced development application submitted on March 8, 2018. The following **2nd Review Comments** represent the review performed by our team, and is intended to provide you with guidance for compliance with city codes, policies, and guidelines related to this application.

Zoning Ordinance and Scottsdale Revise Code Significant Issues

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

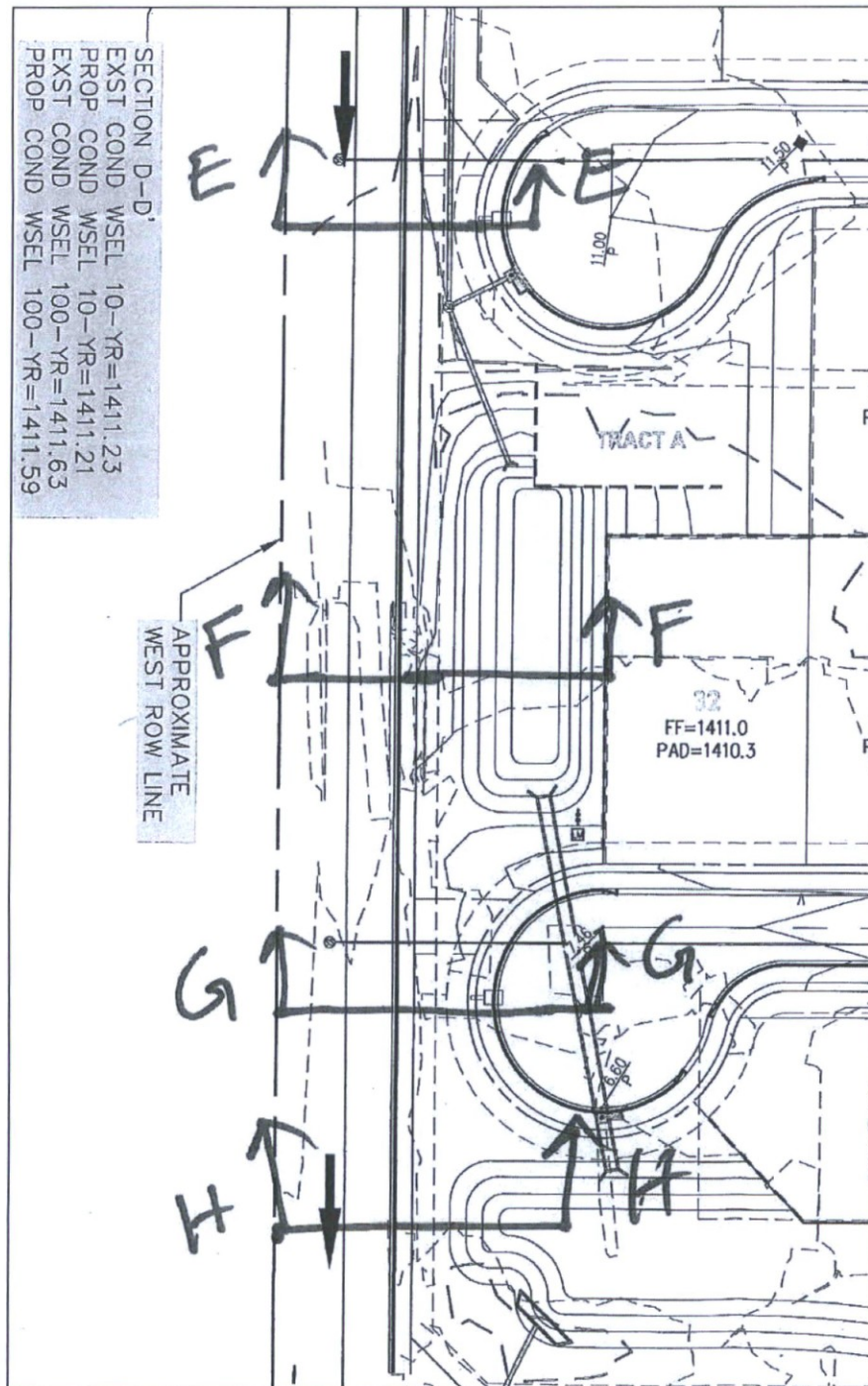
Circulation:

1. With the next submittal, please submit a revised Preliminary Plat showing the required right-of-way dedications stipulated with case 28-ZN-2016, stipulation 12.a. City staff requested a 50' ROW along cactus, we have received a 55'? They are also not accounting for the existing 58' northern half street along cactus.
2. With the next submittal, please provide plans showing a design for the median opening on N. 94th Street. The design should be a "pork chop" style with left turn storage in N. 94th Street and a short refuge/acceleration lane. Please reference stipulation 14 in case 28-ZN-2016.
3. With the next submittal, please provide plans showing more detail for the required construction of a raised median in E. Cactus Road between N. 93rd Street and N. 94th Street. Please reference stipulation 12 a.8 of case 28-ZN-2016 (Ordinance 4319)
4. Access to N. 93rd Street was approved as emergency access only. With the next submittal, submit a revised Preliminary Plat showing the proposed gate location. Please reference stipulation 13 from case 28-ZN-2016.

5. Per stipulation 12.a.3 of case 28-ZN-2016, a minimum pavement width of 22-feet shall be provided along N. 93rd Street. Curb and gutter shall only be required on the east half adjacent to the site. The cross section shall transition to the existing cross section just south of E. Desert Trail. Ribbon curb is not acceptable, and the speed table shall be replaced to meet current standards. A Geotechnical report shall be submitted for this project with recommendations for pavement sections. Please revise preliminary plat drawings accordingly.

Drainage:

6. 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.
7. Please submit a CD in the back pocket of each Case Drainage Report containing a PDF file of the complete sealed and signed drainage report. [Reference: COS DS&PM: Section 4-1A]
8. Please include detail FlowMaster printouts for Cross-section A-A through D-D in the drainage report which should include Manning's 'n' values, velocities, Froude Numbers, etc. Label the Cross-sections as A-A, B-B, etc. in FlowMaster analyses per their labelling shown on exhibit EX-3C and not by their position adjacent to a specific lot number. [Reference: COS DS&PM: Section 4-1A]
9. For Cross-section D-D (US side of Lot 18), the proposed condition WSEL (s) for both the 10-year and the 100-year storm event are higher than those of the existing condition. This is not acceptable. While the City does not allow more than 8" of water depth under the 100-year storm event in the longitudinal direction of a street which functions as a flow conveyance system, analyzing only half the street does not give out the actual depth of water along 93rd St. Therefore, the City will not allow any increase in the proposed condition WSEL anywhere along 93rd Street in the FlowMaster analyses. [Reference: COS DS&PM: Section 4-1A]
10. Please add four (4) more cross-sections (marked up as Cross-Section E-E through H-H on the redlined exhibit EX-3C as shown below. Please analyze these XS(s) in FlowMaster as well. Please demonstrate that the offsite flow along 93rd Street will not break out into the two proposed detention basins under the 100-year storm event. Please analyze hydraulics for the full street instead of the half street, if necessary. [Reference: COS DS&PM: Section 4-1A]



11. The stormwater volume stored in the proposed detention basins must be drained out over a period of 12 hours to 24 hours at a minimum. Connecting the onsite storm drain systems to the existing catch basin which is connected to the City's storm drain pipes by means of an existing 18" pipe may overwhelm the capacity of the existing catch basin and may result in surcharging of stormwater at the catch basin which is not acceptable. Use orifice plate at the inlet of the outfall pipes and calculate the drain time. [Reference: COS DS&PM: Section 4-1A]
12. The project site is located in the non-ESL area. Any storm drain pipes and/or culverts carrying more 25 cfs must be located within dedicated Drainage Easements (D.E.) or drainage tracts.

Please show and label these D.E.(s) or drainage tracts on the 24"X36" Preliminary Plat and on the 24"X36" Preliminary Grading & Drainage Plan. [Reference: COS DS&PM: Section 4-1A]

13. If this subdivision is not a mass-graded subdivision for which only 8"X11" plot plan will be submitted to the City for individual house after the Improvement Plans are approved, then remove the PAD elevation and the FF elevation for the lots from the 24"X36" Preliminary Grading & Drainage Plan and from any other relevant exhibits. However, if this subdivision is going to be a mass-graded subdivision, then show proposed contours and all proposed walls on all the lots in consistent with the PAD elevations on the 24"X36" Preliminary Grading & Drainage Plan. [Reference: COS DS&PM: Section 4-1A]
14. Please submit a folded 24"X36" Preliminary Plat (PP) in the drainage report with the next submittal. Do not show any contours or improvements on the 24"X36" PP. Only show the layout of the streets, lots, and the drainage and other easements and/or tracts on the PP. [Reference: COS DS&PM: Section 4-1A]

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 Design:

15. With the next submittal, submit a separate lot width and square foot exhibit.
16. The northern sidewalk along the Charter Oak entry drive is still unclear undefined. Please clarify with the next submittal.
17. The dedication of the new street (Larkspur) and 1' tract along the southern lots of Sweetwater Ranch Estates is very unclear from the plat. With the next submittal, please provide a blow up of this area showing the required dedications. Staff needs to ensure that we are not giving those lots double frontage.

Landscape Design:

18. There is no landscaping shown on the north side of Larkspur, or on the area of the lots to the north where the concrete is being removed. Staff will want to see how this area will be landscaped with this application.

Lighting Design:

19. Keep all proposed lighting out of the City public right of way. Keep within the common area tracts owned by the HOA.
20. All lighting in single family districts must be shielded and directed downward, revise proposed cut sheets. (The shields are not opaque)
21. Lighting with lumens greater than 3050 need to be full cut off with no light escaping vertically. Lights SE, SF, SI, SJ need to be revised.
22. The cut sheets are calling out a proposed bollard, please identify the location on the photometric plan.
23. With the next submittal, please provide a cut sheet for the internal street lighting.

24. Maximum vertical foot candle trespass at the perimeter property lines is .1 foot candles. (They are at .2 and .4 in some locations.) Please revise drawings accordingly.
25. With the next submittal, please provide a summary photometrics table of the site that includes the average FC at grade, and maximum FC at grade for all lighting. This site falls into the E-2 ambient zone. The average FC at grade shall not exceed 1.5, and the maximum FC at grade shall not exceed 6.

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

PLEASE CALL 480-312-7767 TO SCHEDULE A RESUBMITTAL MEETING WITH ME PRIOR TO YOUR PLANNED RESUBMITTAL DATE. DO NOT DROP OFF ANY RESUBMITTAL MATERIAL WITHOUT A SCHEDULED MEETING. THIS WILL HELP MAKE SURE I'M AVAILABLE TO REVIEW YOUR RESUBMITTAL AND PREVENT ANY UNNECESSARY DELAYS. RESUBMITTAL MATERIAL THAT IS DROPPED OFF MAY NOT BE ACCEPTED AND RETURN TO THE APPLICANT.

The Planning & Development Services Division has had this application in review for 45 Staff Review Days since the application was determined to be administratively complete.

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

If you have any questions, or need further assistance please contact me at 480-312-2953 or at kniederer@ScottsdaleAZ.gov.

Sincerely,

A handwritten signature in green ink, appearing to read "K. Niederer", with a stylized flourish at the end.

Keith Niederer
Senior Planner

ATTACHMENT A
Resubmittal Checklist

Case Number: 14-PP-2017

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

☒ One copy: COVER LETTER – Respond to all the issues identified in the first review comment letter.

☒ Preliminary Plat:

_____ 6 _____ 24" x 36" _____ 11" x 17" _____ 8 ½" x 11"

☒ Landscape Plan:

Color	_____ 1 _____	24" x 36"	_____ 1 _____	11" x 17"	_____ 1 _____	8 ½" x 11"
B/W	_____ 1 _____	24" x 36"	_____ 1 _____	11" x 17"	_____ 1 _____	8 ½" x 11"

☒ Lighting Site Plan(s):

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

☒ Photometric Analysis Plan(s):

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

☒ Manufacturer Cut Sheets of All Proposed Lighting:

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

☒ Street Cross Sections:

_____ 3 _____ 24" x 36" _____ 1 _____ 11" x 17" _____ 1 _____ 8 ½" x 11"

Technical Reports:

☒ 2 copies of Revised Drainage Report: _____

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



June 7, 2018,

Shelby Duplessis
Empire Residential Communities Fund II LLC
6617 N Scottsdale Road
Scottsdale, AZ 85250

RE: 14-PP-2018
Wolf Springs Ranch

Dear Ms. Duplessis,

The Planning & Development Services Division has completed the review of the above referenced development application submitted on 5/10/2018. The following **3rd Review Comments** represent the review performed by our team, and is intended to provide you with guidance for compliance with city codes, policies, and guidelines related to this application.

Zoning Ordinance and Scottsdale Revise Code Significant Issues

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

Bonding and Assurances:

1. Per Scottsdale Revised Code Section 47-33 and 48-101 and DSPM Section 3; prior to Final Plat approval, the owner shall submit a Certificate to Construct with bonding and assurances for all public improvements. Certificate to Construct, Bonding and Assurances are required for this project.
2. Per Scottsdale Revised Code Section 47-23: Prior to Final Plat approval, there will be a requirement to execute an agreement with the City to construct the public improvements, and provide to the City a cash deposit, letter of credit, or bond for constructing the public improvements.
3. With the next submittal, please submit an updated Preliminary Plat, Improvement Plans and Landscape plans showing that all sidewalks north of Larskpur Drive are located within the public right-of-way. Plans submitted should reflect design attached to Patrick Lowry's email from 6/6/2018. All plans should be coordinated.

Circulation:

4. With the next submittal, please submit an updated Preliminary Plat, Improvement Plans and Landscape plans showing that all sidewalks north of Larskpur Drive are located within the public right-of-way. Plans submitted should reflect design attached to Patrick Lowry's email from 6/6/2018. All plans should be coordinated.
5. There will be a requirement/stipulation to remove existing driveways along all street frontages and replace with curb, gutter and sidewalk.
6. There will be a requirement/stipulation to remove all non-compliant sidewalk ramps along all street frontages.

Drainage:

7. 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.
8. If the FlowMaster cross-sections span between the west R.O.W. line along 93rd St to the west and to the existing onsite parameter walls to the east, then the Manning's 'n' values used in the FlowMaster cross-sections under the existing condition are not correct. Based on the latest aerial photos, it appears that there are asphalt, dirt, decomposed granite, and desert landscape along both sides of 93rd St for which the Manning's 'n' values vary between 0.015 to 0.05 whereas the maximum Manning's 'n' value used in the existing condition FlowMaster calculations is 0.02. This is not acceptable. Please reanalyze all cross-sections in FlowMaster under both existing and proposed conditions using appropriate Manning's 'n' values. Please add a paragraph in Section 8 of the drainage report in support of the FlowMaster calculations. [Reference: COS DS&PM: Section 4-1A]
9. The 24"x36" Drainage Exhibit EX-3C included in the drainage report must label all existing and proposed contours. The extents/lengths of cross-sections A-A through H-H shown on the 24"x36" Drainage Exhibit EX-3C must match the stationing of the respective cross-section in FlowMaster. Make sure that the 1.0 foot survey contours fully cover the extents/lengths of cross-sections A-A through H-H on the 24"x36" Drainage Exhibit EX-3C. Add and label the plan view of the existing and the proposed conditions limits of the 100-year floodplain on the 24"x36" Drainage Exhibit EX-3C. [Reference: COS DS&PM: Section 4-1A]
10. Show the both the existing and proposed profiles (cross-sectional profile) of all cross-sections A-A through H-H on the 24"x36" Drainage Exhibit EX-3C. Add an additional 24"x36" sheet to shows these sections if necessary. Show and label the proposed condition 100-year WSE on each cross-sectional profile (A-A through H-H). [Reference: COS DS&PM: Section 4-1A]
11. The 24"x36" Drainage Exhibit EX-4 included in the drainage report must also label all existing and proposed contours. Make sure that the equalizer pipe between the two detention basins shown on the plan are located at the basin bottoms. [Reference: COS DS&PM: Section 4-1A]
12. It appears that the 100-year WSE(s) along 93rd St are higher than the proposed Top of Curb (TC) along 93rd St for sections G-G and H-H based on the Preliminary Grading & Drainage (G&D) Plan (Sheet PG02). This means that the floodwater from the street will spill over into the proposed detention basins. Please revise the design and update the Preliminary G&D Plan to prevent this from happening. Check it for all other cross-sections along 93rd St. Show cross-sections (profiles) along sections G-G and H-H on the Preliminary G&D Plan. [Reference: COS DS&PM: Section 4-1A]
13. Any stormwater storage basins which are deeper than 3.0 feet (not based on design High Water Level) on any sides based on the elevation of the ultimate outfall (emergency spillway elevation), safety fence must be placed around those sides of the basins. It appears that both basins connected with the equalizer pipe are deeper than 3.0 feet at multiple sides. Place

safety fence around these sides of the basins and show and label them on the plan view as well as on the cross-sections on the Preliminary G&D Plan sheets as appropriate.
[Reference: COS DS&PM: Section 4-1A]

14. With the next submittal, please include a letter obtained from the City's Floodplain Administrator, Ashley Couch in one of the appendices of the drainage report showing that he is allowing a variance and not requiring the developer to bring down the 100-year WSE along N. 93rd St to the City mandated 8" maximum within the R.O.W. This letter can be a formal letter or can be copy of an email communication. [Reference: COS DS&PM: Section 4-1A]

Water and Waste Water:

15. With the next submittal, please submit three (3) copies of a final Water and Waste Water Basis of Design Reports. Utility plan included with the final Water Basis of Design Report shall be modified to add a zone valve along N. 94th Street, just south of Larkspur Drive.

Significant Policy Related Issues

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

Circulation:

16. Provide bus stop improvements including concrete pad located on the west side of the existing sidewalk on N. 94th Street, south of Larkspur Drive to accommodate a bench, trash can, and bike rack (refer to Standard Details 2263-1, 2268, and 2285). Construct concrete pad at a location to take advantage of shade from existing mesquite trees. A bus shelter is not required at this location. A connection must be provided from back of curb to existing sidewalk to allow ADA access. July 2016 Transportation Master Plan Policy 2.

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

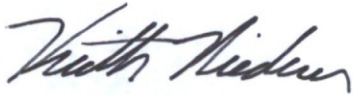
PLEASE CALL 480-312-7767 TO SCHEDULE A RESUBMITTAL MEETING WITH ME PRIOR TO YOUR PLANNED RESUBMITTAL DATE. DO NOT DROP OFF ANY RESUBMITTAL MATERIAL WITHOUT A SCHEDULED MEETING. THIS WILL HELP MAKE SURE I'M AVAILABLE TO REVIEW YOUR RESUBMITTAL AND PREVENT ANY UNNECESSARY DELAYS. RESUBMITTAL MATERIAL THAT IS DROPPED OFF MAY NOT BE ACCEPTED AND RETURN TO THE APPLICANT.

The Planning & Development Services Division has had this application in review for 65 Staff Review Days since the application was determined to be administratively complete.

These **3rd 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 480-312-2953 or at kniederer@ScottsdaleAZ.gov.

Sincerely,

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

Keith Niederer
Senior Planner

ATTACHMENT A
Resubmittal Checklist

Case Number: 14-PP-2017

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

☒ One copy: COVER LETTER – Respond to all the issues identified in the first review comment letter.

☒ One copy: Revised CD of submittal (CD/DVD, PDF format)

☒ Context Aerial with the proposed Site Plan superimposed

Color 1 24" x 36" 15 11" x 17" 1 8 ½" x 11"

☒ Preliminary Plat:

5 24" x 36" 15 11" x 17" 1 8 ½" x 11"

☒ Preliminary Grading & Drainage Plan:

5 24" x 36" 15 11" x 17" 1 8 ½" x 11"

☒ Landscape Plan Set:

Color	<u>1</u>	24" x 36"	<u>15</u>	11" x 17"	<u>1</u>	8 ½" x 11"
B/W	<u>1</u>	24" x 36"	<u>15</u>	11" x 17"	<u>1</u>	8 ½" x 11"

Technical Reports:

☒ 2 copies of Revised Drainage Report:

☒ 3 copies of Revised Water Design Report:

☒ 3 copies of Revised Waste Water Design Report:

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



February 21, 2018

14-PP-2017
03/08/18

Keith Niederer
Senior Planner
City of Scottsdale
3939 N. Drinkwater Blvd.
Scottsdale, AZ 85251

RE: Wolf Springs Ranch
1st Review Comments
14-PP-2017

RESPONSES TO COMMENTS

Dear Mr. Niederer:

Please find below the response comments to the Wolf Springs Ranch 1st Review:

Adjacent Properties:

7. At the zoning stage, there was discussion with the residents to the north of removing the concrete alley on the southern portions of lots 41 through 44 of Sweetwater Ranch Estates Unit II. Is this still the plans? If so, please provide sections to show the existing alley/drainage channel, as well as a detailed/expanded site plan/landscape plan of this area. Also, no letter of authorization has been received from the owner of lot 41, therefore, no improvements will be approved or permitted on lot 41.

The existing Section of Larkspur between 94th Street and 93rd Way is believed to receive a minor amount of offsite flow because of the existing catch basin and storm drain system in 94th Street. The catch basin on the north curb return of Larkspur and 94th Street is believed to intercept a majority of the flow that would otherwise turn the corner onto Larkspur and drain west. Currently, flows that may bypass the 94th Street catch basin and runoff generated on Larkspur drain west to a valley gutter at the intersection of Larkspur and 93rd Way. This flow then crosses the Larkspur/93rd Way intersection via the valley gutter and enters the above mentioned concrete alley/channel. The channel drains to the west toward 93rd Street.

The proposed realignment of Larkspur along the northern boundary of Wolf Springs will be designed to have capacity to convey the bypass from the 94th Street catch basin as well as the runoff generated on Larkspur itself. With the realignment, the existing valley gutter is to be removed and replaced such that flows are directed down the new roadway north gutter line and not toward the concrete channel. The conveyance capacity of the new Larkspur roadway section is to provide the same as that of the existing concrete channel. Therefore, the plan is to remove the concrete channel from the back of lots 42-44 while maintaining that portion of the channel that abuts Lot 41 (on account of the non-authorization from that property owner). At the downstream end of Lot 41's portion of the channel, the channel will be terminated and what residual flows that collect there are to be routed out (south) to the new roadway ROW through a curb-cut/scupper. Further, where the channel is to be removed, this area will be graded/landscaped to drain toward the new roadway ROW.

Drainage:

22. With the next submittal, please prepare a 24"x36" Preliminary Grading and Drainage Plan and provide it in one of the pocket folders of the Case Drainage Report. The Preliminary Grading and Drainage Plan must show all existing contours in light color and all proposed contours in dark color. Please make sure to label both the existing and proposed contours on the Preliminary Grading and Drainage Plan. Please reference sections 4-1.900 & 4-1B of the Design Standards and Policies Manual.

The Preliminary Grading and Drainage Plan will be included in the submittal package and includes labeled existing and proposed contours.

Eng. Response Letter

23. With the next submittal, please revise the drainage report addressing the following. The Q10 and the Q100 along 93rd St are 54 cfs and 171 cfs respectively. Please cut multiple cross-sections along the street between the northwest corner and the southwest corner of the project site from the 1.0-foot survey topography and calculate the flow carrying capacity of 93" St under both the Q10 and the Q100 under the existing condition. Use Bentley Flow Master or a similar normal depth calculator. Do the same under the proposed condition having proposed contours. Provide necessary exhibits (11"X17" at a minimum) showing the locations of the roadway cross-sections and existing and proposed contours. This is to ensure 'no adverse impact' to the public street or to the existing properties located west of 93 d St. Please reference Sections 4-1.800 & Section 4-1A of the Design Standards and Policies Manual.

Estimates of the approximate existing and proposed condition roadway geometry were evaluated for normal depth. It appears that the existing condition 93rd Street does not contain either the 10 or 100-year discharges coming from the north, as the Street is unimproved other than a paved section without curb/gutter. The existing condition properties to the west of 93rd Street appear to receive perhaps a substantial amount of the offsite flow simply because of the lack of existing street conveyance capacity within the 93rd Street ROW.

To be clear, the 93rd Street capacity in the existing and proposed conditions does not satisfy current City requirements for depth because in both conditions it is not and will not be fully improved with a full standard paved section and gutter on both sides of the street. However, it is important to note that the intent of the Wolf Springs improvements is to provide enough conveyance in the proposed east improved half of the street (perhaps including minor swale in the tract along the western edge of Wolf Springs) to not adversely affect (increase) the existing estimated water surface in 93rd.

24. With the next submittal please revise the drainage report to address the following. Please show the basin side-slopes on the Preliminary Grading and Drainage Plan. While the minimum basin side-slope is 4:1, at least one side of the basin adjacent to the private and/or public access easement/ROW must have a minimum of 6:1 side-slope for maintenance purposes. Please show it both detention basins. Show and label the approximate limits of the drainage tract around the proposed detention basins. Please reference Sections 4-1.402 & Section 4-1A of the Design Standards and Policies Manual.

The Preliminary Grading and Drainage Plan shows the basin side-slopes, as requested. The basins are located in Tracts A and F, as depicted on the plan.

25. With the next submittal, please revise the drainage report to address the following. Sub-basin DA-4 on Drainage Exhibit EX-4 cuts through one of the proposed detention basins. Please revise the onsite sub-basin (sub-watershed) delineations on Drainage Exhibit EX-4. Please reference Sections 4-1.800 & Section 4-1A of the Design Standards and Policies Manual.

The sub-basins have been re-delineated and calculated per the new pre-plat and the Preliminary Grading and Drainage Plan.

26. With the next submittal, please widen/enlarge the left brown border on the cover page of the report so that the City Stormwater reviewer may put his APPROVAL stamp upon approving the Case Drainage Report. Please reference Sections 4-1.800 & Section 4-1A of the Design Standards and Policies Manual.

We have adjusted the border on the cover of the Preliminary Drainage Report.

27. Please submit a CD in the back pocket of each Case Drainage Report containing a PDF file of the complete sealed and signed drainage report. Please reference Sections 4-1.800 & Section 4-1A of the Design Standards and Policies Manual.

A CD has been added to the back of each report.

14-PP-2017
03/08/18

Water:

32. There are two water pressure zones within the property. With the next submittal, please submit a revised Water Basis of Design Report, and associated utility plan making the property a single pressure zone.

The Water Basis of Design Report has been revised. City map, Figure 6.1-3, show the subject parcel to be in one pressure zone and do not reflect any pressure release valves in the area. The project's elevation range is 1405 - 1419 putting the project in the 1330 - 1440 range, Zone 2 according to Figure 6.1-3. This city map has been included in the Water Basis of Design Report and the project site has been labeled. Therefore the property will be served from a single water pressure zone.

33. Per Ordinance 49-62 and Section 6 of the Design Standards and Policies Manual, all metered services within the City require the installation of an approved backflow prevention device immediately adjacent to the meter on private property (for amenity building, pool, landscaping). Please modify utility plan accordingly.

A landscape meter and backflow prevention device has been added to the southwest corner of the site.

34. Per Ordinance 49-75 and Section 6-1.400 of the Design Standards and Policies Manual, the City requires water mains to be installed along the entire length of the property line frontage. Please modify utility plan accordingly.

An 8" water line is being proposed in 93rd Street. Existing water lines already exist within Cactus Road and 94th Street. There is a connection point to the existing 8" water line in 94th Street, connection point to existing 6" water line at the intersection of Larkspur Drive & 93rd Street, four connection points to the proposed 8" line in 93rd Street, and a connection point to the existing 16" water line within Cactus Road.

35. Per Sections 6 and 7 of the Design Standards and Policies Manual, existing water and sewer service lines to this site shall be utilized or shall be disconnected at the main pursuant to the Water Resources Department requirements. Please modify utility plan accordingly.

Noted, any existing water and/or sewer services to the site will be disconnected at the main. This will be addressed in the final engineering documents.

36. Per Section 6-1.403 of the Design Standards and Policies Manual, capped dead-end lines shall be fitted with a flushing device per MAG Standard Detail 390, Type 'B' or COS Standard Detail 2383 or a fire hydrant. Please modify utility plan accordingly.

The proposed water design has been revised to be a complete looped system and no dead-end lines exist, therefore there is no need for a flushing device.

37. Per Section 6-1.419 of the Design Standards and Policies Manual, water lines located within dedicated easements shall have a minimum 20-foot wide accessible from a public right of way.

Noted. All utility easements are a minimum of 20 feet and clearly labeled in the utility map of the Basis of Design Water Report and the Basis of Design Sewer Report.

38. Per Section 6-1.409 of the Design Standards and Policies Manual, water line valves at intersections of distribution mains, the required number of valves will normally be one less than the number of radiating mains.

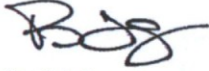
Water valves have been added accordingly and clearly depicted in the utility map of the Basis of Design Water Report.

14-PP-2017
03/08/18

Please contact me if you have any questions at 602-626-8645.

Sincerely,

Slater Hanifan Group



Patrick Lowry

14-PP-2017
03/08/18



June 7, 2018

DRAFT

Ashley Couch
Drainage and Flood Control Program Manager
City of Scottsdale
3939 North Drinkwater Blvd.
Scottsdale, AZ 85251

**Re: Wolf Springs Ranch
Letter of Justification
Scottsdale, AZ**

Dear Ashley,

Slater Hanifan (SHG) has been in contact with City staff to discuss the drainage condition of 93rd Street as it relates to the proposed Wolf Springs Ranch development. The purpose of this letter is to formalize the results of the discussions SHG has had with the City that deal specifically with the offsite drainage on 93rd Street. Specifically, this letter discusses the existing condition offsite flow that enters the 93rd Street corridor and flows along the west side of the Site. The existing condition of 93rd Street is a partially paved-on-grade roadway with no curb and gutter for a majority of its length from Larkspur to Cactus Road. The existing corridor conveys the offsite 100-year flow of 170 cfs at a depth that exceeds normal City standards of 8-inches or less. Therefore, the existing 93rd Street does not meet the City's 100-year flow depth requirement.

The proposed development of Wolf Springs Ranch accommodates onsite drainage per City guidelines including stormwater storage, interception and conveyance, freeboard to adjacent 100-year flow elevations, as well as bleed-off to the existing stormdrain in Cactus Road. The Site is designed to fully capture the onsite flows and route them to the retention basin at the SW corner of the Site. The basin stores the first-flush, while the freeboard in the basin provides enough attenuation to reduce the peak 10 and 100-year discharges such that post development peak discharges are less than the existing condition peak discharges before draining into the Cactus Road system. The first-flush storage bleeds off into the existing Cactus Road stormdrain system. In addition, flows offsite to the project have been demonstrated to be conveyed within the surrounding streets and do not enter the Site; nor do onsite flows intermingle with offsite flows other than the reduced peaks discharging at the Site outfall.

The proposed development is to improve the east half of 93rd Street as part of the overall improvements. Moreover, the improvements would reduce the 100-year flow depth in 93rd. The east half of the street is to include a typical cross-slope, with curb and gutter, and attached sidewalk. Based on these provisions, as well as supporting hydraulic calculations, the proposed condition of 93rd Street has been demonstrated to convey the 170 cfs at a depth that is slightly less than the existing condition, but in some cases still exceeds the typical 8-inch depth requirement.

At the City's request, SHG conducted a test model to see what size of underground piping system would be needed to intercept and convey enough flow to reduce the depth to 8-inches. This would require approximately 100 cfs be intercepted from the roadway and conveyed underground. The stormdrain needed would be on the order of 48-inches in diameter. It does not seem feasible to connect to the existing Cactus Road stormdrain because based upon as-built documents for the Cactus Road system the existing stormdrain is a 48-inch diameter pipe and is assumed to

have negligible excess capacity; certainly not enough for an additional 100-cfs. The City also asked SHG to test connecting a new 48-inch system to the existing catch basin on the west side of 93rd Street. This was modeled and does not work based on the limited capacity of the 18-inch pipe connection to the catch basin. This option would also cause the inlets of the new system to surcharge, negating the intent of the stormdrain. Therefore, we concluded that the ultimate solution for this conceptual stormdrain needs to be autonomous; one that provides full conveyance to the south side of Cactus Road without connection to existing systems. The crossing of Cactus Road alone, with a new separate 48-inch stormdrain system, has significant horizontal and vertical challenges with respect to the existing utilities within Cactus.

The traffic impact analysis (TIA) done for Wolf Springs Ranch demonstrates that there is no increase in traffic on 93rd street as a result of the project. We understand that at least a part of the 8-inch flow depth requirement is in support of traffic safety. Based on the reduction in flow depth as a result of the proposed half-street improvements, we maintain that the proposed condition is an improvement upon the existing condition and that the improvements would not worsen the situation from a traffic safety standpoint.

The development of Wolf Springs Ranch does not contribute to or worsen the existing 100-year flow depth within 93rd Street. While we understand the importance of a long-term drainage solution, we do not believe it is the burden of this project to provide that solution. Therefore, we respectfully ask that the proposed development of Wolf Springs Ranch be released from the 8-inch depth requirement in 93rd Street.

Please contact me at 602-753-4946 with any questions regarding this letter.

Sincerely,

Slater Hanifan Group, Inc.

Joe L. Lockett Jr., P.E., CFM
Slater Hanifan Group, Inc.

Cc: Ms. Shelby Duplessis – The Empire Group