

Correspondence Between
Staff and Applicant
Approval Letter



March 29, 2019

Wayne Rosendahl
Rosendahl Engineering
857 N Barkley St
Mesa, AZ 85203

RE: Case Number: 2-MD-2019
Case Name: Ronan's Desert Jewel Minor Subdivision
Key Code: E3251

Dear Wayne,

The Planning & Development Services Division has completed the review of the above referenced development application submitted on 02/20/19. 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. Please address the following:

Zoning:

1. Update the zoning district to R1-43 ESL on the preliminary plat.
2. Please revise the preliminary plat to provide the net and gross acreage of both lots, and breakdown the data into two (2) sections for each lot (ex: Parcel 1 Data and Parcel 2 Data), in order to verify compliance with the development standards outlined in Section 5.104 of the Zoning Ordinance.
3. Breakdown the average slope for both lots (ex: Parcel 1 Data and Parcel 2 Data), along with the percentage of NAOS required on both lots, as outlined in Section 6.1060 of the Zoning Ordinance.
4. Demonstrate the NAOS requirements comply with Section 6.1060.F.1 of the Zoning Ordinance:
 - a. The minimum contiguous area of NAOS is 4,000 square feet.
 - b. The minimum horizontal dimension for NAOS areas is no less than 30 feet (within a lot or shared between two lots).
 - c. The width of the proposed NAOS along the north side of Parcel 1 must be 30 feet minimum. The width of the proposed NAOS between Parcels 1 and 2 must be 30 feet minimum. Please revise the NAOS configuration to demonstrate compliance with Section 6.1060.F.1 of the Zoning Ordinance.

5. NAOS cannot be dedicated within any GLO easement, within areas of disturbed desert for washes, and washes with man-made improvements.
6. Note: a 25-foot-wide fee-simple right-of-way dedication will be required for Parcel 1 and Parcel 2 along the N. 126th Street frontage in-order to allow the building setbacks to be measured from the property lines instead of the 33-foot-wide GLO easements.
7. If you have any questions pertaining to Planning Review, please contact your coordinator, Andrew Chi, Planner, at achi@scottsdaleaz.gov.

Drainage:

8. Please submit two (2) copies of the revised Drainage Report with the original red-lined copy of the report to your Project Coordinator with the rest of the resubmittal material identified in Attachment A – Resubmittal Checklist.
9. A Preliminary Drainage Report and a Preliminary Grading & Drainage (G&D) Plan associated with a Minor Subdivision (MD) case require a minimum of 75% information of the final drainage report and the construction documents (i.e. Improvement Plans). The revised report and G&D plan must demonstrate it. [Reference: COS DS&PM: Section 4]
10. Please submit a CD in the back pocket of each Preliminary Drainage Report containing the PDF file of the sealed and signed report. [Reference: COS DS&PM: Section 4]
11. The Watershed Map must be provided on a folded 24"X36" map in the report. Turn on the COS quarter section topographic maps (i.e. 1.0-foot contours) on the aerial photo to justify the sub-watershed delineations. Please identify the peak discharge flow for the 100-year storm event (Q100) for all major or minor washes on this map where they enter and/or exit the property. [Reference: COS DS&PM: Section 4]
12. The hydrologic analysis of the two offsite washes must be performed by the FCDMC DDMSW program. Manual Rational Method Q100 calculations are not acceptable. The use of "land use" type for Runoff Coefficients in the Manual Rational Method Q100 calculations must be supported by providing a folded 11"X17" map in the report. The watersheds must be overlaid on the "land use" polygons. Please include the digital DDMSW files in the same CD which would contain the PDF file of the Drainage Report. [Reference: COS DS&PM: Section 4]
13. The Engineer must cut a number of cross-sections along the larger wash (close to the northwest corner of the property) as well as along the smaller wash (close to the south property line) and must perform hydraulics analyses of these cross-sections. While normal depth calculations by using Bentley Flow Master or FHWA Hydraulic Toolbox are acceptable for the larger wash since it is left in its natural condition, but the USACE HEC-RAS model must be used to evaluate the pre- vs. post-hydraulic impact along the smaller wash since its natural course has been significantly altered. Please include the digital HEC-RAS files in the same CD which would contain the PDF file of the Drainage Report. [Reference: COS DS&PM: Section 4]
14. On-lot stormwater storage basins must be provided for the 100-year, 2-hour storm event for this minor subdivision. While this is typically required with future lot development with an on-lot stormwater storage statement, this may not be the case for this project. The proposed stormwater storage basins must be visible from the public street and must have dedicated Drainage Easements (D.E.) around them along with a minimum of 12.0 feet wide access easements from the nearest public R.O.W. (right-of-way). Therefore, typically, the stormwater storage basins are located in the front yard. However, this site drains from northeast to the southwest in general with the lowest elevation located close to the southwest corner for each lot and therefore, the stormwater storage

basins may to be located in the backyard with 12.0 feet wide access easements from the R.O.W. along 126th St. The proposed building footprints shown on the Preliminary G&D Plan shows that meeting the 12.0 feet wide access easement requirements to the stormwater storage basins from the R.O.W. can be very difficult, if not impossible. Therefore, if the developer wants to move forward with the current concept of where the buildings are located, then each on-lot stormwater storage basin must be constructed and D.E. around it has to be dedicated as a part of subdividing this parcel and the Construction Document (i.e. the Improvement Plans) must include the basins. The Preliminary G&D Plan must show a minimum of 75% information of the Improvement Plans. However, if the two lots are intended to be left alone with no specific building type planned on at this point, then only a stormwater storage basin may have to be constructed on Lot 2 since it appears that the stormwater storage basin may not be constructed at the lowest elevation within the building envelope without grading the entire lot and/or by constructing retaining walls to drain out on onsite runoff to the basin. In the latter case, the buildings and their LF88 must be removed from the Preliminary G&D Plan. [Reference: COS DS&PM: Section 4]

15. Pre-development erosion setback and scour depth must be evaluated based on the ADWR Level-I methodology at a minimum. Erosion/scour protections must be provided along the realigned smaller wash based on the FCDMC Hydraulics Manual. [Reference: COS DS&PM: Section 4]
16. Update the FEMA Block on the preliminary plat:

FLOOD INSURANCE RATE MAP (FIRM) INFORMATION							
Community Number	Community Map Number	Panel Number	Panel Date	Suffix	FIRM Index Date	FIRM Zone	Base Flood Elevation (AO Zone, use depth)
045012	04013C	1785	10/16/2013	L	11/4/2015	X	

17. The currently submitted Preliminary Drainage Report and Preliminary G&D Plan are noticeably deficient in terms of providing the minimum level of 75% information of the final drainage report and the construction documents (i.e. Improvement Plans). **Therefore, the Engineer must schedule a pre-submittal meeting with the Stormwater Reviewer prior to the next submittal of the case. Please email Mohammad Rahman, Senior Stormwater Engineer, at mrahman@scottsdaleaz.gov or call 480-312-2563, to schedule a pre-submittal meeting.**
18. If you have any questions related to Stormwater Review, please contact Mohammad Rahman, Senior Stormwater Engineering, at mrahman@scottsdaleaz.gov or 480-312-2563.

Water and Waste Water:

19. Scottsdale Revised Code Section 49-116. – Connection to private septic tank system. Where a public sewer is not available within the City, or any area under the jurisdiction of the City, the building sewer may be connected to a private onsite wastewater treatment system complying with all laws and regulations of the state, the county and the City. Such private septic tank systems shall be constructed, maintained and operated at all times in a sanitary manner. Construction, alterations and maintenance shall be performed in conformance with the county health code and other applicable regulations and only after obtaining necessary permits.

Update site plan to include dimensioned septic system components meeting the above criteria, to include but not limited required setbacks from structures, washes, etc. needed to determine the viability of the proposed lot split in consideration of infrastructure requirements.

20. In the Water Main Extension Plan, Note 3, C-900 is no longer permitted. DIP Class 350 only. Revise accordingly.
21. If you have any questions related to the Water and Waste Water Review, please contact Eliana Hayes, Engineering Manager; and Richard Sacks, Senior Water Resources Engineer, at ehayes@scottsdaleaz.gov (480-312-2757) and rsacks@scottsdaleaz.gov (480-312-5673).

Archeology:

22. The Cultural Resources Survey, with a staff date of 02/20/2019, has been sent to an on-call archaeological consultant, Logan Simpson, for peer review. (Steve Venker 03/13/19)
23. Peer review comments regarding the Cultural Resources Survey, with a staff date of 02/20/2019, were received on 03/19/2019 from Logan Simpson, the on-call archaeological consultant. (Steve Venker 03/19/19)
24. Please revise the Class III Cultural Resource Survey (SRSF) for Case Number 2-MD-2019, Ronan's Desert Jewel Minor Subdivision, as follows:
 - a. In the title of the report include the number of acres that were surveyed.
 - b. Section 9h Buried Deposits indicates "low potential"; SHPO guidance points stipulate that this likelihood should be described as either "likely possible" or "not likely". Please revise accordingly.
 - c. Section 12i Local Government Websites, please indicate whether the City of Scottsdale Historic Register or Records Check was included in the Background Research. Please clarify.
 - d. Section 19 Attachments, the maps provided in Section 19a and 19c: are poor quality and difficult to read; lack information and illustration of the Central Arizona Project Canal; need to provide black text instead of color-coded project reference numbers; need to indicate confidential information.
 - e. Section 21 Discovery Clause; provide reference to the Scottsdale Revised Code Section 46-134 Discovery Clause.
25. If you have any questions pertaining to the Archeology Review, please contact Steve Venker, City Archeologist, at jvenker@scottsdaleaz.gov, or call 480-312-2831.

Engineering:

26. Need to design and construct a 6" DIP water main on 126th St or submit bond prior to plat approval to split the lot.
27. If you have any questions pertaining to Engineering Review, please contact Stuart Casey, Engineering Plan Reviewer, at scasey@scottsdaleaz.gov or call 480-312-4209.

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:

28. City of Scottsdale sewer service is not available. Septic service will require Maricopa County approval. Provide a note on the plat stating the proposed lots will be served via septic system.

RESUBMITTAL INSTRUCTIONS

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.

PLEASE CALL 480-312-7767 OR EMAIL ACHI@SCOTTSDALEAZ.GOV 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.

INSTEAD OF AN IN-PERSON RESUBMITTAL, YOU MAY RESUBMIT THE REQUIRED PLANS AND DOCUMENTS DIGITALLY PER ATTACHMENT A – RESUBMITTAL CHECKLIST AT THE FOLLOWING LINK: <https://securemail.scottsdaleaz.gov/filedrop/achi@scottsdaleaz.gov>

The Planning & Development Services Division has had this application in review for 28 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 (Zoning Ordinance Section 1.305).

If you have any questions, or need further assistance please contact me at 480-312-7828 or at achi@ScottsdaleAZ.gov.

Sincerely,



Andrew Chi
Planner

**ATTACHMENT A
Resubmittal Checklist**

Case Number: **2-MD-2019**

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

Digital submittals shall include one (1) PDF copy of each identified below.

- One copy: COVER LETTER – Respond to all the issues identified in this 1st Review Comment Letter
- One copy: Revised CD of submittal (PDF format)
- One copy: Revised Narrative

Preliminary Plat Site Plan:

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

Water Main Extension Plan:

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

Revised Class III Cultural Resource Survey (SRSF):

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

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

- 2 Copies of Revised Drainage Report
- 1 CD of the Revised Drainage Report

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

PLEASE CALL 480-312-7767 OR EMAIL ACHI@SCOTTSDALEAZ.GOV 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.

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<https://securemail.scottsdaleaz.gov/filedrop/achi@scottsdaleaz.gov>

1st Submittal

or **Resubmittal** (← circle one)

(Stip Review Added - Except AB)

Public Hearing Case Type (circle one):

Administrative Case Type (circle one):

AB AN BA DR GP HE HP II IP PE PP TA UP ZN Other:

HP **MD** MN MS SA WM Other:

Coordinator: Andrew Chi Pre-App #: 22-PA-2018 Date Submitted: 2/20/19

PC/CC Track: _____ BOA Track: _____

Admin Staff: _____ Case #: _____ Comments Due: _____

DRB Track: _____ Other: _____

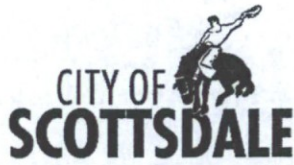
Review Team:

(For additional documents, please view the case file.)

		Design Review (Steve Venker)	Engineering Group (Eliana Hayes)	Transportation Eng (Phil Kercher)	Transportation Pln (Greg Davies)	Fire Group (Scott Stanek)	Drainage (Richard Anderson)	GIS (Tanya H.)	Airport (Sarah Ferrara)	Maps (Eliana Hayes)	Land Survey (Dwayne Haught)	Archaeological (Steve Venker)	Long Range Pln (Taylor Reynolds)	Water Resources name: <u>L.Saxs</u>	Other:
<input checked="" type="checkbox"/> Digital File	Narrative	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> x2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/> Digital File	<u>Preliminary Plat</u> Site Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> x2	<input type="checkbox"/>	<input checked="" type="checkbox"/> x2	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Digital File	Alta Survey		<input type="checkbox"/>												<input type="checkbox"/>
<input type="checkbox"/> Digital File	Grading & Drainage Plan		<input type="checkbox"/>												<input type="checkbox"/>
<input type="checkbox"/> Digital File	Context Aerial Site Plan Overlay		<input type="checkbox"/>			<input type="checkbox"/>									<input type="checkbox"/>
<input type="checkbox"/> Digital File	Phasing Plan		<input type="checkbox"/>			<input type="checkbox"/>									<input type="checkbox"/>
<input type="checkbox"/> Digital File	Site Details		<input type="checkbox"/>			<input type="checkbox"/>									<input type="checkbox"/>
<input type="checkbox"/> Digital File	Pedestrian & Circulation		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>										<input type="checkbox"/>
<input type="checkbox"/> Digital File	Bike & Trails Path		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>										<input type="checkbox"/>
<input type="checkbox"/> Digital File	Trip gen., Traffic Study, TIMA		<input type="checkbox"/>	<input type="checkbox"/> x2	<input type="checkbox"/>										<input type="checkbox"/>
<input type="checkbox"/> Digital File	Water and/or Wastewater BOD's		<input type="checkbox"/>			<input type="checkbox"/>								<input type="checkbox"/> x2	<input type="checkbox"/>
<input type="checkbox"/> Digital File	Drainage Report						<input checked="" type="checkbox"/> x2								<input type="checkbox"/>
<input type="checkbox"/> Digital File	Geotech Report		<input type="checkbox"/>												<input type="checkbox"/>
<input type="checkbox"/> Digital File	Archaeological Report										<input checked="" type="checkbox"/>				<input type="checkbox"/>
<input type="checkbox"/> Digital File	Draft Amended Dev Standards		<input type="checkbox"/>												<input type="checkbox"/>
<input type="checkbox"/> Digital File	Proposed CC&R's		<input type="checkbox"/>			<input type="checkbox"/>									<input type="checkbox"/>
<input checked="" type="checkbox"/> Digital File	Other: <u>Water Design Report</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/> Digital File	<u>+ Water Line Extension</u>		<input checked="" type="checkbox"/>											<input checked="" type="checkbox"/>	<input type="checkbox"/>

2-MD-2019
02/20/2019

Updated: 7/24/2018



Planning and Development Services Division

7447 East Indian School Road
Scottsdale, Arizona 85251

Date: 2/20/19
Contact Name: Wayne Rosendahl
Firm Name: Rosendahl Engineering
Address: 857 N. Barkley
City, State, Zip: Mesa, AZ 85203

RE: Application Accepted for Review.

22 - PA - 2018

Dear Wayne Rosendahl :

It has been determined that your Development Application for a Minor Subdivision has been accepted for review.

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

Sincerely,

Andrew Chi, Planner

Name: Andrew Chi
Title: Planner
Phone Number: (480) 312 - 7828
Email Address: achi@ScottsdaleAZ.gov

2-MD-2019
02/20/2019