



Correspondence Between Staff and Applicant

Approval Letter

Denial Letter



**Community & Economic Development Division
Planning and Development Services**

7447 East Indian School Road, Suite 105
Scottsdale, Arizona 85251

3/18/2021

Jonathan Naut
QuikTrip Corporation
1116 E Broadway Rd
Tempe, Az

RE: Determination of a Development Review Board hearing

Dear Mr. Naut:

Your Development Application case 50-DR-2011#2, QuikTrip #1418, is scheduled on the 5/6/2021 Development Review Board hearing agenda.

You may be required to make a presentation to the Development Review Board. If you choose to present your application to the Development Review Board utilizing a Power Point presentation, please submit the electronic file to your project coordinator by 1:00 p.m. on Monday 5/3/2021. Please limit your presentation to a maximum of 10 minutes.

Thank you,

Jeff Barnes
Senior Planner

Naut, Jonathan

From: Charles Huellmantel <charles@huellmantel.com>
Sent: Tuesday, July 28, 2020 6:22 PM
To: Naut, Jonathan
Cc: Lauren Proper Potter
Subject: [External] FW: QuikTrip
Attachments: Circle K.pdf

Let's discuss this tomorrow.

First – do the current plans meet A? I think you said we are good on this and we do not have drive issues. Is that correct?

Second, does the current plan show the lighted bollards? If we are using the bollards we proposed, I don't understand the issue.

Thanks.

From: Randy Grant <RGrant@Scottsdaleaz.gov>
Date: Wednesday, March 11, 2020 at 1:04 PM
To: Charles Huellmantel <charles@huellmantel.com>
Cc: "Gleason, Teri" <TGleason@ScottsdaleAz.gov>, "Hayes, Eliana" <EHayes@Scottsdaleaz.gov>, "Clack, Michael" <MCLACK@scottsdaleaz.gov>
Subject: RE: QuikTrip

Hi, Charles! I have followed up on the Circle K issues and I'm not sure I am completely understanding the issue on the turning radius. Attached are sheets marked "A" (which is what you recently emailed to me) and "B" (which is what was most recently submitted for plan review. "A" seems to meet all standards and would work well, but "B" has a shorter radius and does not meet standard. I've also attached the standard detail for this type of driveway and you can use that for your reference. In short, I'd recommend going with "A".

As for the bollards, the only question is whether the lighting is fully directed down when illuminated. I think Teri called you about getting a "cut sheet" from the manufacturer to show full cut-off, but I suspect that will show it functions properly. We will want to see that before a final determination.

I am not sure I will make it to our 3:00 meeting today, but I will have a senior staff member there (Greg Bloemberg) regardless. If you would like to discuss the issue with the turning radius, I will ask someone from our engineering department to be available. Thanks!

Randy Grant
Exec. Director
Planning, Economic Development and Tourism
7447 E. Indian School Road, Suite 105
City of Scottsdale, Arizona 85251

480-312-2664



Checkout Our NEW Online Services:

- Avoid long waits at the One Stop Shop Service Counters by checking real-time wait times:
<https://eservices.scottsdaleaz.gov/bldgresources/WaitTimes>
<https://eservices.scottsdaleaz.gov/bldgresources>



7/27/2020

Jonathan Naut
QuikTrip Corporation
1116 E Broadway Rd
Tempe, Az

RE: 50-DR-2011#2
QuikTrip #1418
6P757 (Key Code)

Dear Mr. Naut:

The Planning & Development Services Division has completed the review of the above referenced development application submitted on 7/2/2020. The following **4th 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 third 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:

Water and Waste Water:

1. Please submit a revised Waste Water Design Report and Utility Plan addressing the following:
 - a. Per COS code 49-118, an established association must be present to allow shared private sewer across contiguous lots with differing ownership. Note that property does not have 1 parcel side with city owned sewer line frontage per subsection (2).
 - b. In support of the 49-118 code requirement: Provide official written commitment from ownership of parcel to north to establish an easement for the proposed line and an incorporated association to designate payment, liability, maintenance, and operational responsibility of the shared sewer.
 - c. Each lot or building must be provided with its own individual service line unless otherwise approved in writing by the Water Resources Department. Commercial properties must be 6-inch. DSPM 7-1.409 part A and C.

The following 3rd review cycle comments continue to be applicable unless a design solution can be approved that addresses the shared private sewer comments above:

- d. The Sewer service line proposed is not accepted. Refer to utility plan comments.
Option 1: Field verify that a private gravity service line can be routed to public sewer without conflicting w/ SRP irrigation line and conforming to all standard design requirements. Extend public sewer as shown. Option 2: route private forcemain from private pump station to extended public sewer and coated manhole as shown. Option 3: conflict vault on SRP irrigation is not an option unless prior written approval from SRP is obtained and provided along with relevant details in a resubmitted design report.
 - e. Provide pipe profile showing sewer service line crossing to public sewer. Provide all necessary clearances and extra protection per MAG 404 details and COS detail 2401. Call out details on utility plan.
 - f. The connection angle of service line to main shall be 90 degrees per DS&PM 7-1.409 part B. However, in this case a min. 45-degree angle will be permitted. This will still require a public sewer extension and new manhole. (Note if a conflict vault is authorized by SRP the crossing will most likely need to be at 90 degrees and the public sewer section would potentially need to be extended further on the west side of the SRP irrigation line)
 - g. The 2014 ALTA provided does not seem to indicate the correct 25-foot ROW width available to the west of this property, that would allow public sewer extension as shown in comments. Confirm property lines and resubmit revised information with the resubmitted BOD. Indicate confirmed western parcel property line on utility plan.
 - h. The Sewer service line shall be per MAG detail 440-3. Call out on utility plan.
 - i. Confirm **any new public** 8-inch sewer can be installed at a minimum slope of 0.52% or greater and new 6-inch **private** sewer can be installed at a minimum slope of 1.00% or greater per DSPM 7-1.404.
 - j. Show all water/sewer utility crossings with invert elevations per DSPM 7-1.200.
 - k. Confirm the sewer service line cleanout is per DSPM 7-1.303 and COS Detail No. 2403.
2. Please see the reviewed Utility Plan - incorporate all technical review comments into the revised Utility Plan.

Significant Policy Related Issues

The following policy related issues have been identified in the third 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:

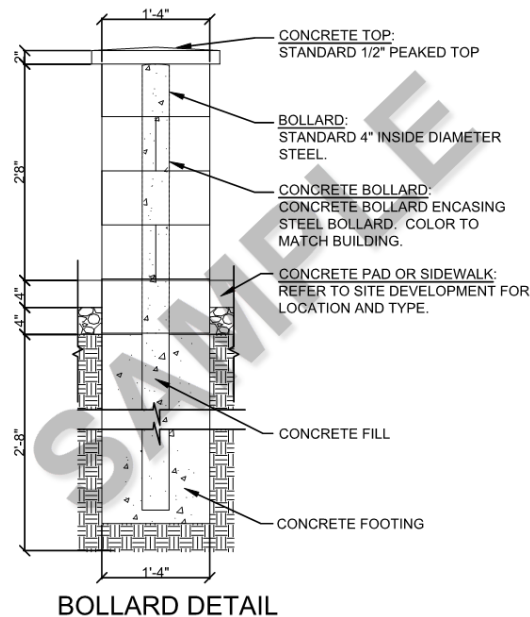
Site Design:

3. Although pipe bollards proposed were represented on the plans submitted for expired case 50-DR-2011, the approval included stipulations adopted by the Development Review Board regarding alternatives to be shown with the final plans submittal. Please revise the plans to reflect an alternative to the bollards that satisfies the previous stipulation which read:

Modify the bollards on 5-foot centers that are shown on the east, south, and west sides of the convenience store building. Instead of pipe bollards surrounding the building and at the base of the canopy columns, utilize large pots or raised planters for

landscape installations, or decorative bollards or metal work so that the barrier system will be less utilitarian in appearance, to the satisfaction of the Current Planning Director. If landscape installations are implemented, provide an opening in the concrete slab so that plant roots can access the soil at ground level.

- a. For your reference, here is an example of a decorative bollard design that was recently approved by the Development Review Board on another project. It uses an internal pipe bollard for security with an exterior encasement meant to look like block with a decorative cap. For your site the exterior could instead utilize a stone or brick appearance to match up to the proposed building materials.



Technical Corrections

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

Site:

4. It appears that sewer service may be in conflict with an existing SRP irrigation pipe. Please show and identify with the site plan that the proposed sewer service alignment is achievable. Please provide any associated pothole information related to the irrigation conduit that exists.
 - a. Please confirm the current design of the connection to the storage development connection and see the corresponding BOD notes regarding feasibility of replacing 4" with 6".

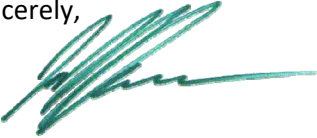
Please resubmit the revised application requirements and additional information identified in Attachment A, Resubmittal Checklist, and a written summary response addressing the comments/corrections identified above as soon as possible for further review. The City will then review the revisions to determine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

The Planning & Development Services Division has had this application in review for 82 Staff Review Days since the application was determined to be administratively complete.

These **4th 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 480-312-2376 or at jbarnes@ScottsdaleAZ.gov.

Sincerely,



Jeff Barnes
Senior Planner

ATTACHMENT A
Resubmittal Checklist

Case Number: **50-DR-2011#2**

Digital submittals shall include one copy of each item identified below.

☒ COVER LETTER – Respond to all the issues identified in the fourth review comment letter.

☒ Revised Wastewater BOD

☒ Site Plan:

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

☒ Utility Plan:

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

☒ Landscape Plan:

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

Naut, Jonathan

From: Mark Ortman <mark@vintagevp.com>
Sent: Wednesday, June 17, 2020 9:08 PM
To: Naut, Jonathan
Subject: Re: [External] Re: QT 1418 Utility Plan

Hi Jonathan. Nice to meet you.

The location for this looks fine to me.

Thx,

Mark

Sent from my iPhone

On Jun 17, 2020, at 5:10 PM, Naut, Jonathan <jnaut@quiktrip.com> wrote:

Good evening Mark,
Just touching base on this email chain. I've re-attached the documents I had sent to Kevin and Tony highlighting the areas where an easement would be needed. While I have not drafted the easement documents, I'm first looking for confirmation that an easement like this could be agreeable for you. Please feel free to reach out if you have any additional questions or want more info.
I look forward to hearing from you.

Best Regards,

Jonathan Naut | Real Estate Project Manager
O. (480) 446.6318 | C. (602) 793.7484

From: Kevin Prociw <kevin@zzoneco.com>
Sent: Friday, June 12, 2020 6:59 AM
To: Naut, Jonathan <jnaut@quiktrip.com>
Cc: mark@vintagevp.com
Subject: [External] Re: QT 1418 Utility Plan

Hey Jon,

Mark Ortman is the owner who would probably sign this and is the person who you need to talk with to discuss this particular item. He is CC'd and I briefly filled him in on your project status.
I will let him take this from here and let me know if I can help with anything else.

From: "Naut, Jonathan" <jnaut@quiktrip.com>
Date: Thursday, June 11, 2020 at 5:17 PM
To: Tony Ardizzone <tony@zzoneco.com>, Kevin Prociw <kevin@zzoneco.com>
Cc: "Jim Williams (jwilliams@wlbgroup.com)" <jwilliams@wlbgroup.com>, "Goodrich, Ashley" <agoodric@quiktrip.com>
Subject: QT 1418 Utility Plan
Hey Tony and Kevin,

Thanks again for providing the sewer sheets and helping us narrow down our options for sewer connections. The City of Scottsdale had given us direction to approach SRP on constructing a conflict vault to get our sewer to connect into the public system. SRP then gave us direction to utilize the existing conflict vault manhole that you had constructed during the build of the storage facility north of our proposed store.

WLB provided an updated utility sheet meeting City and SRP requirements, but this alignment would impose a small easement to cross a portion of your property adjacent to the alley/driveway to McDowell. I've thrown an exhibit together to highlight the extent of the area that would be required in red hatching. Before I spend time and money getting formal documents put together, I was wondering if you could look at this and give a quick determination if an agreement could be made for this to be accomplished? I appreciate any help in getting this item resolved.

Thanks,

Jonathan Naut | Real Estate Project Manager

O. (480) 446.6318 | C. (602) 793.7484

<05-1418 Civil-Utility (Preliminary).pdf>

<Exhibit.pdf>

Naut, Jonathan

From: Jim Williams
Sent: Thursday, June 25, 2020 1:23 PM
To: 'Scharrer Carissa'
Cc: Don Walding
Subject: RE: [External] RE: QuikTrip #1418 - Utility Connection and SRP Conflict Vault

Thank you for the clarification Carissa.

Jim Williams

Civil Designer

The WLB Group, Inc.

Engineering • Planning • Surveying • Urban Design • Landscape Architecture

Tucson • Phoenix • Flagstaff • Las Vegas • www.wlbgroup.com

4444 E. Broadway Blvd. • Tucson, AZ 85711-3508

520.881.7480 • 520.881.7492 (fax)

jwilliams@wlbgroup.com

From: Scharrer Carissa [mailto:Carissa.Scharrer@srpnet.com]
Sent: Thursday, June 25, 2020 1:16 PM
To: Jim Williams <jwilliams@wlbgroup.com>
Cc: Don Walding <dwalding@wlbgroup.com>
Subject: RE: [External] RE: QuikTrip #1418 - Utility Connection and SRP Conflict Vault

Caution

This email originated from outside of WLB.

Hi Jim,

We don't really write letters for the city. You can show them the email chain and let them know we are ok with you utilizing the existing conflict manhole. Then just submit the plans for formal review once you have them available.

Thank you,

Carissa Scharrer

Sr. Licensing Technician

SRP | Water Engineering | SSW303

P.O. Box 52025, Phoenix, AZ 85072-2025

P: (602) 236-5799

****WORK HOURS: TUESDAY – FRIDAY: 6AM – 4:30PM****

From: Jim Williams <jwilliams@wlbgroup.com>
Sent: Thursday, June 25, 2020 11:41 AM
To: Scharrer Carissa <Carissa.Scharrer@srpnet.com>
Cc: Don Walding <dwalding@wlbgroup.com>
Subject: RE: [External] RE: QuikTrip #1418 - Utility Connection and SRP Conflict Vault

CAUTION - EXTERNAL EMAIL

Phishing? Click the fish in Outlook
For mobile forward to phish@srpnet.com

Carissa,

Are you saying we need to upload the plans to just get a letter stating that we talked with SRP and they agree with the current alignment we show? Or are you asking us to submit the Improvement Plans for a full review?

We just need a letter from SRP stating that we talked and that SRP agrees with the location we are currently showing, rather than adding an additional Conflict Manhole. This is just to get the Preliminary Plan for this store on a hearing date...we have not started Construction Documents yet.

If you have any questions, please let me know.

Thanks

Jim Williams

Civil Designer

The WLB Group, Inc.

Engineering • Planning • Surveying • Urban Design • Landscape Architecture

Tucson • Phoenix • Flagstaff • Las Vegas • www.wlbgroup.com

4444 E. Broadway Blvd. • Tucson, AZ 85711-3508

520.881.7480 • 520.881.7492 (fax)

jwilliams@wlbgroup.com

From: Scharrer Carissa [<mailto:Carissa.Scharrer@srpnet.com>]

Sent: Thursday, June 18, 2020 2:39 PM

To: Jim Williams <jwilliams@wlbgroup.com>

Cc: Don Walding <dwalding@wlbgroup.com>

Subject: RE: [External] RE: QuikTrip #1418 - Utility Connection and SRP Conflict Vault

Caution

This email originated from outside of WLB.

That looks good to me. Please upload the plans to the SRP portal as well so we can get them in line for the official review.

Carissa Scharrer

Sr. Licensing Technician

SRP | Water Engineering | SSW303

P.O. Box 52025, Phoenix, AZ 85072-2025

P: (602) 236-5799

****WORK HOURS: TUESDAY – FRIDAY: 6AM – 4:30PM****

From: Jim Williams <jwilliams@wlbgroup.com>

Sent: Thursday, June 18, 2020 1:44 PM

To: Scharrer Carissa <Carissa.Scharrer@srpnet.com>

Cc: Don Walding <dwalding@wlbgroup.com>

Subject: RE: [External] RE: QuikTrip #1418 - Utility Connection and SRP Conflict Vault

CAUTION - EXTERNAL EMAIL

Phishing? Click the fish in Outlook

For mobile forward to phish@srpnet.com

Carissa,

I have attached the latest Utility Plan that we will be submitting to the City of Scottsdale for your reference.

If you have any questions on the request below for the letter, please let me know.

Thanks

Jim Williams

Civil Designer

The WLB Group, Inc.

Engineering • Planning • Surveying • Urban Design • Landscape Architecture

Tucson • Phoenix • Flagstaff • Las Vegas • www.wlbgroup.com

4444 E. Broadway Blvd. • Tucson, AZ 85711-3508

520.881.7480 • 520.881.7492 (fax)

jwilliams@wlbgroup.com

From: Jim Williams

Sent: Thursday, June 18, 2020 9:13 AM

To: 'Scharrer Carissa' <Carissa.Scharrer@srpnet.com>

Cc: Don Walding <dwalding@wlbgroup.com>

Subject: RE: [External] RE: QuikTrip #1418 - Utility Connection and SRP Conflict Vault

Carissa,

We talked with the neighbors to the North and they have agreed that we can utilize their existing Conflict Manhole.

Can we get something in writing from SRP saying that we coordinated with you and that SRP agreed on the design to utilize the existing conflict manhole to the North and that the design would be reviewed by SRP during the construction document phase? We need a letter from SRP stating something to that affect with our next Preliminary Plan submittal to Scottsdale.

If you have any questions or need any additional information, please let me know.

Thanks

Jim Williams

Civil Designer

The WLB Group, Inc.

Engineering • Planning • Surveying • Urban Design • Landscape Architecture

Tucson • Phoenix • Flagstaff • Las Vegas • www.wlbgroup.com

4444 E. Broadway Blvd. • Tucson, AZ 85711-3508

520.881.7480 • 520.881.7492 (fax)

jwilliams@wlbgroup.com

From: Scharrer Carissa [<mailto:Carissa.Scharrer@srpnet.com>]

Sent: Tuesday, June 09, 2020 10:06 AM

To: Jim Williams <jwilliams@wlbgroup.com>

Subject: RE: [External] RE: QuikTrip #1418 - Utility Connection and SRP Conflict Vault

Caution

This email originated from outside of WLB.

Hi Jim,

Unfortunately we don't have a manhole drawing for that one. We would prefer you use the existing sleeve but I'm not sure how large it is. You will have to verify the size before you use it. You can coordinate with our inspector Mike Doughty if you need the manhole cover opened up. He is copied on this email.

Thank you,
Carissa

From: Jim Williams <jwilliams@wlbgroup.com>
Sent: Friday, June 5, 2020 10:07 AM
To: Scharrer Carissa <Carissa.Scharrer@srpnet.com>
Subject: RE: [External] RE: QuikTrip #1418 - Utility Connection and SRP Conflict Vault

CAUTION - EXTERNAL EMAIL
Phishing? **Click the fish** in Outlook
For mobile forward to phish@srpnet.com

Carissa,

Are there any approved plans that you are able to share that show the existing conflict vault that they mentioned to tie into? Also, were they stating to tie into the manhole with a new sleeve for our line or use the existing sleeve that is already in place for the existing BCS coming from the existing building? The reason I ask is because the existing building is using a 4" line while QuikTrip would need a 6" line. If we are to utilize the existing line, is there room or flexibility to change the existing 4" to a 6" in order for it to be able to handle both buildings?

Jim Williams
Civil Designer
The WLB Group, Inc.
Engineering • Planning • Surveying • Urban Design • Landscape Architecture
Tucson • Phoenix • Flagstaff • Las Vegas • www.wlbgroup.com
4444 E. Broadway Blvd. • Tucson, AZ 85711-3508
520.881.7480 • 520.881.7492 (fax)
jwilliams@wlbgroup.com

From: Scharrer Carissa [<mailto:Carissa.Scharrer@srpnet.com>]
Sent: Friday, June 05, 2020 8:28 AM
To: Jim Williams <jwilliams@wlbgroup.com>
Subject: RE: [External] RE: QuikTrip #1418 - Utility Connection and SRP Conflict Vault

Caution
This email originated from outside of WLB.

Hi Jim ~

This is the response I got from the engineer:

They should just try and use the existing sewer conflict MH we have right there north of the alley...

The gas line will need to be relocated outside of the new MH location. It's CIPP so they're likely going to need to replace some pipe with RGRCP unless they manage to not damage anything during install. Assuming a 12" carrier pipe is used for the 8" PVC Sewer then we can make it a small 4'x4' conflict MH. Our standards prefer they cross perpendicular to our line so they would need to change their approach.

If they don't or can't change their approach then we would need to make the MH much larger which pushes the gas out more and possibly conflicts with the existing sewer MH since they can't go through the corner of the MH walls where all the rebar is.

Also one question from maintenance:

there is a line next to the OHE line. The line looks to be marked UGT. What is that line, it is running parallel to irrigation line and closer than CTV line, right next to OHE line?

Carissa Scharrer

Sr. Licensing Technician

SRP | Water Engineering | SSW303

P.O. Box 52025, Phoenix, AZ 85072-2025

P: (602) 236-5799

****WORK HOURS: TUESDAY – FRIDAY: 6AM – 4:30PM****

From: Jim Williams <jwilliams@wlbgroup.com>

Sent: Friday, June 5, 2020 8:23 AM

To: Scharrer Carissa <Carissa.Scharrer@srpnet.com>

Subject: RE: [External] RE: QuikTrip #1418 - Utility Connection and SRP Conflict Vault

CAUTION - EXTERNAL EMAIL

Phishing? Click the fish in Outlook

For mobile forward to phish@srpnet.com

Carissa,

Have you heard anything from the engineers?

Jim Williams

Civil Designer

The WLB Group, Inc.

Engineering • Planning • Surveying • Urban Design • Landscape Architecture

Tucson • Phoenix • Flagstaff • Las Vegas • www.wlbgroup.com

4444 E. Broadway Blvd. • Tucson, AZ 85711-3508

520.881.7480 • 520.881.7492 (fax)

jwilliams@wlbgroup.com

From: Scharrer Carissa [<mailto:Carissa.Scharrer@srpnet.com>]

Sent: Tuesday, June 02, 2020 8:08 AM

To: Jim Williams <jwilliams@wlbgroup.com>

Subject: RE: [External] RE: QuikTrip #1418 - Utility Connection and SRP Conflict Vault

Caution

This email originated from outside of WLB.

Thank you. I'll get this over to the engineers for review.

Carissa Scharrer

Sr. Licensing Technician

SRP | Water Engineering | SSW303

P.O. Box 52025, Phoenix, AZ 85072-2025

P: (602) 236-5799

****WORK HOURS: TUESDAY – FRIDAY: 6AM – 4:30PM****

From: Jim Williams <jwilliams@wlbgroup.com>

Sent: Tuesday, June 2, 2020 7:50 AM

To: Scharrer Carissa <Carissa.Scharrer@srpnet.com>

Subject: RE: [External] RE: QuikTrip #1418 - Utility Connection and SRP Conflict Vault

CAUTION - EXTERNAL EMAIL
Phishing? **Click the fish** in Outlook
For mobile forward to phish@srpnet.com

Carissa,

Please see attached. Sorry it took so long but we were inputting our additional pothole data that we had for the dry utilities in the field.

If you have any questions or need any additional information, please let me know.

Thanks

Jim Williams

Civil Designer

The WLB Group, Inc.

Engineering • Planning • Surveying • Urban Design • Landscape Architecture

Tucson • Phoenix • Flagstaff • Las Vegas • www.wlbgroup.com

4444 E. Broadway Blvd. • Tucson, AZ 85711-3508

520.881.7480 • 520.881.7492 (fax)

jwilliams@wlbgroup.com

From: Scharrer Carissa [<mailto:Carissa.Scharrer@srpnet.com>]

Sent: Wednesday, May 27, 2020 12:17 PM

To: Jim Williams <jwilliams@wlbgroup.com>

Subject: RE: [External] RE: QuikTrip #1418 - Utility Connection and SRP Conflict Vault

Caution

This email originated from outside of WLB.

Hi Jim,

I talked with the engineering group and operations and maintenance and they are requesting for you to provide a detail of all the other utilities, including their elevations and alignments first, then we can discuss what's allowed or will be considered.

They are not sure a conflict manhole will work with everything that is in the way. Once I get that I'll send it back over to them.

Thank you,

Carissa Scharrer

Sr. Licensing Technician

SRP | Water Engineering | SSW303

P.O. Box 52025, Phoenix, AZ 85072-2025

P: (602) 236-5799

****WORK HOURS: TUESDAY – FRIDAY: 6AM – 4:30PM****

From: Jim Williams <jwilliams@wlbgroup.com>

Sent: Tuesday, May 26, 2020 9:49 AM

To: Scharrer Carissa <Carissa.Scharrer@srpnet.com>

Subject: RE: [External] RE: QuikTrip #1418 - Utility Connection and SRP Conflict Vault

Importance: High

CAUTION - EXTERNAL EMAIL

Phishing? **Click the fish** in Outlook
For mobile forward to phish@srpnet.com

Carissa,

I was wondering if you've gotten any answers from your Engineering and Maintenance department on the email below?

Thanks

Jim Williams

Civil Designer

The WLB Group, Inc.

Engineering • Planning • Surveying • Urban Design • Landscape Architecture

Tucson • Phoenix • Flagstaff • Las Vegas • www.wlbgroup.com

4444 E. Broadway Blvd. • Tucson, AZ 85711-3508

520.881.7480 • 520.881.7492 (fax)

jwilliams@wlbgroup.com

From: Jim Williams

Sent: Tuesday, May 19, 2020 10:22 AM

To: 'Scharrer Carissa' <Carissa.Scharrer@srpnet.com>; Naut, Jonathan <jnaut@quiktrip.com>

Cc: Goodrich, Ashley <agoodric@quiktrip.com>; Don Walding <dwarding@wlbgroup.com>; Brad Junker <bjunker@wlbgroup.com>; Jonathan Joyce <jjoyce@wlbgroup.com>

Subject: RE: [External] RE: QuikTrip #1418 - Utility Connection and SRP Conflict Vault

Carissa,

Please find attached a profile view of the sewer line with the existing SRP irrigation line shown at the crossing.

If you or the engineering and maintenance department need any additional information to make a determination for the conflict vault, please let me know.

Thanks

Jim Williams

Civil Designer

The WLB Group, Inc.

Engineering • Planning • Surveying • Urban Design • Landscape Architecture

Tucson • Phoenix • Flagstaff • Las Vegas • www.wlbgroup.com

4444 E. Broadway Blvd. • Tucson, AZ 85711-3508

520.881.7480 • 520.881.7492 (fax)

jwilliams@wlbgroup.com

From: Scharrer Carissa [<mailto:Carissa.Scharrer@srpnet.com>]

Sent: Tuesday, May 12, 2020 6:25 AM

To: Naut, Jonathan <jnaut@quiktrip.com>

Cc: Jim Williams <jwilliams@wlbgroup.com>; Goodrich, Ashley <agoodric@quiktrip.com>

Subject: RE: [External] RE: QuikTrip #1418 - Utility Connection and SRP Conflict Vault

Caution

This email originated from outside of WLB.

Hi Jonathan,

Engineering and maintenance are requesting a profile view so they can make a determination. Could you get that sent over to me?

Thank you,

Carissa Scharrer

Sr. Licensing Technician

SRP | Water Engineering | SSW303

P.O. Box 52025, Phoenix, AZ 85072-2025

P: (602) 236-5799

****WORK HOURS: TUESDAY – FRIDAY: 6AM – 4:30PM****

From: Naut, Jonathan <jnaut@quiktrip.com>

Sent: Monday, May 11, 2020 10:36 AM

To: Scharrer Carissa <Carissa.Scharrer@srpnet.com>

Cc: Jim Williams (<jwilliams@wlbgroup.com> <jwilliams@wlbgroup.com>); Goodrich, Ashley <agoodric@quiktrip.com>

Subject: RE: [External] RE: QuikTrip #1418 - Utility Connection and SRP Conflict Vault

CAUTION - EXTERNAL EMAIL

Phishing? Click the fish in Outlook

For mobile forward to phish@srpnet.com

Good morning Carissa,

We have not changed the alignment, so the angled crossing is what we are currently proposing. If a conflict vault would require a different alignment to reduce impacts, we would need to look at that once we get direction on this from engineering.

Jonathan Naut | Real Estate Project Manager

O. (480) 446.6318 | C. (602) 793.7484

From: Scharrer Carissa <Carissa.Scharrer@srpnet.com>

Sent: Friday, May 8, 2020 5:12 PM

To: Naut, Jonathan <jnaut@quiktrip.com>

Cc: Jim Williams (<jwilliams@wlbgroup.com> <jwilliams@wlbgroup.com>); Goodrich, Ashley <agoodric@quiktrip.com>

Subject: [External] RE: QuikTrip #1418 - Utility Connection and SRP Conflict Vault

Hi Jonathan,

I'll have to run this by engineering and get back to you. Will you still be crossing at an angle or have you adjusted the crossing?

Carissa Scharrer

Sr. Licensing Technician

SRP | Water Engineering | SSW303

P.O. Box 52025, Phoenix, AZ 85072-2025

P: (602) 236-5799

****WORK HOURS: TUESDAY – FRIDAY: 6AM – 4:30PM****

From: Naut, Jonathan <jnaut@quiktrip.com>

Sent: Friday, May 8, 2020 4:31 PM

To: Scharrer Carissa <Carissa.Scharrer@srpnet.com>

Cc: Jim Williams (<jwilliams@wlbgroup.com> <jwilliams@wlbgroup.com>); Goodrich, Ashley <agoodric@quiktrip.com>

Subject: QuikTrip #1418 - Utility Connection and SRP Conflict Vault

CAUTION - EXTERNAL EMAIL
Phishing? **Click the fish** in Outlook
For mobile forward to phish@srpnet.com

Good afternoon Carissa,

We are working on development plans for a new proposed QuikTrip in Scottsdale at the NWC of Pima & McDowell. The City has made a comment on our proposed utility connection for our sewer to the existing manhole in the alley. There is an existing SRP irrigation line running north/south and other utilities around it making a connection difficult. The reviewer that we're dealing with mentioned the storage facility north of us worked with SRP and got permission to install a conflict vault in order to get their sewer over. He's suggesting the same solution here.

I have attached our site plan and utility plan for reference. Can you help provide direction as to what other items, if any, would be needed in order for plans to be reviewed and a determination made on this being a viable solution for our crossing?

Thanks,



Jonathan Naut | Real Estate Project Manager

O. (480) 446.6318 | C. (602) 793.7484

1116 East Broadway Road, Tempe, AZ 85282

jnaut@quiktrip.com | www.quiktrip.com



5/1/2020

Jonathan Naut
QuikTrip Corporation
1116 E Broadway Rd
Tempe, Az

RE: 50-DR-2011#2
QuikTrip #1418
6P757 (Key Code)

Dear Mr. Naut:

The Planning & Development Services Division has completed the review of the above referenced development application submitted on 4/8/2020. 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 third 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:

Water and Waste Water:

1. Please submit a revised Waste Water Design Report and Utility Plan addressing the following:
 - a. The Sewer service line proposed is not accepted. Refer to utility plan comments.
Option 1: Field verify that a private gravity service line can be routed to public sewer without conflicting w/ SRP irrigation line and conforming to all standard design requirements. Extend public sewer as shown. Option 2: route private forcemain from private pump station to extended public sewer and coated manhole as shown. Option 3: conflict vault on SRP irrigation is not an option unless prior written approval from SRP is obtained and provided along with relevant details in a resubmitted design report.
 - b. Provide pipe profile showing sewer service line crossing to public sewer. Provide all necessary clearances and extra protection per MAG 404 details and COS detail 2401. Call out details on utility plan.

50-DR-2011#2
7/1/2020

- c. The connection angle of service line to main shall be 90 degrees per DS&PM 7-1.409 part B. However, in this case a min. 45-degree angle will be permitted. This will still require a public sewer extension and new manhole. (Note if a conflict vault is authorized by SRP the crossing will most likely need to be at 90 degrees and the public sewer section would potentially need to be extended further on the west side of the SRP irrigation line)
 - d. The 2014 ALTA provided does not seem to indicate the correct 25-foot ROW width available to the west of this property, that would allow public sewer extension as shown in comments. Confirm property lines and resubmit revised information with the resubmitted BOD. Indicate confirmed western parcel property line on utility plan.
 - e. The Sewer service line shall be per MAG detail 440-3. Call out on utility plan.
 - f. Confirm **any new public** 8-inch sewer can be installed at a minimum slope of 0.52% or greater and new 6-inch **private** sewer can be installed at a minimum slope of 1.00% or greater per DSPM 7-1.404.
 - g. Show all water/sewer utility crossings with invert elevations per DSPM 7-1.200.
 - h. Confirm the sewer service line cleanout is per DSPM 7-1.303 and COS Detail No. 2403.
2. Please see the reviewed Utility Plan - incorporate all technical review comments into the revised Utility Plan.

Significant Policy Related Issues

The following policy related issues have been identified in the third 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:

3. Although pipe bollards were represented on the plans submitted for expired case 50-DR-2011, the approval included stipulations adopted by the Development Review Board regarding alternatives to be shown with the final plans submittal. Please revise the plans to reflect an alternative to the bollards that satisfies the previous stipulation which read:

Modify the bollards on 5-foot centers that are shown on the east, south, and west sides of the convenience store building. Instead of pipe bollards surrounding the building and at the base of the canopy columns, utilize large pots or raised planters for landscape installations, or decorative bollards or metal work so that the barrier system will be less utilitarian in appearance, to the satisfaction of the Current Planning Director. If landscape installations are implemented, provide an opening in the concrete slab so that plant roots can access the soil at ground level.

- a. For your reference, here is an example of a decorative bollard design that was recently approved by the Development Review Board on another project. It uses an internal pipe bollard for security with an exterior encasement meant to look like block with a decorative cap. For your site the exterior could instead utilize a stone or brick appearance to match up to the proposed building materials.

If you have any questions, or need further assistance please contact me at 480-312-2376 or at jbarnes@ScottsdaleAZ.gov.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Jeff Barnes', with a long horizontal flourish extending to the right.

Jeff Barnes
Senior Planner

ATTACHMENT A
Resubmittal Checklist

Case Number: **50-DR-2011#2**

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 copy of each item identified below.

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

☒ One copy: Revised Wastewater BOD

☒ Site Plan:

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

☒ Utility Plan:

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

☒ Landscape Plan:

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



March 30, 2020

Jeff Barnes
City of Scottsdale
3939 N. Drinkwater Blvd
Scottsdale, AZ 85251

**Re: QuikTrip#1418
Development Application, 3rd Submittal
50-DR2011#2 / 6P757 (Key Code)
WLB No. 219006-A002-0105**

Dear Jeff,

Attached for review and approval, please find:

- One (1) copy of the comment response letter
- One (1) PDF of the revised Site Plan
- One (1) PDF of the revised Utility Plan
- One (1) PDF of the revised Open Space Plan
- One (1) PDF of the revised Landscape Plan
- One (1) PDF each of the revised Elevations (1 black/1color)
- One (1) copy of the color Perspective

In response to your letter dated January 14, 2020, we offer the following:

Waste Water Comments (Not Received until March 19, 2020)

1. All new sewer pipe should be PVC SDR35 (not DIP). Call out 6-inch service line per MAG Detail 440-3.

RESPONSE: General Notes number 1 and 2 have been added to the Preliminary Utility Plan.

2. Pothole to verify the depth of the irrigation conduit. There may be a conflict. Refer to comments on previous page for sewer connection comments.

RESPONSE: Potholing is being done and should be complete by the time of the construction documents phase and before construction of the sewer line. Sewer line cannot be constructed per previous comments because the only R/W that is referred to on the previous comments has a SRP Irrigation line within it and the sewer manhole cannot be placed there. The property lines for the property to the West has been shown, hence why the sewer line cannot be constructed has previously shown because the manhole would be in the property to the West, which QuikTrip does not own.

3. Refer to comments on previous page for sewer connection comments.

RESPONSE: Sewer line cannot be constructed per previous comments because the only R/W that is referred to on the previous comments has a SRP Irrigation line within it and the sewer manhole cannot be placed there. The property lines for the property to the West has been shown, hence why the sewer line cannot be constructed has previously shown because the manhole would be in the property to the West, which QuikTrip does not own.

Water Comments (Not Received until March 19, 2020)

1. "Per DSPM backflow assemblies shall be of the reduced pressure principle type. COS Std. Dtl. 2353." This note is on fire line BFP, typically double check on fire line is installed in riser from not externally. Refer to City Riser Piping Detail.

RESPONSE: Comment from Engineering has been ignored and the callout has been removed. General Note number 3 has been added stating that the double check assembly is to be placed in the fire riser room.

2. Fire line is private and should not be within waterline easement.

RESPONSE: Fire line has been modified.

3. Move fire line so it is in paved area, not under curb.

RESPONSE: Fire line has been modified.

4. Show removal of existing fire hydrant line back to the main. Remove all appurtenances and replace with DIP spool.

RESPONSE: General Note number 4 has been added for additional clarity.

5. 12 x 8 connection to existing 12-inch ACP waterline requires removal of a portion of the existing ACP main and replacement with DIP. DS&PM 6-1.408.

RESPONSE: Callout has been revised.

Site Design

1. Although pipe bollards were represented on the plans submitted for expired case 50-DR-2011, the approval included stipulations adopted by the Development Review Board regarding alternatives to be shown with the final plat submittal. Please revise the plans to reflect an alternative to the bollards that satisfies the previous stipulation which read:

Modify the bollards on 5-foot centers that are shown on the east, south and west sides of the convenience store building. Instead of pipe bollards surrounding the building and at the base of the canopy columns, utilize large pots or raised planters for landscape installations, or decorative bollards or metal work so that the barrier system will be less utilitarian in appearance, to the satisfaction of the Current Planning Director. If landscape installations are implemented, provide an opening in the concrete slab so that plant roots can access the soil at ground level.

RESPONSE: Raised planters have been implemented as well as the bollard being revised to be a lighted bollard provided by QuikTrip.

2. Please revise the site plan to provide a taper in the curb line north of the McDowell Road site driveway so that vehicles continuing north in the alley are not directed into the curb.

RESPONSE: Taper has been provided where requested

3. Please revise the site plan to provide some type of curbing or other barrier around the existing power pole located within the western portion of the McDowell Road driveway.

RESPONSE: Vertical curb has been shown around the existing power pole location.

4. It appears that sewer service may be in conflict with an existing SRP irrigation pipe. Please show and identify with the site plan that the proposed sewer service alignment is achievable. Please provide any associated pothole information related to the irrigation conduit.

RESPONSE: The proposed alignment is shown. Additional pothole information is being ordered and if a new alignment is to be constructed, it will be shown on the Construction Documents.

5. The proposed McDowell Road driveway angle appears to create alignment issues for vehicles exiting westbound onto McDowell Road. Please revise the configuration to remedy this issue.

RESPONSE: Per conversations with Randy Grant at the City of Scottsdale and Charles Huellmantel at Huellmantel & Affiliates, the driveway has been modified to the current approved configuration.

6. Please see Engineering comments on 50-DR-2011#2_V2_Utility Plan_11-21-19 cooreng.pdf and 50-DR-2011#2_V2_Site Plan_11-21-19 coorengr.pdf.

RESPONSE: Per conversations with Randy Grant at the City of Scottsdale and Charles Huellmantel at Huellmantel & Affiliates, the driveway has been modified to the current approved configuration.

Engineering (Not Received until March 19, 2020)

1. Grease interceptor sized is approved by building safety on the building plans.

RESPONSE: Grease Interceptor size was asked to be placed on this plan by Water and Wastewater review during the first submittal review. Water and Wastewater did not have any comments to remove said size on this review so the size remains as shown.

2. Per DSPM backflow is to be the same size as the meter. Use the reduced pressure principle assemblies.

RESPONSE: Callouts have been revised.

3. Transportation has requested some type of curbing or other barrier along the power pole located just north of McDowell Road in the site driveway.

RESPONSE: Vertical curb has been shown around the existing power pole location.

4. Transportation requested the curb line to be tapered.

RESPONSE: Taper has been provided where requested.

5. Relocate outside of the Sight Visibility Triangles.

RESPONSE: New locations have been shown

6. Per DSPM backflow assemblies shall be of the reduced pressure principle type. COS Std. Dtl. 2353.

RESPONSE: This comment has been ignored due to Water and Wastewater's review comments which state where the BFP needs to be placed.

Building Elevations

2. The color building elevations provided on the second submittal do not appear to match up to the black line elevation drawings or the footprint of the proposed building. Please provide the correct color elevations.

RESPONSE: The black line elevations and color building elevations have been updated to match the angled entry footprint on the civil site plan.

3. Although the signage is reviewed under separate application, please be aware that the primary signage area on the south building elevation appears to provide a red aluminum backer panel that would be counted as sign area and appears to be larger in area than the sign code (Zoning Ordinance Article VIII) would allow relative to the length of that building face.

RESPONSE: Acknowledged; signage will be updated prior to submitting for sign permits in accordance with the sign code.

This addresses all of the comments received to date. If you have any questions or require additional information, please give me a call at (520) 881-7480

Sincerely,

Jim Williams
THE WLB GROUP, INC.



1/14/2020

Jonathan Naut
QuikTrip Corporation
1116 E Broadway Rd
Tempe, Az

RE: 50-DR-2011#2
QuikTrip #1418
6P757 (Key Code)

Dear Mr. Naut:

The Planning & Development Services Division has completed the review of the above referenced development application submitted on 12/17/2019. 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.

Water and Waste Water:

1. We experienced an error in our review intake and assignment process that resulted in a delay in the review of the revised documents by our Water Resources Department. They are working to complete that review and we will provide those results as soon as they are available.

Significant Policy Related Issues

The following policy related issues have been identified in the second 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:

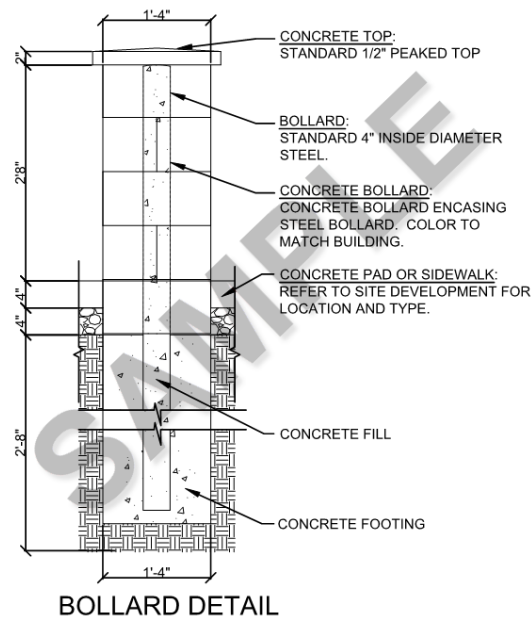
Site Design:

2. Although pipe bollards were represented on the plans submitted for expired case 50-DR-2011, the approval included stipulations adopted by the Development Review Board regarding alternatives to be shown with the final plans submittal. Please revise the plans to reflect an alternative to the bollards that satisfies the previous stipulation which read:

Modify the bollards on 5-foot centers that are shown on the east, south, and west sides of the convenience store building. Instead of pipe bollards surrounding the building and at the base of the canopy columns, utilize large pots or raised planters for landscape installations, or decorative bollards or metal work so that the barrier system will be less utilitarian in appearance, to the satisfaction of the Current Planning

Director. If landscape installations are implemented, provide an opening in the concrete slab so that plant roots can access the soil at ground level.

- a. For your reference, here is an example of a decorative bollard design that was recently approved by the Development Review Board on another project. It uses an internal pipe bollard for security with an exterior encasement meant to look like block with a decorative cap. For your site the exterior could instead utilize a stone or brick appearance to match up to the proposed building materials.



Technical Corrections

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

Site:

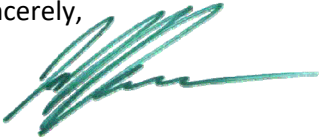
3. Please revise the site plan to provide a taper in the curb line north of the McDowell Road site driveway so that vehicles continuing north in the alley are not directed into the curb.

The Planning & Development Services Division has had this application in review for 47 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 480-312-2376 or at jbarnes@ScottsdaleAZ.gov.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Jeff Barnes', with a long horizontal flourish extending to the right.

Jeff Barnes
Senior Planner

ATTACHMENT A
Resubmittal Checklist

Case Number: **50-DR-2011#2**

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 copy of each item identified below.

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

☒ Site Plan:

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

☒ Utility Plan:

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

☒ Open Space Plan:

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

☒ Landscape Plan:

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

☒ Elevations:

Color	_____ digital _____	24" x 36"	_____ 11" x 17"	_____ 8 ½" x 11"
Line drawings	_____ digital _____	24" x 36"	_____ 11" x 17"	_____ 8 ½" x 11"

☒ Perspective(s):

Color	_____ digital _____	24" x 36"	_____ 11" x 17"	_____ 8 ½" x 11"
-------	---------------------	-----------	-----------------	------------------



December 17, 2019

Jeff Barnes
City of Scottsdale
3939 N. Drinkwater Blvd
Scottsdale, AZ 85251

**Re: QuikTrip#1418
Development Application, 2nd Submittal
50-DR2011#2 / 6P757 (Key Code)
WLB No. 219006-A002-0105**

Dear Jeff,

Attached for review and approval, please find:

- One (1) copy of the comment response letter
- One (1) copy of the revised Narrative for the Project
- One (1) copy of the revised Site Plan
- One (1) copy of the revised Open Space Plan
- One (1) copy of the revised Landscape Plan
- One (1) copy each of the revised Elevations (1 black/1color)
- One (1) copy of the color Perspective
- One (1) copy of the Lighting Site Plan
- One (1) copy of the Photometric Analysis Plan
- One (1) copy of the Manufacturer Cut Sheets of all Proposed Lighting
- One (1) copy of the Floor Plan
- One (1) copy of the Roof Plan
- One (1) copy of the Wall Section through the Window
- One (1) copy of the Wall Section through the Exterior Door
- One (1) copy of the Wall Section through the Canopy and Awning
- One (1) copy of the Fire Flow Test Results
- One (1) copy of the Water and Sewer Impact Report.
- One (1) copy of the revised Material Sample Board

In response to your letter dated September 9, 2019, we offer the following:

Zoning

1. Please review the adopted stipulations and additional information direction from the approved Conditional Use Permit Case 1-UP-2011 and the approval stipulations from expired Case 50-DR-2011, and update the proposal to align with those parameters.

RESPONSE: Proposal has been updated to reflect the approved Conditional Use Permit Case 1-UP-2011 and 50-DR-2011.

2. Please submit a revised Project Narrative that addresses the criteria set forth in Sec. 1.904 of the Zoning Ordinance.

RESPONSE: Project narrative has been revised to address Sec. 1.904 of the Zoning Ordinance.

3. Notes and dimensions on the 24x36-inch plan sheets appear to be 6-point font size, or less. Please revise the notes and dimensions so that they are 12-point font size (1/6 of an inch). Please refer to the Plan & Report Requirements for Development Applications. Please refer to Zoning Ordinance Section 1.305.

RESPONSE: All text has been shown at the appropriate size.

4. 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 overhang. 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.

RESPONSE: Parking spaces have been revised

5. Please revise the southwestern and northeastern portions of site plan so that it indicates screen walls in order to screen the parking spaces, on-site circulation and landscape islands at the entry drives at McDowell Road and Pima Road. Please refer to Zoning Ordinance Sections 9.106, 10.402, and 10.501. Please see case 1-UP-2011, stipulation #1.a.

RESPONSE: Additional screen walls have been added in appropriate locations.

6. Provide information and details related to the roof drainage system. Roof drainage systems, excluding scuppers, shall be concealed within the structure, or architecturally integrated with the design of the structure. Please refer to Zoning Ordinance Section 7.105.C.

RESPONSE: Roof Plan with internal roof drains has been submitted with this submittal.

Fire

7. Please revise the site plan to demonstrate a minimum drive width of 24 feet is being met at all locations of emergency vehicle travel, in accordance with Fire Ordinance 4283 503.2.1.

RESPONSE: Fire lane dimensions have been revised

8. Please revise the site plan to demonstrate that the minimum COMMERCIAL turning radii (25-foot inner / 49-foot outer / 55-foot bucket swing) are provided at all locations of emergency vehicle travel through the site, in accordance with DSPM 2-1.303(5).

RESPONSE: Turning template dimensions have been revised.

Open Space

9. Pursuant to Case 1-UP-2011, stipulation #1.e., a minimum of 29,928 square feet of open space shall be provided on the site. Please revise the site plan and open space plan accordingly.

RESPONSE: The plan and the numbers have been revised to meet the 29,928 minimum square feet of Open Space.

10. Please revise the open space plan to include all parking areas, with associated drive aisles, in the parking lot area calculation.

RESPONSE: Numbers have been revised on the Open Space Plan.

Site Design

11. Please extend the pedestrian walkway from the public sidewalk that is on McDowell Road to the entry areas so that it will be a minimum of 6-foot clear width. Please refer to Scottsdale Sensitive Design Principle 6 and Design Standards & Policies Manual, Section 2-1.808.

RESPONSE: Walkway from McDowell to the store front and a 6' width label have been added.

12. Please provide clarification on the site plan that the pedestrian path that leads from public sidewalk on the McDowell Road frontage to the convenience store building is not obstructed by the placement of the bus bay.

RESPONSE: Per City of Scottsdale standard detail 2263-1, there is an opening at the back of the Bus Shelter for the sidewalk to be installed. There is no obstructions per this standard detail.

13. Please modify the site plan so that it illustrates integrally colored, separately poured concrete or different paving treatment for all internal pedestrian connections. Please see Case 1-UP-2011 stipulations/additional information.

RESPONSE: "Stamped Colored Concrete" label has been added in appropriate locations.

14. Please provide information and illustration regarding the location of the gas vents for the underground gas storage tanks. Please refer to the Scottsdale Gas Station and Convenience Store Design Guidelines, Architecture section.

RESPONSE: Venting for the underground storage tank is at the roof the gas canopy with the piping being concealed within the gas canopy columns. See section on XF101.

15. Instead of pipe bollards surrounding the building and at the base of the canopy columns, please modify the site plan so that it illustrates either large pots for landscape installations or decorative metal work, so that the barrier system will be less utilitarian in appearance. Please see Case 1-UP-2011 stipulations/additional information.

RESPONSE: Per the approved 1-UP-2011 and 50-DR-2011 case files, raised planters and bollards have been maintained.

16. Please revise the site plan to reduce the excess width of the drive aisles / maneuvering aisles from 35-feet to 24-feet and convert the remaining site area into landscape area. This reduction may assist in achieving the minimum required Open Space area identified in Comment #9 above.

RESPONSE: Drive aisles remain as shown with the widths labeled on the plan. The Open Space calculation has been revised to meet the minimum Open Space requirement.

17. Please provide design details of the hardscape and pavement design, shade devices and materials, and pedestrian amenities.

RESPONSE: Building awning and canopy details provided

18. Please utilize a dashed or dotted line to show the locations and dimensions of bicycle parking spaces and rack design, in conformance with City of Scottsdale Standard Detail No. 2285, on the site plan. Detail No. 2285 is for 4 bicycle parking spaces and requires 6.5 feet by 9.5 feet of site area. A bicycle rack for two parking spaces requires 4.5 feet by 9.5 feet of site area. Please refer to the Plan & Report Requirements for Development Applications. Please refer to DSPM Sec. 2-1.308. Please refer to Zoning Ordinance Section 1.305.

RESPONSE: An additional line has been added around the bike rack to show the clear area per the standard detail.

19. Perimeter and site walls be constructed with 6- or 8-inch-wide concrete masonry blocks, 8 inches wide brick, stone, concrete, or a similar solid and durable material to match the building. Stucco and paint the surface of concrete block walls to match on the on-site buildings unless they are split-faced, grid or similar decorative types of block. Grade breaks shall be located at the top of the wall at piers or buttresses for walls over 200 feet long. Vary the horizontal and vertical alignment of the wall for visual interest. Please refer to Scottsdale Design Standards & Policies Manual Section 2-1.205.A.

RESPONSE: The wall detail has been revised to match the building color. There are no wall lengths over 200 feet in length in a straight line. Per the grading plan, vertical heights will vary but will never be taller than 3.5' per the detail.

Landscape Design

20. Avoid conflicts between the size of mature trees and light fixtures. Shift either the location of trees or the location of light fixtures so that there is at least twenty (20) feet between tree trunks and light fixtures. Please refer to Sec. 7.600 of the Zoning Ordinance and Scottsdale Sensitive Design Principle 13.

RESPONSE: Landscaping has been revised.

Building Elevation Design

21. Please modify the design of the gasoline canopy in order to reduce the clearance beneath the canopy to 13' – 9" and the height of the canopy to 17' – 0", in accordance with Case 1-UP-2011 stipulation #1.d. and the Gas Station and Convenience Store Design Guidelines.

RESPONSE: Gasoline canopy has been revised to reduce the canopy height to 13'-9".

22. In order to improve readability of the building elevations, add number notations (0.0, +1.5, -0.5, etc) that indicate the differences between planer surfaces or utilize thicker and thinner lines to indicate portions of the building that are nearer or farther from view. Please refer to Zoning Ordinance Section 1.305.

RESPONSE: Updated elevations have been provided.

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

RESPONSE: Wall section through the window has been provided with this submittal.

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

RESPONSE: Wall section through the door has been provided with this submittal.

25. Provide section drawings of the proposed exterior shade devices. Provide information that describes the shadow/shade that will be accomplished by the proposed shade devices, given the vertical dimensions of the wall opening. All shade devices should be designed so that the shade material has a density of 75%, or greater, in order to maximize the effectiveness of the shade devices. Please refer to Scottsdale Sensitive Design Principle 9. Please refer to the following internet link...

RESPONSE: Wall section through Canopy and Awnings have been provided with this submittal.

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

RESPONSE: Floor Plan has been updated to show and label the SES Enclosure. The SES enclosure has been labeled on the Site Plan.

27. All exterior mechanical, utility, and communications equipment shall be screened by a parapet that matches the architectural characteristics, color, and finish of the building. Parapet height for roof-mounted units shall be equal to, or exceed the height of the tallest unit. Please refer to Design Standards & Policies Manual, Section 2-1.401.1.

RESPONSE: Mechanical screen matches building brick and cornice. Noted that mechanical equipment shall be equal to or lower than adjacent building added to elevations.

28. Roof drainage systems shall be interior to the building except that overflow scuppers are permitted. If overflow scuppers are provided, they shall be integrated with the architectural design. Areas that are rooftop drainage shall be designed and constructed to minimize erosion or staining of nearby building walls and directs water away from the building foundations. Please refer to Design Standards & Policies Manual, Section 2-1.401.4.

RESPONSE: Roof Plan with internal roof drains has been submitted with this submittal.

29. Please revise the Color & Material Sample Board so that all material manufacturer names, and material identification names and numbers will be keynoted on the individual materials and the building elevation per the Development Review Development Application Checklist, Part III – Samples & Models.

RESPONSE: Color & Material sample board has been revised to include all material manufacturer names and identification names and numbers.

Floor Plan

30. Provide a floor plan or roof plan that indicates and illustrates the location of the roof access ladder. Please refer to Scottsdale Design Standards & Policies Manual Section 2-1.401.3.

RESPONSE: Floor Plan has been updated to show and label roof ladder.

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

RESPONSE: Floor Plan has been updated to show and label the SES Enclosure. The SES enclosure has been labeled on the Site Plan.

Lighting Design

32. Related to Case 1-UP-2011, stipulation #3.a., please provide a diagram of the outdoor pole lighting which indicates that the light fixture will not exceed twenty (20) feet above natural grade at the base of the light poles.

RESPONSE: Detail F11- on Sheet 2 has been updated to show max of 20' height

33. Related to Case 1-UP-2011, stipulation #3.b., please provide a section drawing of the light fixtures that will be utilized at the gasoline canopy. The section drawing shall show that the lighting fixtures are fully recessed within the canopy roof structure, fully shielded and directed downward. The lowest portion of the lens shall be completely recessed within the canopy roof structure two (2) inches higher than the lowest portion of the canopy ceiling.

RESPONSE: See Canopy section on XC101.

34. Related to Case 1-UP-2011, stipulation #3.c., please provide a section of drawing of the edge of the gasoline canopy roof which illustrates that if a flat ceiling is proposed, the fascia design shall extend a minimum of one (1) foot below the lighting fixture and lens.

RESPONSE: See Canopy section on XC101.

Circulation

35. Please revise the site plan to identify the dedication of safety triangle easements at both site driveways, in accordance with DSPM 5-3.123; Fig. 5-3.27.

RESPONSE: "Safety Triangle Easement" labels have been added. The "SVT" has been labeled.

Circulation

36. Both proposed monument signs appear to be located within the required safety triangle limits. They will likely need to be moved further from the adjacent street curb line. Please correct those locations prior to any submittal of plans for final site improvements.

RESPONSE: Neither of the signs are within the SVT's. The SVT's are drawn per the City of Scottsdale standard detail and an existing "Traffic Site Distance" easement has been shown.

37. Please revise the site plan to reflect a sidewalk ramp with a minimum width of 6-feet.

RESPONSE: All sidewalk ramps within the site are a minimum of 6' in width.

38. Please revise the site plan to provide a taper in the curb line north of the McDowell Road site driveway so that vehicles continuing north in the alley are not directed into the curb.

RESPONSE: Taper has been added to the Southern portion of this drive aisle.

Drainage

39. Guideline onsite surface runoff from over the underground oil reservoir to the proposed stormwater retention basins through curb openings might be in violation with ADEQ water quality requirements. A water quality structure may have to be installed to pre-treat the onsite surface runoff before letting it run into the proposed stormwater retention basins. This should be evaluated during the Civil Improvement Plans and Final Drainage Report submittal. (Reference: DSPM: Section 4).

RESPONSE: Acknowledged. This will be evaluated during the Civil Improvement Plans and the Final Drainage Report submittal.

40. There is an existing 48" RGRCP storm drain along Pima Road. Instead of installing five (5) Maxwell drywells in the retention basins (which are very expensive), the Engineer need to evaluate if the proposed basins could be drained out into the existing 48" RGRCP storm drain along Pima Rd by means of bleed-off pipes. 2" orifice plates at the mouths of the bleed-off pipes are often installed to achieve the 12+ hours drain time. The City has a standard detail for it. (Reference: DSPM: Section 4)

RESPONSE: Acknowledged. This will be evaluated during the Civil Improvement Plans and the Final Drainage Report submittal. As of right now, the developer would like to keep the configuration as shown.

41. Existing Drainage and Flood Control (DFC) easements may have to be partially released and/or additional DFC easements may have to be dedicated around the four (4) retention basins (or detention basins if they are drained out via bleed-off pipes). A minimum of 12.0' wide DFC easement from the nearest public right-of-way (ROW) to the retention/detention basins must be dedicated for vehicular access. (Reference: DSPM: Section 4)

RESPONSE: The existing easements will be vacated during the Map of Dedication process. No new easements will be needed if the basins do not bleed-off into the existing public storm drain system.

Lighting

42. The submitted Photometric plan shows a future gas canopy expansion that would add more pumps than are allowed under the stipulations of Case 1-UP2011. Please remove the future expansion from the plans.

RESPONSE: Future expansion has been removed.

Engineering

43. It appears the identified sewer service location may be in conflict with an existing SRP irrigation pipe. Please verify location and revise the plans as necessary.

RESPONSE: WLB has requested plans but still not received them from SRP.

44. Please verify the existing utility box locations along East McDowell Road and potential conflicts with the proposed locations of the right turn lane and sidewalk.

RESPONSE: Existing utility boxes have been shown on the Preliminary Utility Plan. A label has been added to show that they are to be relocated.

45. The existing alley drive entrance is a CL type driveway. The proposed alley entrance reconstruction on the east side is being shown as a CH type driveway. Please revise the plans regarding the alley entrance reconstruction so that it includes the west side of the alleyway by adding curb/gutter and ramp to meet current ADA compliance.

RESPONSE: Proposed Driveway configuration has been revised to show a CL type driveway. Configuration has been modified.

46. A Map of Dedication will be required prior to the approval of improvement plans for the following:
- a. Dedication of an Emergency and Services Access easement over the drive aisles.
 - b. Dedication of a Motorized Public Access easement over the drive aisles.
 - c. Dedication of a Water and Sewer Facilities easement.
 - d. Dedication of Safety Triangle easements at the site driveways.

RESPONSE: Acknowledged. This will be submitted and approved prior to Improvement Plan approval.

47. Please see additional markups provided on the PDF file "50-DR-2011#2_V1_Preliminary Site Plan_6-19-19_COMMENTS ENGINEERING.pdf".

RESPONSE: Acknowledged. Redlines have been addressed.

Water Resources

1. Round 1 Water utility plan and info:
- a. PVC not allowed for water services or mains. Copper and DIP are allowed respectively. DSPM 6-1.401.

RESPONSE: Materials callouts have been revised on the plans.

- b. Provide a determination of the fire flow required per DSPM 6-1.501. Provide relevant IFC Appendix and IBC building type information used to determine fire flow.

RESPONSE: Fire Flow Test Results have been submitted with this submittal.

- c. Provide a fire hydrant flow test per DSPM 6-1.201.

RESPONSE: Fire Flow Test Results have been submitted with this submittal.

- d. Per DSPM 6-1.000 a Professional Engineer (civil or sanitary) currently registered in the State of Arizona is required to analyze the fire flow from a proposed development (analyze all proposed development for impact on the water distribution system and effects of various flow scenarios on sizing and layout of the proposed water system) and determine impact on the city's water distribution system. This can be a brief PE sealed letter stating satisfactory supply and referencing attached fire flow determination and hydrant flow test.

RESPONSE: Water Impact Report has been included with this submittal.

- e. Show all water/sewer utility crossings with invert elevations DSPM 6-1.200.

RESPONSE: Crossings and notes have been added to the plan set.

- f. Coordinate with Fire Department on the requirement of any on-site fire hydrant per DSPM Section 6-1.502. Include written correspondence from Fire Department personnel confirming hydrant requirements and source redundancy.

RESPONSE: Existing Fire Hydrant locations are adequate for design and Fire did not have any comments to add any Fire Hydrants. Existing Fire Hydrants have been called out on the plan

- g. Show width of the water line easement – confirm minimum of 20 feet per DSPM 6-1.402 for the combined water/sewer easement. 14 feet minimum if water line only.

RESPONSE: 20' wide water easement has been labeled on the Preliminary Utility Plan.

- h. Locate water meters in ROW or easement per DSPM 6-1.416.

RESPONSE: "WM" has been added for existing water meters in ROW and proposed water meters have been labeled.

- i. Add case file name to the Utility Plan per DSPM 6-1.200

RESPONSE: Case File Name has been added to the sheet.

- j. Existing Conditions and Proposed Conditions, state the existing and proposed pipeline, valve, and tee sizes, material types, and strength classes per DSPM 6-1.201/202, where applicable. No PVC pipe is allowed for mains or services.

RESPONSE: Existing and proposed information has been added to the plans.

- k. Confirm no new fire hydrants are required, state the hydrant spacing requirements per DSPM 6-1.502, and note the existing fire hydrant locations on utility plan.

RESPONSE: Existing Fire Hydrants have been labeled. Fire did not have any comments to add any new Fire Hydrants to the plan.

- l. Per DSPM 6-1.407 a BFP and PRV are required at the connection to the existing 12-inch diameter water line. Locate/call out.

RESPONSE: The connection has been revised to show a 12"x8" Tapping Sleeve. The BFP are shown where the private connections are connected to the new 8" Public water line.

2. Round 1 Sewer Utility plan and info:

- a. Confirm new 8-inch sewer can be installed at a minimum slope of 0.52% or greater and new 6-inch sewer can be installed a minimum slope of 1.00T or greater per DSPM 7-1.404.

RESPONSE: Slopes and distances have been added to the plan.

- b. Include grease interceptor design information, size, and type per DSPM 7-1.411. Call out on utility plan.

RESPONSE: Information has been added to the Preliminary Utility Plan

- c. Show all water/sewer utility crossings with invert elevations per DSPM 7-1.200.

RESPONSE: Crossings and notes have been added to the plan set.

- d. Per DSPM 7-1.000 a Professional Engineer (civil or sanitary) currently registered in the State of Arizona is required to analyze the wastewater generation from a proposed development and determine its impact on the City's wastewater collection system. Provide line slopes and diameters for proposed private and public sewer lines shown on the utility plan.

RESPONSE: Sewer Impact Report has been included with this submittal.

- e. Confirm the sewer service line cleanout is per DSPM 7-1.303 and COS Detail No. 2403.

RESPONSE: The Cleanout detail that is referenced in the comment is for a Force Main. The line is not a Force Main. A cleanout detail has been added to Sheet 2 and callout has been added in all cleanout locations.

- f. Add case file name to the Utility Plan per DSPM 6-1.200 and 7-1.200.

RESPONSE: Case File Name has been added to the sheet.

- g. Existing Conditions and Proposed Conditions, state the existing and proposed pipeline, wye, and tee sizes, material types and strength classes per DSPM 7-1.201/202, where applicable.

RESPONSE: Existing and proposed information has been added to the plans.

This addresses all of the comments received to date. If you have any questions or require additional information, please give me a call at 520-881-7480

Sincerely,

Jim Williams
THE WLB GROUP, INC.



9/9/19

Jonathan Naut
QuikTrip Corporation
1116 East Broadway Road
Tempe, Az

RE: 50-DR-2011#2
QuikTrip #1418
6P757 (Key Code)

Dear Mr. Naut:

The Planning & Development Services Division has completed the review of the above referenced development application submitted on 7/31/2019. 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:

Zoning:

1. Please review the adopted stipulations and additional information direction from the approved Conditional Use Permit Case 1-UP-2011 and the approval stipulations from expired Case 50-DR-2011, and update the proposal to align with those parameters.
2. Please submit a revised Project Narrative that addresses the criteria set forth in Sec. 1.904 of the Zoning Ordinance.
3. Notes and dimensions on the 24x36-inch plan sheets appear to be 6-point font size, or less. Please revise the notes and dimensions so that they are 12-point font size (1/6th of an inch). Please refer to the Plan & Report Requirements for Development Applications. Please refer to Zoning Ordinance Section 1.305.
4. 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 overhang. 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.

QuikTrip: 50-DR-2011#2

5. Please revise the southwestern and northeastern portions of site plan so that it indicates screen walls in order to screen the parking spaces, on-site circulation and landscape islands at the entry drives at McDowell Road and Pima Road. Please refer to Zoning Ordinance Sections 9.106, 10.402, and 10.501. Please see Case 1-UP-2011, stipulation #1.a.
6. Provide information and details related to the roof drainage system. Roof drainage systems, excluding scuppers, shall be concealed within the structure, or architecturally integrated with the design of the structure. Please refer to Zoning Ordinance Section 7.105.C.

Fire:

7. Please revise the site plan to demonstrate a minimum drive width of 24 feet is being met at all locations of emergency vehicle travel, in accordance with Fire Ordinance 4283 503.2.1.
8. Please revise the site plan to demonstrate that the minimum COMMERCIAL turning radii (25-foot Inner / 49-foot Outer / 55-foot Bucket Swing) are provided at all locations of emergency vehicle travel through the site, in accordance with DSPM 2-1.303(5).

Open Space:

9. Pursuant to Case 1-UP-2011, stipulation #1.e., a minimum of 29,928 square feet of open space shall be provided on the site. Please revise the site plan and open space plan accordingly.
10. Please revise the open space plan to include all parking areas, with associated drive aisles, in the parking lot area calculation.

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:

11. Please extend the pedestrian walkway from the public sidewalk that is on McDowell Road to the entry areas so that it will be a minimum of 6-foot clear width. Please refer to Scottsdale Sensitive Design Principle 6 and Design Standards & Policies Manual, Section 2-1.808.
12. Please provide clarification on the site plan that the pedestrian path that leads from public sidewalk on the McDowell Road frontage to the convenience store building is not obstructed by the placement of the bus bay.
13. Please modify the site plan so that it illustrates integrally colored, separately poured concrete or different paving treatment for all internal pedestrian connections. Please see Case 1-UP-2011 stipulations/additional information.
14. Please provide information and illustration regarding the location of the gas vents for the underground gas storage tanks. Please refer to the Scottsdale Gas Station and Convenience Store Design Guidelines, Architecture section.
15. Instead of pipe bollards surrounding the building and at the base of the canopy columns, please modify the site plan so that it illustrates either large pots for landscape installations or decorative metal work, so that the barrier system will be less utilitarian in appearance. Please see Case 1-UP-2011 stipulations/additional information.

16. Please revise the site plan to reduce the excess width of the drive aisles / maneuvering aisles from 35-feet to 24-feet and convert the remaining site area into landscape area. This reduction may assist in achieving the minimum required Open Space area identified in comment #9 above.
17. Please provide design details of the hardscape and pavement design, shade devices and materials, and pedestrian amenities.
18. Please utilize a dashed or dotted line to show the locations and dimensions of bicycle parking spaces and rack design, in conformance with City of Scottsdale Standard Detail No. 2285, on the site plan. Detail No. 2285 is for 4 bicycle parking spaces and requires 6.5 feet by 9.5 feet of site area. A bicycle rack for two parking spaces requires 4.5 feet by 9.5 feet of site area. Please refer to the Plan & Report Requirements for Development Applications. Please refer to DSPM Sec. 2-1.308. Please refer to Zoning Ordinance Section 1.305.
19. Perimeter and site walls shall be constructed with 6- or 8-inch-wide concrete masonry blocks, 8 inches wide brick, stone, concrete, or a similar solid and durable material to match the building. Stucco and paint the surface of concrete block walls to match the on-site buildings unless they are split-faced, grid or similar decorative types of block. Grade breaks shall be located at the top of the wall at piers or corners wherever possible. Include varied setbacks, alignments, and/or heights and/or piers or buttresses for walls over 200 feet long. Vary the horizontal and vertical alignment of the wall for visual interest. Please refer to Scottsdale Design Standards & Policies Manual Section 2-1.205.A.

Landscape Design:

20. Avoid conflicts between the size of mature trees and light fixtures. Shift either the location of trees or the location of light fixtures so that there is at least twenty (20) feet between tree trunks and light fixtures. Please refer to Sec. 7.600 of the Zoning Ordinance and Scottsdale Sensitive Design Principle 13.

Building Elevation Design:

21. Please modify the design of the gasoline canopy in order to reduce the clearance beneath the canopy to 13' - 9" and the height of the canopy to 17' - 0", in accordance with Case 1-UP-2011 stipulation #1.d. and the Gas Station and Convenience Store Design Guidelines.
22. In order to improve readability of the building elevations, add number notations (0.0, +1.5, -0.5, etc.) that indicate the differences between planer surfaces or utilize thicker and thinner lines to indicate portions of the building that are nearer or farther from view. Please refer to Zoning Ordinance Section 1.305.
23. Provide window sections that indicate that all exterior window glazing will be recessed a minimum of fifty (50) percent of the wall thickness, including glass curtain walls/windows within any tower/clerestory elements. Please demonstrate the amount of recess by providing dimensions from the face of the exterior wall to face of glazing, exclusive of external detailing. Please refer to the Scottsdale Sensitive Design Principle 9 and Scottsdale Commercial Design Guidelines, or Design Guidelines for Office Development or Restaurant Design Guidelines.
24. Please provide door sections that indicate that all exterior doors will be recessed a minimum of thirty (30) percent of the wall thickness. Please demonstrate the amount of recess by providing dimensions from the face of the exterior wall to the face of the door frame or panel, exclusive of external detailing. Please refer to the Scottsdale Sensitive Design Principle 9 and Scottsdale Commercial Design Guidelines or Design Guidelines for Office Development or Restaurant Design Guidelines.

25. Provide section drawings of the proposed exterior shade devices. Provide information that describes the shadow/shade that will be accomplished by the proposed shade devices, given the vertical dimensions of the wall opening. All shade devices should be designed so that the shade material has a density of 75%, or greater, in order to maximize the effectiveness of the shade devices. Please refer to Scottsdale Sensitive Design Principle 9. Please refer to the following internet link: <http://www.scottsdaleaz.gov/design/Shading>.
26. Indicate and illustrate the location of the electrical service entrance section or electrical meters and service panels for each unit. Service entrance sections (SES) or electrical meters and service panels shall be incorporated into the design of the building, either in a separate utility room, or the face of the SES shall be flush with the building face. An SES that is incorporated into the building, with the face of the SES flush with the building, shall not be located on the side of a building that is adjacent to a public right-of-way, roadway easement, or private streets. Please refer to the Scottsdale Design Standards and Policies Manual, Section 2-1.402.
27. All exterior mechanical, utility, and communications equipment shall be screened by a parapet that matches the architectural characteristics, color, and finish of the building. Parapet height for roof-mounted units shall be equal to, or exceed the height of the tallest unit. Please refer to Design Standards & Policies Manual, Section 2-1.401.1.
28. Roof drainage systems shall be interior to the building, except that overflow scuppers are permitted. If overflow scuppers are provided, they shall be integrated with the architectural design. Areas that are rooftop drainage shall be designed and constructed to minimize erosion or staining of nearby building walls and directs water away from the building foundations. Please refer to Design Standards & Policies Manual, Section 2-1.401.4.
29. Please revise the Color & Material Sample Board so that all material manufacturer names, and material identification names and numbers will be keynoted on the individual materials and the building elevation per the Development Review Development Application Checklist, Part III – Samples & Models.

Floor Plan:

30. Provide a floor plan or roof plan that indicates and illustrates the location of the roof access ladder. Please refer to Scottsdale Design Standards & Policies Manual Section 2-1.401.3.
31. Indicate and illustrate the location of the electrical service entrance section or electrical meters and service panels for each unit. Service entrance sections (SES) or electrical meters and service panels shall be incorporated into the design of the building, either in a separate utility room, or the face of the SES shall be flush with the building face. An SES that is incorporated into the building, with the face of the SES flush with the building, shall not be located on the side of a building that is adjacent to a public right-of-way, roadway easement, or private streets. Please refer to the Scottsdale Design Standards and Policies Manual, Section 2-1.402.

Lighting Design:

32. Related to Case 1-UP-2011, stipulation #3.a., please provide a diagram of the outdoor pole lighting which indicates that the light fixture will not exceed twenty (20) feet above natural grade at the base of the light poles.
33. Related to Case 1-UP-2011, stipulation #3.b., please provide a section drawing of the light fixtures that will be utilized at the gasoline canopy. The section drawing shall show that the lighting fixtures are fully recessed within the canopy roof structure, fully shielded and directed downward. The

lowest portion of the lens shall be completely recessed within the canopy roof structure two (2) inches higher than the lowest portion of the canopy ceiling.

34. Related to Case 1-UP-2011, stipulation #3.c., please provide a section drawing of the edge of the gasoline canopy roof which illustrates that if a flat ceiling is proposed, the fascia design shall extend a minimum of one (1) foot below the lighting fixture and lens.

Circulation:

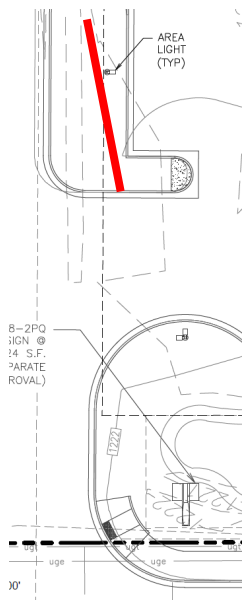
35. Please revise the site plan to identify the dedication of safety triangle easements at both site driveways, in accordance with DSPM 5-3.123; Fig. 5-3.27.

Technical Corrections

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

Circulation:

36. Both proposed monument signs appear to be located within the required safety triangle limits. They will likely need to be moved further from the adjacent street curb line. Please correct those locations prior to any submittal of plans for final site improvements.
37. Please revise the site plan to reflect a sidewalk ramp with a minimum width of 6-feet.
38. Please revise the site plan to provide a taper in the curb line north of the McDowell Road site driveway so that vehicles continuing north in the alley are not directed into the curb.



Drainage:

The Preliminary Drainage Report and the Preliminary Grading & Drainage (G&D) plan are approvable with the following conditions:

39. Guiding onsite surface runoff from over the underground oil reservoir to the proposed stormwater retention basins through curb openings might be in violation with ADEQ water quality requirements.

A water quality structure may have to be installed to pre-treat the onsite surface runoff before letting it run into the proposed stormwater retention basins. This should be evaluated during the Civil Improvement Plans and Final Drainage Report submittal. [Reference: DSPM: Section 4]

40. There is an existing 48" RGRCP storm drain along Pima Rd. Instead of installing five (5) Maxwell drywells in the retention basins (which are very expensive), the Engineer needs to evaluate if the proposed basins could be drained out into the existing 48" RGRCP storm drain along Pima Rd by means of bleed-off pipes. 2" orifice plates at the mouths of the bleed-off pipes are often installed to achieve the 12+ hours drain time. The City has a standard detail for it. [Reference: DSPM: Section 4]
41. Existing Drainage and Flood Control (DFC) easements may have to be partially released and/or additional DFC easements may have to be dedicated around the four (4) retention basins (or detention basins if they are drained out via bleed-off pipes). A minimum of 12.0' wide DFC easement from the nearest public Right-of-Way (R.O.W.) to the retention/detention basins must be dedicated for vehicular access. [Reference: DSPM: Section 4]

Lighting:

42. The submitted Photometric plan shows a future gas canopy expansion that would add more pumps than are allowed under the stipulations of Case 1-UP-2011. Please remove the future expansion from the plans.

Engineering:

43. It appears the identified sewer service location may be in conflict with an existing SRP irrigation pipe. Please verify location and revise the plans as necessary.
44. Please verify the existing utility box locations along East McDowell Road and potential conflicts with the proposed locations of the right turn lane and sidewalk.
45. The existing alley drive entrance is a CL type driveway. The proposed alley entrance reconstruction on the east side is being shown as a CH type driveway. Please revise the plans regarding the alley entrance reconstruction so that it includes the west side of the alleyway by adding curb/gutter and ramp to meet current ADA compliance.
46. A Map of Dedication will be required prior to the approval of improvement plans for the following:
 - a. Dedication of an Emergency and Services Access easement over the drive aisles.
 - b. Dedication of a Motorized Public Access easement over the drive aisles.
 - c. Dedication of a Water and Sewer Facilities easement.
 - d. Dedication of Safety Triangle easements at the site driveways.
47. Please see additional markups provided on the PDF file "50-DR-2011#2_V1_Preliminary Site Plan_6-19-19_COMMENTS ENGINEERING.pdf"

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

QuikTrip: 50-DR-2011#2


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 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 (Section 1.305. of the Zoning Ordinance).

If you have any questions, or need further assistance please contact me at 480-312-2376 or at jbarnes@ScottsdaleAZ.gov.

Sincerely,



Jeff Barnes
Senior Planner

ATTACHMENT A
Resubmittal Checklist

Case Number: **50-DR-2011#2**

Please provide the following documents, in the quantities indicated, with the resubmittal:

Digital submittals shall include one copy of each identified below.

☒ One copy: COVER LETTER – Respond to all the issues identified in this 1st Review Comment Letter

☒ One copy: Revised Narrative for Project

☒ Site Plan:

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

☒ Open Space Plan:

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

☒ Landscape Plan:

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

☒ Elevations:

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

☒ Perspective(s):

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

☒ Lighting Site Plan(s):

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

☒ Photometric Analysis Plan(s):

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

☒ Manufacturer Cut Sheets of All Proposed Lighting:

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

☒ Floor Plan:

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

☒ Roof Plan:

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