

**STAGECOACH & WINDMILL - RESPONSE ASSIGNMENTS - 2<sup>nd</sup> Review Letter dated 10-3-2019****12-ZN-2019****Target Date: Resubmittal to City -December 16-2019**

Item	Response	Responsible Party
<b>Zoning Ordinance and Scottsdale Revise Code Significant Issues</b>		
<b>Zoning</b>		
1. Drainage comment below states that all drainage basins shall be in tracts. These Drainage areas are also shown as NAOS (Zoning Ordinance Section 6.1060.A). Please remove these areas from on-lot and create Drainage/NAOS tracts. Update the NAOS plan and the lot areas plan.	Updated Conceptual Site Plan, NAOS Plan and Lot Areas so that drainage basins are located within tracts instead of easements. Lots were re-configured in order to meet minimum lot area requirements and one lot was deleted.	
2. Please be advised setbacks for lots on the perimeter of the subdivision shall be equal to or greater than the zoning on the adjacent parcel (Section 6.1083.E.6). The Sandflower subdivision has a perimeter development setback of 60 feet. Proposed lots 17, 18 and 19 require a building setback of 60 feet to match this perimeter setback of the Sandflower subdivision. Please note this requirement and dimension the setback on the revised plans for those lots	See Note 2 on the Conceptual Site Plan. Also added setback line and dimension on lots 17 and 18. Lot 19 was deleted.	
<b>Circulation</b>		
3. Please be advised that construction of Windmill Road to full Local Collector cross section, Rural/ESL Character with Trail, DSPM Figure 5-3.15 is required. Widen the pavement section approaching Stagecoach Pass to include a separate northbound right-turn lane and left-turn lane (38 feet min. width show dimensions on plan). Include a pavement transition to the existing street cross section to the south. Widen the pavement along Windmill Road frontage to 28 feet minimum width pavement/curb dimension regardless of existing pavement width (DSPM Sec. 5-3.100; Scottsdale Revised Code Sec. 47-21 and 47-22).	See Note 3 and dimensions on the Conceptual Site Plan. Typical sections are provided on Site Cross Sections.	
4. Please be advised that the Transportation Department requires a westbound turn lane from Stagecoach Pass Road to Windmill Road with standard transitions east and west of Windmill Road (DSPM Sec. 5-3.100; Scottsdale Revised Code Sec. 47-21 and 47-22). Please show these requirements on the plans.	No westbound turn lane required based on correspondence with City Staff.	
<b>Drainage</b>		

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5. Please submit the revised Drainage Report to me with the rest of the resubmittal material identified in Attachment A. <b>Please contact staff to schedule a meeting prior to the next resubmittal.</b> Please review the comments on the red-lined Drainage Report and address the following:	See Report revised 12/6/19	
<ul style="list-style-type: none"> <li>Retention/detention basins shall be located in designated tracts</li> </ul>	Revised accordingly. See response to comment #1.	
<ul style="list-style-type: none"> <li>Proposed storm drain extensions at Windmill Road shall submit hydraulic analysis to demonstrate no adverse backwater impact at the upstream of culverts</li> </ul>	Per our meeting on 11/18/19 this hydraulic analysis will be provided with Design Review.	
<ul style="list-style-type: none"> <li>Pre- and post-project stormwater runoff shall demonstrate no discharge increases for 2-year, 10-year and 100-year storm events</li> </ul>	Per our meeting on 11/18/19 this analysis will be provided with Design Review. The 100-year event was modeled to establish the maximum volume that will be required.	
<ul style="list-style-type: none"> <li>Identify all roadway runoff concentration points and demonstrate first flush treatment means</li> </ul>	Per our meeting on 11/18/19 this level of design/analysis is not required for Rezoning. First flush methods are discussed in the Drainage Report and detailed design will be provided with Design Review.	
<ul style="list-style-type: none"> <li>See and address comments in "12-ZN-2019_V2_CORR-DRN-Prelim Drainage Report 9-30-19.pdf"</li> </ul>	Comments have been addressed as we discussed in our meeting.	
<b>Water and Waste Water</b>		
6. Please submit the revised Water and Wastewater Design Report(s) report to me with the rest of the resubmittal material identified in Attachment A.	See revised reports dated 12/6/19.	
<b>Significant Policy Related Issues</b>		
<b>Water and Wastewater</b>		
7. Include in Basis of Design off-site water demands from undeveloped parcel# 216-34-009M based on R1-43 zoning in calculations per DSPM Section 6-1.201.	Updated calculations to include off-site water demands from APN 216-34-009M. Assumed 10 lots which is very conservative.	
8. Include in Basis of Design off-site sewer generations from undeveloped parcel# 216-34- 009M based on R1-43 zoning in calculations per DSPM Section 7-1.201.	Updated calculations to include off-site sewer generation from APN 216-34-009M.	

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9. Provide documentation in Basis of Design report that a minimum of 20-ft of water/sewer easement can be secured from the undeveloped parcel(s) per DSPM Sections 6-1.400, 6- 1.419 and 7-1.402.	See Appendix C for Letter of Intent from to dedicate water/sewer easement on APN 216-34-009M.	
10. The sewer line shall be 8-inch minimum per DSPM Section 7-1.404.	Typo in calculations changed to 8-inches.	
11. Confirm if all existing invert elevations and slopes are field verified. Per DSPM Section 7- 1.201.A.5e, all these information require to be field verified.	Sewer inverts have been survey field verified.	
<b>Circulation</b>		
12. DSPM 5-3.114: All undivided streets are to have a normal crown that is a two-way cross- slope with the cross-section high point on the street centerline. Please demonstrate compliance and update design on site cross sections to meet this city requirement.	Updated the internal street typical section to have a normal crown. Windmill Road cannot be crowned due to existing slope.	
13. Gated entrances shall be designed in conformance with DSPM Fig. 2-1.2. DSPM Sec. 2-1.302. Please demonstrate compliance on the site plan.	Not applicable	
<b>Technical Corrections</b>		
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:		
14. With revised Basis of Design, revise water demand calculation. Per DSPM Fig 6-1.2, “gpm” calculation shall be based on 12-hr usage.	Calculations have been updated accordingly.	
15. Provide hydraulic analysis in the Final Water Basis of Design Report per DSPM Sections 6- 1.201 and 6-1.202.	Added statement in Section IV of the BOD Report.	
16. An on-site and off-site sewer capacity analysis will be required in the	Added statement in Section V of the BOD Report.	

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final basis of design report per DSPM 7-1.202.		
17. Per DSPM 7-1.408, a minimum burial depth of 3-ft is required for sewer line with cut-off wall. Per Figure 4, the burial depth is 2.4-ft. Additional sewer pipe protection such as concrete encasement, restrained DIP with CIPP lining, two additional manholes upstream and downstream of the wash etc. would be required.	Added note to Figure 4 and Wastewater BOD Report section IV.	
18. Per DSPM Sections 6-1.201 and 7-1.400, the developer will be required to design, construct, and upgrade any on-site and off-site water and sewer infrastructures, at their expense, necessary to provide services to the site.	Added statement in Section IV of the Water BOD Report.	
19. Per DSPM 6-1.407, the developer shall install PRVs at their expense if pressure is in excess of 120 psi.	Previously noted Section IV of the BOD Report.	