



May 20, 2021

Alex Stedman
Rvi Planning
120 S Ash Ave
Tempe, AZ 85281

RE: **2-PP-2021**

Joy Ranch & Tonto National Forest
106V2 (Key Code)

Dear Alex Stedman:

The Planning & Development Services Division has completed the review of the above referenced development application submitted on 4/27/2021. The following **2nd Review Comments** represent the review performed by our team and is intended to provide you with guidance for compliance with city codes, policies, and guidelines related to this application.

Zoning Ordinance and Scottsdale Revise Code Significant Issues

The following code and ordinance related issues have been identified in the second 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. The minimum width of NAOS is 30 feet and a minimum of 20 feet adjacent to right-of-way (Zoning Ordinance section 6.1060.F). It appears that some NAOS areas may not comply. Please provide dimensions on the NAOS plan. NAOS is shown around Lot 23 but the 20 feet-wide water line adjacent to this NAOS is not shown as NAOS.

Circulation:

2. Zoning stipulation (16-ZN-2018) #12 states: MULTI-USE TRAIL IMPROVEMENTS. Prior to issuance of any Certificate of Occupancy for the development project, the owner shall construct a minimum ten (10) foot wide private multi-use trail within the project boundaries to connect the project to the adjacent Tonto National Forest. The alignment of the trail shall be subject to approval by the city's Zoning Administrator, or designee, prior to dedication. The trail shall be designed in conformance with the Design Standards and Policies Manual. Please show this trail on the preliminary plat plan. Landscape plan shows a private 10-foot wide trail and preliminary plat. Request for zoning stipulation modification must be approved by City Council.

Drainage:

3. Please submit the revised Drainage Report with the rest of the resubmittal material identified in Attachment A. Please address the following:
 - The following comment was made in cycle 1 review: The description of the detention basins indicates having an outlet pipe with an invert 6" above the bottom of basin. For the basins to also accommodate first flush requirements, the basin volume capacity below the pipe invert should equal or be more than the corresponding first flush volume, otherwise the first flush flow will continue through the pipe untreated. Provide separate calculations to confirm or adjust the configuration of the basins accordingly.

The following response was provided in cycle 2 submittal:

Storing the first flush volume below the outlet in a retention scenario conflicts with the desires of the DS&PM. The volume below the outlet would require surface percolation or a drywell(s). This is not desired by the City based on the DS&PM and previous experiences. Additionally, percolation will most likely be difficult in the rocky areas the development is located in. Previous projects we have coordinated with the City to provide the FF volume with a low-level outlet similar to this project.

It is true that percolation through a dry well may not be preferred within Scottsdale when there are other alternatives. However, claiming credit for first flush volume without showing that the volume required may not entirely be below the outlet pipe of the basin does not meet the requirement of storing the first flush volume. Stored volume having a water depth of less than 6" does not need percolation time calculations. Volumes above 6" of depth need to be drained via surface percolation per a supported rate or via drywells that are suitable for first flush application. If, as stated, there will be difficulties in adequate surface percolation rate or drywells application, the basins can be reconfigured to achieve the required volume below 6" of depth or other first flush mitigation measures need to be explored.

- The first paragraph of the "proposed onsite drainage plan" section, the following statement was made": Due to grading and challenges and roof height restrictions, some lots cannot drain to the street system and will have rear yard discharge to existing tributaries.

Please clarify that the tributaries flow into one of the proposed basins, consistent with the overall proposed stormwater management plan.

Water and Waste Water:

4. Please the revised Water Design Report with the rest of the resubmittal material identified in Attachment A. Please address the comments in the report as well as the following comments:
 - Per DSPM 6-1.402, all new water mains must be designed and constructed in a looped configuration with a minimum of two water sources. If development of this project precedes the Southern phase 2 of Wildcat Hill to the north, a northern supply must be made to the 8" water line at Boulder View Drive through a 20-foot wide water and sewer easement to be secured from a vacant parcel at APN 219-60-008 (Option 1/Boulder View Dr Connection in the Water BOD). Should negotiations for this easement fail, Joy Ranch will need to delay development until water becomes available from Wildcat Hill (Option 2/Wildcat Hill Connection). The eventual water connection to Wildcat Hill must be provided with either scenario.

- For Option 2/Wildcat Hill Connection waterline looping, the developer shall install PRVs at their expense if pressure is in excess of 120 psi Per DSPM 6-1.407.
- If development of this project precedes Wildcat Hill development, a 20-ft of water and sewer easement needs to be secured from a vacant parcel at APN 219-60-008 prior to the approval of the final plat per DSPM 6-1.419.
- Figure 2: Preliminary Drainage Report shows proposed storm water flow path along water line alignment. Wash crossing shall be per DSPM 6-1.414 and Reservoir & pump shall be south or downstream of PRV 284 (possibly the flow hydrant).
- The Plat should include the following verbiage:
The Homes in this community shall be limited to six thousand two hundred (6,200) square feet per the 2015 International Fire Code and the City's 2018 Design Standards and Policies Manual, Section 6-1.400, unless otherwise approved by the City's water resources department as contained herein. Proposed homes larger than six thousand two hundred (6,200) square feet shall be required to conduct additional fire flow analysis on the public utility to ensure adequate fire flow of the existing public water main(s) for proposed home. No construction of homes larger than six thousand two hundred (6,200) square feet will be allowed without the City's water resources department's approval through this fire flow analysis and possible public infrastructure improvements at landowner's expense
- Water Resources is ok with using raw fire flow test data. However, 90 psi pressure was measured at static fire hydrant with an elevation of 2992 psi. Flow hydrant has an elevation of 3030 ft and it appears that no elevation adjustment (38-ft or 16.45 psi) has been made to calculate pressure at the flow hydrant and develop pump curve. Revise pump curve and hydraulic analysis.
- Joy Ranch needs to provide a min of 20-ft easement for future waterline to Wildcat Hill Subdivision per DSPM Section 6-1.419. Joy Ranch also need to coordinate with Wildcat Hill Developer and Engineer (CVL) for the correction of their waterline easement to Joy Ranch.
- Provide original and subsequent submittal dates per DSPM Sections 6-1.202.C and 7-1.202.C.
- Water BOD – Table 3: Total Nodal demands do not add up to these numbers.

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:

5. On the Construction Envelope plan, please provide dimensions to demonstrate the perimeter setback for Lots 8 (shortest distance), 12 and 17 and provide a setback exhibit showing the rear yard setbacks and side yard setbacks for the lots.

6. A large area of Tract C is shown as non-NAOS which appears to include undisturbed areas around the proposed basin. Please show these undisturbed areas as NAOS. This area is adjacent to a major wash.
7. Minimum horizontal curve radius without super-elevation is 198 feet; C9 and C10 are less than this. DSPM Geometrics, Section 5-3, Appendix 5-3A. Please address on plans.

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

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

The Planning & Development Services Division has had this application in review for 44 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 480-312-4214 or at dmccclay@ScottsdaleAZ.gov.

Sincerely,



Doris McClay
Senior Planner

cc: John Christensen

ATTACHMENT A
Resubmittal Checklist

Case Number: 2-PP-2021

Key Code: 106V2

Please follow the plan and document submittal requirements below. **All files shall be uploaded in PDF format.** Provide one (1) full-size copy of each required plan document file. Application forms and other written documents or reports should be formatted to 8.5 x 11.

A digital submittal Key Code is required to upload your documents: **106V2**. Files should be uploaded **individually** and in **order** of how they are listed on this checklist.

Submit digitally at: <https://eservices.scottsdaleaz.gov/bldgresources/Cases/DigitalLogin>

Digital submittals shall include one copy of each identified below.

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

☒ Revised Narrative for Project

☒ Preliminary Plat:

☒ NAOS Plan:

☒ Construction Envelope Exhibit:

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

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

☒ Other Supplemental Materials:

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

☒ Revised Drainage Report:

☒ Revised Water Design Report:

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