



1/19/2022

Jim Larson
Larson Associates Architects Inc
3807 N 24Th St Ste 100
Phoenix, AZ 85016

RE: **13-DR-2021**
Falcon Nest Hangar
6876A (Key Code)

Dear Jim Larson:

The Planning & Development Services Division has completed the review of the above referenced development application submitted on 12/27/2021. 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:

Drainage:

1. Please submit the revised Drainage Report addressing the comments below:
 - a. The USST needs to be in parking lot by street for unhindered access and the existing dfc will need to be released as part of final plans review process, and new drainage easement dedicated.
 - b. First Flush needs to be addressed since the disturbance area is larger than 1 acre. This can be part of the underground storage if entire lot drains there. Please add discussion to the report.
 - c. The ultimate outfall is shown to flow to the northwest at elevation 1499.00 per plans but should flow to 83rd Place. Once the USST is moved to parking area near 83rd Place, please update the location of the ultimate outfall.

Water and Wastewater:

2. Please submit revised Water and Wastewater Design Report(s) addressing the markups in the documents.
 - a. Please address fire flow requirements in the report.

Airport:

3. We are awaiting confirmation from our Airport staff regarding the ability to proceed forward with this gate and access configuration.

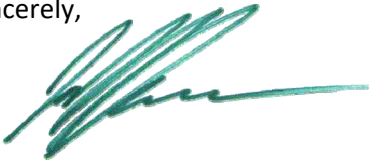
Please resubmit the revised application requirements and additional information identified in Attachment A, Resubmittal Checklist, and a written summary response addressing the comments/corrections identified above as soon as possible for further review. The City will then review the revisions to determine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

The Planning & Development Services Division has had this application in review for 41 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,



Jeff Barnes
Senior Planner

ATTACHMENT A
Resubmittal Checklist

Case Number: 13-DR-2021

Key Code: 6876A

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: **6876A**. 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 2nd Review Comment Letter

Site Plan:

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

- Revised Drainage Report:
- Revised Water Design Report:
- Revised Wastewater Design Report: