

Cluff, Bryan

From: Cluff, Bryan
Sent: Tuesday, March 23, 2021 11:50 AM
To: Brittnee Elliott
Subject: 8-PP-2020
Attachments: 8_PP_2020_V1_114th_Shea_Wastewater_BOD_Report_092920 - with comments.pdf; 8_PP_2020_V1_CORR_FIRE-114th_SitePlan_.pdf

Hi Brittnee,

We owe you a response on the preliminary plat submittal, so I am sending this email update to let you know where we are at. Obviously, the preliminary plat is dependent on the associated zoning application (8-ZN-2020), and the documents that were provided with the PP submittal are not the latest that were included with the ZN case. So at this point there is not a whole lot more additional information that has not already been discussed as part of the ZN application review. In summary, a resubmittal of the PP application should address the following items:

1. Incorporate all applicable stipulations from Case 8-ZN-2020 (including drainage requirements).
 2. For platted commercial parcels, DS & PM, Section 7-1.414 requires public sewer for each building. See attached wastewater BOD with comments.
 3. DSPM 2-1.303: Demonstrate 24' minimum drive aisle width. Update site plan accordingly.
 4. DSPM 2-1.309: Add required refuse to site plan, designed + located per this section of the DSPM, and one for each commercial parcel unless shared refuse agreement is proposed in a form acceptable to the city.
 5. DSPM 5-3.201: Provide cross access and emergency services access easement through project commercial parcels, update preliminary plat accordingly.
 6. DSPM 5-3.204: Update site plan with CL type city driveway on local streets or CH driveways on collector or arterial streets. Refer to city's standard detail drawings (2200 series) for driveway details. Demonstrate ADA compliant sidewalk across driveways.
 7. DSPM 5-8.205: All non-ADA compliant pedestrian ramps abutting project are to be reconstructed by project., more specifically Shea + 114th – ie sidewalk path should be added behind traffic pole. Additional easement to the city shall be given for any portion of sidewalk extending unto project property. Update site plan accordingly.
 8. Any existing easements that will not be retained must be released through the processing of a Map of Release (MOR). The MOR must be recorded prior to recording the final plat.
 9. Any public improvements required to support the new lots must be guaranteed through the execution of a Covenant to Construct (CTC) and the posting of a financial assurance (i.e. cash, bond, or letter of credit). The CTC must be recorded, and the assurance posted prior to recording the final plat.
 10. Confirm new commercial parcels comply with all zoning requirements individually. (I think this was shown with zoning but I do not see it in the PP application).
- FIRE: (also see attached Fire redlines)
11. Access roads shall extend to within 300' of all portions of the building (Fire Ord 4283 503.1.1)
 12. Demonstrate minimum drive width of 24' (Fire Ord 4283 503.2.1)
 13. Designate Fire Lanes for all Commercial / Multi-Family (24' min.) (Fire Ord. 4283, 503.3)
 14. Demonstrate Hydrant spacing, existing and proposed (Fire Ord. 4283, 507.5.1.2)
 15. Demonstrate the location of the Fire Department Connection (Fire Ord. 4283, 912)
 16. Demonstrate COMMERCIAL turning radii (25' inner/49' Outside /55' Bucket Swing) (DS&PM 2-1.303(5))
 17. Provide turn-around for emergency vehicles at end of dead-end over 300' (DS&PM 2-1.303(8))
 18. Demonstrate the location of the Fire Riser room (DS&PM 6-1.504(1))

Depending on what happens with the zoning application and associated stipulations, we may need to revisit some of these items.

Thank you,

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