



October 7, 2021

Todd Bruen
Clayton DeRonde
10550 E. Desert Hills Dr
Scottsdale, AZ 85262

RE: **11-UP-2021 and 6-WM-2021**

Renegade Clubhouse

11-UP-2021 (Key Code - 93T19) and 6-WM-2021 (Key Code – 81S85)

Dear Mr. DeRonde:

The Planning & Development Services Division has completed the review of the above referenced development application submitted on July 22, 2021. 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 provide the neighborhood involvement information provided with case 15-DR-2021.
Acknowledged – see attached Neighborhood Involvement information.

Drainage:

2. Please submit the revised Drainage Report to your Project Coordinator with the rest of the resubmittal material identified in Attachment A.
 - a. Please see “redlined” report for staff's comments.
Acknowledged – comments and responses provided in Section 6.

Water and Wastewater:

3. Please submit the revised Water and Wastewater Design Reports to your Project Coordinator with the rest of the resubmittal material identified in Attachment A. Please update the Basis of Design Reports to address the following:
 - a. Please update the Water Basis of Design Reports Cover page to be consistent with the Site address. Report and application indicated the address to be: 38580 N. Desert Parkway.
Acknowledged – address corrected in water BOD report.

- b. According to Water Work Order Map, the property has two 2-inch domestic water meters. Please update the Basis of Design Reports to field verify existing water meter size.
Acknowledged – Field verification language has been added to the water BOD report.
- c. Please update the Water Basis of Design Report, Page 8, to update the flow to provide 174 gpm.
Acknowledged – Fire flow and modeling has been updated in the Water BOD report.
- d. Please update the Basis of Design Reports to identify the proposed fire hydrant to be located within a private fire line and therefore, shall be private. The private FH shall be maintained by the Owner.
Acknowledged – Language for private fire service has been added to the Water BOD report.
- e. Please update the Water Basis of Design Reports to update Appendix “B” diagrams to provide 3.5-inch private service line.
Acknowledged – Appendix B diagrams updated accordingly.
- f. Please update the Basis of Design Reports to specify the size of clubhouse and dining facility of the proposed improvements to calculate water demand (DSPM Figure 6-1.2) .
Acknowledged – clubhouse details and water demand updated accordingly.
- g. Staff agrees with using a safety factor to 72 psi is for the design of the sprinkler system. However, the static pressure exceeds 120 psi and would warrant a PRV to protect the waterline, water meter and plumbing (DSPM Section 6-1.407) .
Acknowledged – PRV included in design for fire and potable water.
- h. Appendix “A” of the Water Basis of Design Report identifies the finished floor of clubhouse as 2827, which is nineteen (19) feet (8.2 psi) lower than the static residual Fire Hydrant (FH). Therefore, the expected static pressure (W/O factor of safety) would be 130 psi+ and exceeds the 120 psi criteria. The proposed development is required to install a PRV on the existing 8-inch waterline (upstream of the existing fire hydrant) to protect the water meter, service line and plumbing (DSPM Section 6-1.407) .
Acknowledged – PRV included in design for fire and potable water.
- i. Please update the Basis of Design Reports to provide the service line design flow to be calculated per International Plumbing Code Appendix E Table E103.3(2) as specified in DSPM Section 6-1.202.6.d.ii.
Acknowledged – service design flow and respective calculations have been updated per the IPC.
- j. Please update the Basis of Design Reports to calculate the Water demand based on proposed improvements (DSPM Figure 6-1.2), and then compare design flows with Model Scenario 4 service line flow.
Acknowledged – water demand and BOD report have been updated accordingly.
- k. Please update the Basis of Design Reports to provide fire line and riser to be designed per DSPM Section 6-1.504.
Acknowledged – fire line and riser have been updated per section 6-1.504.

- I. Please update the Basis of Design Reports to provide the pump curve for water modeling to be consistent with the provided Water Basis of Design Report. The report specifies that 72 psi is to be used for modeling, however, the pump curve does not reflect it per Basis of Design report and DSPM Section 6-1.405.A.6.ii.

Acknowledged – Pump curve has been updated in the report to be consistent with modeling and DSPM Section 6-1.405.A.6.ii.

- m. Please provide the associated Sewer Basis of Design report for the proposed improvements (DSPM Section 7-1.200) .

Acknowledged – Sewer BOD report included in this DRB submission.

Engineering:

4. Parcel boundaries within project area will need to be removed. A land assemblage will need to be completed prior to permit issuance. Please provide a proposed plat with next resubmittal (SRC 48).

Acknowledged – see attached Comment Response Letter clarifying parcels.

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:

Transportation:

5. Please clarify whether the on-site traffic flow through the parking lot area is intended to be one-way or two-way. The parking lot connection shown below should be perpendicular to the two north-south parking aisles if this is for two-way traffic flow. This needs to be modified to be perpendicular, not intersecting at an angle. It's not clear who has the right-of-way.

Acknowledged – the parking lot main drive is intended to be two-way, and the main drive has the right-of-way at the T intersections with the parking lot connections. See attached drawings (DRB: 24 of 46; CUP: 12 of 23) for further clarification.

Water and Wastewater Review:

6. Please submit the revised Water and Wastewater Design Reports to your Project Coordinator with the rest of the resubmittal material identified in Attachment A. Please update the Basis of Design reports to address the following:
 - a. Please update Basis of Design Reports to provide service line design flow to be calculated per International Plumbing Code Appendix E Table E103.3(2) as specified in DSPM Section 6-1.202.6.d.ii)
Acknowledged – BOD reports updated to reflect service line design flow.
 - b. Please update Basis of Design Reports to provide fire line and riser to be designed per DSPM Section 6-1.504,
Acknowledged – BOD reports updated to reflect fire line and riser details.
 - c. City standards do not include Detail 2341-1 provided in the Basis of Design report. Please utilize COS Detail 2342-1 for PRV design. An 8" PRV is ok for analysis. Please update Basis of Design Reports to optimize PRV size based on regular and max demand. The 8" PRV would be too large for the demand,
Acknowledged – PRV valves updated per COS detail 2342-1.

- d. As new 8-inch connection will be established for property, the existing 8 inch stub-out will become redundant. Please update the Basis of Design Reports to remove the existing 16"x8" Tee and install section of new pipe per DSPM Section 6-1.408,
Acknowledged – BOD reports updated accordingly.
- e. Please update Basis of Design Reports to provide fire service line to be as per COS Std Detail 2362-2 per DSPM Section 6-1.504,
Acknowledged – Fire line service updated per COS detail 2342-1.
- f. Please update Basis of Design Reports to provide identify exiting water meters, gate valves, tees to be removed and new section of pipe on existing 16 inch line per DSPM Sections 6-1.408 and 6-1.420.B),
Acknowledged - PRV valves updated per COS detail 2342-1.
- g. The provided Basis of Design Report identifies a 3 1/2" Service line velocity at 5.8 ft/s. However, the velocity is 7.9 ft/s in a 3-inch service line (proposed copper line from main to meter). Velocities greater than 7.5 ft/s are not allowed per DSPM 6-1.404. C. 3. Update Basis of Design Reports to provide to provide and increased sized, 3-inch, copper pipe,
Acknowledged – BOD report updated to include 3" copper pipe and respective analysis.
- h. Analysis shows 17 psi of pressure at fire hydrant no. 2 during fire flow condition. Typically, 30 psi min is required. However, this is acceptable as 50 psi safety factor has been applied per DSPM 6-1.202 6.c. The PRV setting can be adjusted to achieve desired pressures at the fire hydrants,
Acknowledged - PRV valves has been updated per detail 2342.1 and 6-1.202.6.c.
- i. Please update Basis of Design Reports to show the abandonment of the existing 12' easement, where the 12-inch sewer is re-aligned to new location. Provide new sewer easement per DSPM Section 7-1.412,
Acknowledged – Easement included in updated submission.
- j. The Basis of Design report provides sewer lateral of 4 inches not acceptable. Please update Basis of Design Reports to provide a 6-inch minimum per DSPM Section 7-1.409,
Acknowledged – BOD reports and respective analysis updated to include 6" lines.
- k. Please update Basis of Design Reports to provide an easement for new sewer line per DSPM Section 7-1.202 I 4,
Acknowledged - Easement included in updated submission.
- l. Sewer Basis of Design Report, Figure 2, sewer Line elevation, is approximately 2,794.5; with re-grading; cover is less than 2' for a wash crossing with Q(100) =2,464 CFS! See DSPM Section 7-1.408 for required scouring protection if minimal burial depth cannot be achieved, Update Basis of Design Reports to provide type of scour protection to be used for this section of pipe.
Acknowledged - Proposed sewer alignment was updated and relocated east of the wash, increasing the cover depth and removing the sewer wash crossing. Drawings and Sewer BOD report have been updated accordingly referencing the new proposed alignment.

- m. Sewer Basis of Design Figure 1, identifies the sewer capacity of 2.94 cfs is at $d/D > 0.65$ and will impact downstream sewer. Certified sewer monitoring is required to assess the remaining capacity of the 12" sewer per DSPM Section 7-1.202. Please coordinate with Water Resources regarding sewer monitoring locations, and
Acknowledged - RDH environmental performed site visits to verify recommended manholes by the COS. Monitoring will be completed by 10/5/2021.
- n. Sewer Basis of Design Manhole Table: $d/D > 0.65$ for 3 segments and not in compliance per DSPM Section 7-1.404.
Acknowledged – segments have been updated per DSPM section 7-1.404.

Engineering:

- 7. Final Basis of Design Reports must be reviewed and accepted by the Water Resources Department prior to approval by the DRB. Update BODs accordingly (DSPM 6-1.202).
Acknowledged – Water and Sewer BOD reports are included in this submission.

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:

Water and Wastewater Review:

- 8. Please submit the revised Water and Wastewater Design Reports to your Project Coordinator with the rest of the resubmittal material identified in Attachment A. Please update the Basis of Design reports to address the following:
 - a. Basis of Design report proposes a 3-inch Copper; however, the water model does not provide this pipe.
Acknowledged – Wastewater BOD report updated accordingly.
 - b. Water Basis of Design report Table 2 calculations do not match with Section 2.1 of this report.
Acknowledged – Table 2 calculations are for proposed conditions, not applicable to section 2.1.
 - c. Water Basis of Design report, Section 3.2: Flow split is not correct.
Acknowledged - Wastewater BOD report updated accordingly.
 - d. Please update Water Basis of Design report, Figure 2, to
 - i. Call out 3-inch service connection from 8-inch line per COS Std. Detail. As it is to be continuous, eliminate 90-degree bend shown on service line.
Acknowledged - Wastewater BOD report updated accordingly.
 - ii. Water sampling station cannot be located on service line. Relocate to 8" line, downstream of the PRV.
Acknowledged - Wastewater BOD report updated accordingly.
 - iii. Fire connection shown incorrectly.
Acknowledged - Wastewater BOD report updated accordingly.

- iv. Requires a gate valve at downstream of PRV vault
Acknowledged - Wastewater BOD report updated accordingly.
- e. Water Basis of Design report, Figure 3, PRV not shown in Network diagram,
Acknowledged – Figure 3 revised to show PRV's.
- f. Please update Wastewater Basis of Design report cover page to be consistent with the Site address. Report and application indicated the address to be: 38580 N Desert Parkway,
Acknowledged - Wastewater BOD report and application address updated accordingly.
- g. Show existing sewer layout and sections to be abandoned. Requires sewer bypass for the proposed new sewer,
Acknowledged - Sewer layout has been updated and plans have been clarified to show abandoned sections and proposed.
- h. Please see Water and Sewer BODs for additional comments.
Acknowledged – comments are included in this response.

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 36 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 480-312-7849 or at jmurillo@scottsdaleAZ.gov.

Sincerely,

A handwritten signature in black ink, appearing to be 'J Murillo', enclosed within a circular scribble.

Jesus Murillo
Senior Planner

ATTACHMENT A
Resubmittal Checklist

Case Number: 11-UP-2021 and 6-WM-2021

Key Code: 11-UP-2021 (Key Code - 93T19) and 6-WM-2021 (Key Code – 81S85)

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: **11-UP-2021 (Key Code - 93T19) and 6-WM-2021 (Key Code – 81S85)**

. 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
- ☒ Site Plan:
- ☒ Neighborhood Involvement Report

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

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

Resubmit the revised Drainage Reports and Water and Wastewater Report application to your Project Coordinator with any prior City mark-up documents.