



October 12, 2022

Subject: Fairmont Scottsdale Princess
Privado Welcome Building and Parking Modifications
7575 East Princess Drive
Scottsdale, AZ 85255
Case Number: 222-SA-2022
Key Code: 6N659

Attn: Staff

On behalf of Strategic Hotels and the Fairmont Scottsdale Princess, we are pleased to provide this summary of responses to **1st Review Comments** for the new Privado Welcome Building (Casa Grande) and related parking modifications.

If we can answer any questions regarding this submittal, please do not hesitate to contact either myself Michael Kollin (562) 597-8760 or Steven Harrell (312) 471-2505

Thank you,

Michael Kollin

Steven Harrell

222-SA-2022

Fairmont Scottsdale Princess Privado Villas welcome building (Casa Grande)

6N659 (Key Code)

Number	Comment	Response
01	Dimension drive aisle of new parking lot on architectural plan sheet A3.1 and improvement plan sheet C9. The requirement is a 24-foot minimum drive aisle width. Update site plans accordingly. DSPM 2-1.303.	Pavement is existing and to remain with repair by Owner under separate activity.
02	Demonstrate the location of the Fire Department Connection (Fire Ord. 4283, 912)	Added to documents
03	See comments in redlined version of preliminary drainage report. There are comments relating to the storm water storage waiver and the establishment of the highest adjacent grade (HAG). A preliminary grading and drainage plan needs to be submitted with the next submittal.	Updated
04	Provide a min. 5-foot-wide sidewalk connection from the proposed building to the existing sidewalk in the site for ADA access. New sidewalk appears to direct pedestrians into the cul-de-sac; no connection to other sidewalk. (DSPM 2.1-310)	Updated
05	With the next submittal, update site plans to provide loading and unloading areas, minimum length of 45' and width of 12', in accordance with below tables, update site plan accordingly. Alleys, fire lanes and streets shall not be used for loading and unloading. (DSPM 2-1.305.f)	As discussed and accepted during 9/27 call: the property will operate this building in a similar condition as the Privado Casitas and other locations. External vehicles will arrive at the central loading area and distribution will be performed by the resort staff through golf cart or gator. No loading space will be identified.
06	With the next submittal, show method of refuse disposal. (DSPM 2-1.309)	As discussed and accepted during 9/27 call: the property will operate this building in a similar condition as the Privado Casitas and other locations. Trash will be maintained internal to the structure and will be taken to on of the existing central trash locations by the staff using a golf cart or gator. No dumpster or other exterior equipment will be needed at the Welcome Center.
07	BENCHMARKS: Please make sure to use the McDOT benchmark system and in accordance with the FEMA Benchmark Maintenance criteria. Please update submittal accordingly (DSPM 3-1.701)	Updated
08	Illustrate existing public/water/sewer utility easement traversing parcel. These easement areas are to be vehicularly accessible from a public right of way or private street tract + free of obstructions. If in conflict with proposed development, the applicant must follow easement release requirements as found in DSPM 6-1.420 for water + DSPM 7-1.413 for sewer, else redesign of site to accommodate easement encumbrances will be required. (DSPM 6 & 7)	Updated
09	Water and sewer master plans, including evaluation of impacts to offsite infrastructure will be required for additional water and sewer improvements at the resort. (DSPM 6-1.200 and 7-1.200)	Acknowledged. This is being coordinated with the City.
10	With the next submittal, submit a revised Final Basis of Design Reports addressing comments by the Water Resources Department. Update BODs accordingly. (DSPM 6-1.202 & 7-1.201)	Noted
11	Submit all exterior lighting cutsheets with the next submittal.	Cutsheets were provided with the original upload and are uploaded again with this resubmission. Please let us know if something is missing or does not conform to expectation.
12	With the next submittal, please revised the photometric analysis addressing the following comments. The maintained maximum horizontal luminance level, at grade on the site, shall not exceed 8.0 foot-candles. Current max is 67.4 fc. All exterior luminaires shall be included in this calculation (City of Scottsdale Exterior Lighting Policy, and DSPM)	Updated
13	Luminaires with a total initial lumen output of greater than 3050 shall be directed downward and comply with the Illuminating Engineering Society of North America (IES) requirements for full cutoff.	Updated

14	With the next submittal, demonstrate the location of the Fire Riser room (DS&PM 6-1.504(1))	As discussed and accepted during 9/27 call: the riser will be on the exterior face of the building similar to the Palomino Conference Center structure. This has been reflected on the west elevation.
15	Fire line services 4 inches and larger shall be constructed of DIP, class 350. Fire line services 3 inches and smaller shall be constructed of type K, soft copper.	Updated
16	With the next submittal, revise site plan to demonstrate COMMERCIAL turning radii (25' inner/49' Outside /55' Bucket Swing) (DS&PM 2-1.303(5))	As discussed and accepted during 9/27 call: the road and cul-de-sac is existing and limited by existing drainage and building structures. No change will be made.
17	Fire lane surface will support 83,000 lbs. GVW to include any bridge/culvert crossing (DS&PM, 2-1.303(3))	Pavement is existing and to remain with repair by Owner under separate activity. A note has been added to the documents of this project and the Owner has been notified of the requirement.
18	As with any project that contributes to growth, the fire department and police department continually anticipate and evaluate resource needs for the city's budget process.	Noted
19	Sewer service line connection must be 6" minimum per DSPM 7-1.409.	Updated
20	A note shall be placed on the plans stating that any decorative pavement disrupted as a result of maintenance to the city's water and/or sewer system shall be the responsibility of the property owners to repair or replace.	Pavement will be asphalt pavement. No decorative pavement being planned.
21	With the next submittal, assure minimum depth to existing 6" water line remains at least 36" per DSPM 6-1.413 after construction of the valley gutter.	Updated
22	Water demand peak factor for commercial/retail is 3.5 per DSPM 6-1.404.	Updated
23	Manhole required to connect service line to 18" sewer per DSPM 7-1.409.	Updated