

CLIENT:		Nelson Partners		DATE:	7/27/2022		Case No:
PROJECT:		Papago Market		REFERENCE:	DRB Comments		18-DR-2022
No.	Sheet No.	Reviewer	COMMENT	Responsible Company	RESPONSE		Response by: (PM/Designer)
The following comments are from: Greg Bloemberg gbloemberg@Scottsdale				City Comments			
7	Pg. 2		<p><b>Drainage:</b> The final Drainage Report has not been accepted by the Storm Water Division. Please refer to comments below and revise accordingly:</p> <ul style="list-style-type: none"> <li>• G&amp;D plan: Add trench drain slope to Note 14.</li> </ul>	SEG	Slope added to note 14 and plan.		LR
8	Pg. 2		<p>G&amp;D Plan and report: On the use of pumps to drain the storm drain:</p> <ul style="list-style-type: none"> <li>&gt; The City discourages the use of pumps unless all other options are evaluated. Demonstrate in the report that the adjacent lot to the south will not be impacted in the event of a pump failure.</li> <li>&gt; Call out the location of emergency overflow.</li> <li>&gt; Note on the plan refers to a detail for the pump but no detail is provided.</li> </ul>	SEG	<ul style="list-style-type: none"> <li>&gt; Site ultimate outfall is 29.00. Property to south elevations are 30.40 and above.</li> <li>&gt; Emergency overflow called out.</li> <li>&gt; Pump has been removed. Loading dock area to be treated with Stormceptor prior to discharging to sewer since stormwater is not anticipated to enter this covered area.</li> </ul>		SO
9	Pg. 2		<p>G&amp;D plan: CB1, why not use a MAG standard at this location in the driveway?? Also, referenced Nyoplast detail calls for a pipe connection between 4-30 inches while the proposed downstream pipe is 36 inches. Please clarify.</p>	SEG	Majority of site drains through roof drains in building or structure. Remainder will drain to nyoplast.		LR
10	Pg. 2		<p>Report: The master drainage report for Papago Plaza discusses storm drain overflow north of the project site for the 100-year event of 67.4 cfs, discharging to Scottsdale Road. Identify the WS elevation corresponding to the offsite Q that will remain on the surface and how the finished floor elevation compares to the WS elevation.</p>	SEG	The site is not increasing the flows into the overflow pipe constructed in the drive aisle to the north. Relying on the approved plans and drainage report by Kland Engineers, the Q100 hydraulic grade line will be well below the rims on site or in the adjacent drive aisle		SO
11	Pg. 2		<p>A stormCAD analysis of the storm drain system and connections to the remaining Papago Plaza infrastructure is required. The drainage report discusses upsizing a pipe to 18 inches and the downstream pipe seems smaller. Please clarify.</p>	SEG	The existing design called for a 12" pipe at 4% which is very steep for a stub. A pipe at this slope can convey 7.14 cfs. The proposed 18" at 0.50% can convey 7.45 cfs. Downstream pipe is 36"		SO
12	Pg. 3		<p>Report: Show the CB corresponding to each drainage area in Table 2 and provide backup calculations for stormwater interception for each CB type used in the design. Nyoplast drains are used throughout. Illustrate that CB's will capture and intercept the intended flow and include ponding depth.</p>	SEG	Nyoplast used for CBs as well as for junctions where pipes turn or have a change in size. Table shows which ones take water.		SO
13	Pg. 3		<p>Report: Remove items unrelated to the design such as surface storage discussed on Page 7. If discussing the stormwater storage tanks, clarify that this is not part of this permit.</p>	SEG	Noted. Unrelated items removed.		SO

23	Pg. 3-4	<p><b>Engineering:</b> For both horizontal and vertical compactors, the compactor must be placed so that the service vehicle route to and from the public street has a minimum unobstructed vertical clearance of 13 feet 6 inches (14 feet is recommended), and unobstructed minimum vertical clearance above the service vehicle staging area and compactor location of 25 feet (this may be reduced for horizontal compactors placed on a platform at the same grade level as the truck bed). For horizontal compactors: place the compactor in a location that does not require the compact to be maneuvered or relocated from the storage location to be loaded onto the service vehicle. Provide a container approach area that has a minimum width of 14 feet and length of 60 feet in front of the container. Refer to Section 2-1.309 of the DSPM.</p>	SEG	Elevations in compactor area revised and coordinated with architect.	SO
24	Pg.4	Please confirm on the site plan that a minimum six-foot wide pedestrian connection will be provided from Scottsdale Road to the main entrance of the building. Refer to Section 2-1.310 of the DSPM.	SEG	Six foot path along pedestrian connection confirmed.	LR
25	Pg.4	Please make sure to use the MCDOT benchmark system in accordance with the FEMA Benchmark Maintenance criteria. Update applicable plans accordingly.	SEG	MCDOT benchmark updated	SO
26	Pg.4	Any construction work occurring in the adjacent alley must be coordinated with Solid Waste to minimize the potential for disruptions. Please add a note to the site plan acknowledging this requirement. Refer to Section 5-2.616 of the DSPM	SEG	Note added in sheet C3.00	LR
28	Pg.4	<p><b>Circulation:</b> The proposed service driveway on Scottsdale Road needs to be a CL-1 type driveway or similar, with the sidewalk extending across the driveway; not a CH-1 type with curb returns and a sidewalk ramp. The driveway needs to be designed to discourage the general public from trying to turn into it to access the site. Please revise applicable plans accordingly.</p>	SEG	Scottsdale Road driveway revised to COS STD DET 2256 modified per plan.	LR
36	Pg.5	<p><b>Other:</b> For your information, the Fire Department has approved the project, with the following to be noted for the construction plan submittal:</p> <ul style="list-style-type: none"> <li>• The FDC can be wall-mounted with exceptions.</li> <li>• The fire riser room will require an exterior door.</li> <li>• The backflow preventor shall be mounted on the riser.</li> </ul>	SEG	<ul style="list-style-type: none"> <li>• FDC exception noted.</li> <li>• Noted. Architect to coordinate.</li> <li>• Backflow preventor revised.</li> </ul>	SO

37	Pg.5	<p>For your information, both the water and sewer Basis of Design (BOD) reports have been conditionally accepted. Please note the following for the construction plan submittal:</p> <ul style="list-style-type: none"> <li>• What is to be done with the existing master-planned water service line installed as part of the previous phase on the north side of the proposed building?? If not to be used, it should be removed back to the main and a spool piece installed in its place.</li> <li>• Public Water Line Easements are required for service lines not in the right-of-way up to and including water meters.</li> <li>• Call out applicable City detail #'s on construction plans</li> <li>• Avoid water service line conflict with buried electrical from/to SES and transformer and buried electrical supply from utility. All are located in the same vicinity.</li> </ul>	SEG	<ul style="list-style-type: none"> <li>• Called out to remove and cap to main in removal plan sheet C1.00</li> <li>• Water easement to meter revised</li> <li>• Applicable city details to plan revised</li> <li>• Water location will be coordinated with dry utilities.</li> </ul>	SO
38	Pg.5	<ul style="list-style-type: none"> <li>• The fire sprinkler line backflow preventor is typically a double check valve on a vertical riser within the building. Check requirements.</li> <li>• Confirm with Engineering Plan Review staff that locating grease interceptor in parking stall is acceptable.</li> </ul>		Backflow revised. Architect has confirmed grease interceptor location is acceptable.	SO

2022-7-27 LF

REDLINES SCANNED