



8/16/2022

Michelle Bach  
EAPC Architects Engineers  
901 E Madison Street  
Phoenix, AZ 85034

RE: **108-ZN-1984#2**  
Desert Cove Internalized Self Storage  
**3364E (Key Code)**

Dear Michelle Bach:

The Planning & Development Services Division has completed the review of the above referenced development application submitted on 7/25/2022. The following **2<sup>nd</sup> 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 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:

**Water and Wastewater:**

1. Please submit a revised Water and Wastewater Basis of Design Reports, addressing the document redlines and the comments below:
  - a. The static and residual pressures in the "Design Documentation" section of the report narrative does not match the most recent fire flow test. Also, in this section, the service line diameter does not match the diameter identified in the rest of the document.
  - b. An incorrect gpm/sf value for the demand was used in the calculation. Use 0.000834 gpm/sf as in DSPM figure 6.1.2 (also see footnote 2 for information). Updated calculations using correct demand value throughout the document.
  - c. The Modeling Scenario 3 requirements have not been satisfied. Per DSPM 6-1.202.G.6, a minimum of 30 PSI must be maintained at the hydrant for Model Scenario 3. Must also demonstrate 15 psi is maintained at all domestic demand nodes, including the highest finished floor elevation.
  - d. Installation of 3 inch and larger fire service lines use a tee and valve per COS Std Det 2362-2. DSPM 6-1.504.

- e. Fire line valve box and cover shall be per Mag Std Det 391-1 type C and Mag Std Det 270. See COS Std Det 2362-2.
- f. A 6" sewer service connection is required for commercial service per DSPM 7-1.409.A.

Drainage:

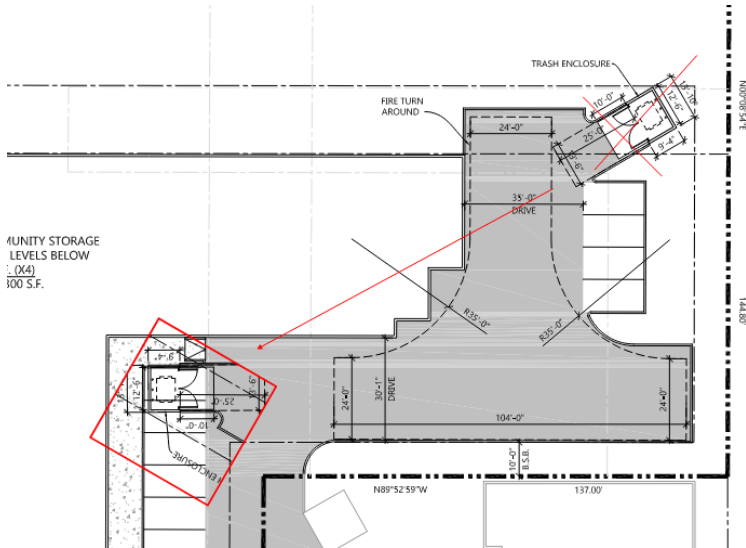
- 2. Please provide a revised Drainage Report and Grading and Drainage Plan with the resubmittal, addressing the following General Underground Storage Requirements:
  - a. Level of detail required for the underground storage system design is 75% in the preliminary drainage report.
  - b. Drainage easement is required over underground storage system.
  - c. Service life of 75 years MAG standard detail 2554
  - d. Underground retention system must drain by gravity
  - e. At a minimum 2 access points must be provided
  - f. A signed and notarized ownership responsibility statement
  - g. Add the required warning signage, at minimum 2 signs
  - h. Plan: Add more spot elevations, particularly near the northern and eastern parcel limits. The adjacent parcel to the west drains part of the lot and building to the north in a depressed area which connects to this parcel.
  - i. Plan: Review DSPM for minimum pipe size
  - j. Plan: Provide elevations for the underground system, the plan needs to include more details to verify the system will work.
  - k. Plan: How will you address first flush at the site since everything drains to the underground system with no treatment.
  - l. Report: The area used in the computation is about an acre while the City GIS data and the County Assessor's website shows the area to be 1.35 acres or 60,000 sf. Review the retention volume calculations and verify the extents of improvements.
  - m. Report: The report discusses an O&M manual provided with the submittal but could not locate it for review.

**Significant Policy Related Issues**

The following policy related issues have been identified in the review of this application. While 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:

Site Design:

- 3. The proposed refuse enclosure location and configuration does not comply with the maximum back-up distance and is located at the end of a dead-end aisle (Per DSPM 2-1.309). Please keep the hammerhead but revise the enclosure placement as follows:



4. Per DSPM 5-3.108 and 5-3.110, Local Commercial and Industrial developments, please revise the plans to show and provide a 6-foot minimum sidewalk along the Desert Cove frontage with accessible pedestrian route form the sidewalk to the main entrance of the building.
  - a. The Site Plan identifies an added 1-foot to the existing sidewalk to create the total 6-feet of width, but that approach can not be accepted as it creates unsafe accessibility conditions. Please revies the plan to identify the removal and replacement of the existing sidewalk with a new full width sidewalk.

Please resubmit the revised application requirements and additional/supplemental 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/supplemental 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 have the minimal information to be reviewed.

These **2<sup>nd</sup> 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](mailto:jbarnes@ScottsdaleAZ.gov).

Sincerely,

Jeff Barnes  
Senior Planner

**ATTACHMENT A**  
**Resubmittal Checklist**

**Case Number: 108-ZN-1984#2**

**Key Code: 3364E**

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: **3364E**. 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 Review Comment Letter
- Site Plan:
- Open Space Plan:
- Landscape Plan:
- Refuse Plan:

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

- Water Design Report:
- Wastewater Design Report:
- Drainage Report with G&D Plan: