

## WESTERN HERITAGE CONSULTING & ENGINEERING

1551 Three Crowns Dr. Suite 104 Casper, WY 82604  
Wyoming: 307-215-7430 | Colorado: 970-245-4133  
info@westernhce.com



March 13, 2024

Attn: Jeff Barnes  
City of Scottsdale – Planning and Development Services  
7447 E. Indian School Road, Suite 105  
Scottsdale, AZ 85251

RE: Summary of Modifications  
**21-DR-2002#2**  
Vargo Quarter Horses (VQHS)  
**3474C (Key Code)**

The following letter provides a summary of the modifications from Staff comments. There have been no public comments received to date regarding this project.

Modifications resulting from the staff comments include the following items:

1. Changes to the site plan include moving the proposed shop due to revisions to the Drainage Report. The Q-100 peak design flows derived for the existing wash that enters the property at the north boundary and discharges at the southwest corner of the site was revised based on hydrology modeling resulting in a flow greater than 50 CFS. This existing location of the shop from the first submittal encroached on the water surface elevation of the Q=100 peak storm event. We have revised the shop location to the northwest corner of the site to meet required setback distances to the wash. In addition, a drainage easement is proposed as necessary per the DSPM. Associated items that were revised with moving the shop location include revising grading, driveway access, manure refuse location, and adding driveway access for refuse collection.
2. Revisions to the Building Elevations were made to meet the maximum building height from undisturbed grade. The building was revised from 24' tall to 22.5' tall and a roof over topography plan was added to the site plan.
3. The NAOS and Revegetation Plans were modified to show the restoration of the existing disturbed areas of the NAOS easement as required per Zoning Ordinance Section 10.200.
4. A Refuse Plan was added showing the access and turn radius required for the manure collection services.
5. Grading and Drainage Plans were revised with new shop and manure refuse locations. In addition, the existing wash is proposed to include a new culvert for access to the shop location. Culvert improvements were detailed with erosion/scour protection. Grading and Drainage Plans were updated with site cross-sections and a wall profile, and sections were added for the manure refuse structure.
6. Exterior lighting fixtures were revised to meet the City of Scottsdale Exterior Lighting Policy and updated photometrics and cut sheets were provided based on light fixtures and new shop

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locations.

7. The digital Color & Material Sample Board was updated to include the Chroma, Value and Light Reflectance Value for all proposed materials and colors.
8. The Drainage report was revised to update the site hydrology based on updated Q-100 peak storm modeling. All associated easements, setbacks, and permitting were revised with the updated flows. Refer to the Drainage Report Comment Letter for specific changes made.
9. Basis of Design Reports for Water and Wastewater were revised based on staff comments. Water demands for structures and fire flows were modeled per DSPM for minimum flow and pressure requirements. Wastewater design was revised to connect to the existing sewer line for proposed and existing structure in lieu of an on-site septic system. Gravity and ejector sewer services were designed as necessary. Utility Plans were revised per the BOD's as required.

For further details of modifications, please refer to the Comment Response letters. Please let us know if you have any questions.

Thank you,

A handwritten signature in blue ink that reads 'Matt Peterson'.

Matthew Peterson, PE  
Project Manager