



10/31/2023

Jason Laumeyer
Summit Civil Group LLC
8707 E Vista Bonita Dr Ste 145
Scottsdale, Az

RE: **2-PP-2023**

Ames Ranch
1924H (Key Code)

Jason Laumeyer:

Planning & Development Services has completed review of the above referenced development application submitted on 9/29/2023. The following comments represent issues or deficiencies identified by the review team and are intended to provide you with guidance for compliance with city codes, policies, and guidelines.

Significant Zoning Ordinance or Scottsdale Revise Code Issues

The following code and ordinance related issues have been identified and must be addressed with the resubmittal. Addressing these items is critical to determining the application for public hearing and may affect staff's recommendation. Please address the following:

Storm Water:

1. Please resubmit revised documents addressing the Drainage review comments. Please see the marked-up files provided.

Water Resources:

2. Please resubmit revised BOD documents addressing the review comments. Please see the marked-up files provided.

Significant Policy Issues

The following policy related issues have been identified. Though these issues may not be as critical to determining the application for public hearing, they may affect staff's recommendation and should be addressed with the resubmittal. Please address the following:

Transportation:

3. Please revise the plans to show the dedication of safety triangles at the internal street intersection with 85th Place, per DSPM 5-3.123; Fig. 5-3.27.
4. In accordance with DSPM 5-3.107 and 5-3.110, for Local Residential street classifications, please revise the plans to reflect the construction of a 5-foot-wide sidewalk along the 85th Place frontage

(to the intersection of the newly created street), matching and extending the existing sidewalk from the south of this site.

Civil Engineering:

5. Please make sure to use the MCDOT benchmark system and in accordance with the FEMA Benchmark Maintenance criteria and DSPM 3-1.701. Please update the plans accordingly.
6. In accordance with DSPM 6-1.408, please revise the plans to reflect that fittings installed into asbestos cement pipe (ACP) or PVC pipe within 6-feet of another fitting or joint will require that section of pipe to be removed and replaced with DIP.
7. In accordance with DSPM 6-1.4016, please revise the plans to reflect that existing water and fire lines not used by this development shall be noted on the plans to be abandoned at the main by the contractor as follows:
 - a. Removal/abandonment of unused water service lines
 - b. Water Resources' crew to full remove the water service back to the main after applicant payment of city water service removal fee. Receipt of payment will be needed to issue associated site/improvement plan permits.

Technical Issues

The following technical corrections have been identified. Though these items may not be critical to scheduling the case for public hearing, they may affect a decision on the construction plan submittal and should be addressed as soon as possible. Please address the following:

Current Planning:

8. Please consider revising the setbacks shown on the Preliminary Plat to reflect the rear yard of proposed Lot 3 to be the southern boundary and the eastern boundary as a side yard. This is consistent with the yards definitions laid out in the zoning ordinance for cul-de-sac fronting lots and appears to create more functional development space on Lot 3.
9. Please consider adjusting the boundary between Lots 2 & 3 farther north to provide some additional lot area and development area to Lot 3, which is less standard in shape than Lot 2 and may benefit from that adjustment.
10. Please revise the narrative and plans (as applicable) to identify if the existing homes (and other accessory structures) are intended to be fully removed with the platting of this subdivision. If any are intended to remain, please provide that information in a site plan with the applicable setbacks to demonstrate resulting conformance with the proposed lot configurations.
 - a. Please be aware that any accessory structures, walls/fences, pools, etc. will not be able to remain independently on a newly created lot that does not also maintain a main residence as the primary land use.

Civil Engineering:

11. Please revise the plans to reflect the proposed water main location within the street pavement area rather than under the curb and shoulder where achievable.
12. Please revise the plans to provide linear sewer line segments, the represented curved sewer line in 85th Place will not be acceptable. Please also update the sewer design report as needed.

13. Per SRC Ch. 48, the covenant to construct and assurances for public infrastructure will be required prior to the final plat recordation. A dollar value will be based on city costs to complete the infrastructure. Please acknowledge this with the comment response letter.
14. Per SRC 48-3 and 48-4, a final plat will be required for new parcel creation prior to permit issuance. Easement dedications, via plat or MOD, will be required for any public infrastructure running through private parcels. Existing easements in conflict with the proposed development will need to be abandoned via MOR. All utility easements being released will require Letters of Abandonment from ALL utility companies, not just the ones servicing the parcel. Please acknowledge this with the comment response letter.

Please submit the revised application requirements and supplemental information identified in Attachment A. Once reviewed, staff will determine if the application is ready to be determined for a hearing, or if additional information is needed.

The Zoning Administrator may consider an application withdrawn if a resubmittal 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, contact case reviewer identified below.

Regards,



Jeff Barnes
Principal Planner

Additional Staff Contacts:

Engineering:

Robert Dalton, 480-312-2723, rdalton@scottsdaleaz.gov

Alex Tilley, 480-312-2532, atilley@scottsdaleaz.gov

Storm Water:

Ghassan Aouad, 480-312-7055, gaouad@scottsdaleaz.gov

Transportation:

Phil Kercher, 480-312-7645, pkercher@scottsdaleaz.gov

Water Resources:

Madison Speagle, 480-312-5693, mspeagle@scottsdaleaz.gov

ATTACHMENT A
Resubmittal Checklist

Submit digitally at: <https://eservices.scottsdaleaz.gov/bldgresources/Cases/DigitalLogin>

All files shall be uploaded in PDF format. Application forms and other written documents or reports should be formatted to 8.5 x 11, and plans should be formatted to 11 X 17.

- Comment Response Letter – Provide responses to the issues identified in this letter
- Summary of modifications made resulting from Public Input and staff comments
- Project Narrative
- Basis of Design Report (water)
- Basis of Design Report (sewer)
- Drainage Report
- Grading & Drainage Plan
- Preliminary Plat