



December 4th, 2024

City of Scottsdale Planning & Development
7447 E Indian School Rd
Scottsdale AZ 85251

RE: Responses to 2nd Review Comments on Preliminary Improvement Plan & Drainage Report for Scottsdale UMC Multifamily

RICK has compiled the following responses to the various comments received from City of Scottsdale staff reviewers for the above-mentioned project. General responses are listed by heading below:

Comments dated 11/20/2025 from Eliana Hayes

Preliminary Improvement Plan Comments

Sheet #1

Comment 1 – Acknowledged, will provide city compliant cover sheet with construction plans.

Sheet #2

Comment 1 – Acknowledged, sawcut pavement note will be included with construction plans.

Comment 2 – Added dimension for City access easement to sheet #2.

Sheet #3

Comment 1 – Trash enclosure now shown entirely on sheet #2.

Comment 2 – Dimension for public non-motorized access easement added.

Comment 3 – Acknowledged, sawcut pavement note will be included with construction plans.

Sheet #4

Comment 1 – Acknowledged.

Sheet #5

Comment 1 – Added dimension for City access easement to sheet #2.

Comment 2 – Added labels for material/size of existing pipes.

Comments dated 11/21/2025 from V.M.U.

Preliminary Improvement Plan Comments

Sheet #1

Comment 1 – The site is designed to retain the 10-year, 2-hour storm via MC-7200 Stormtech retention chambers and dissipate runoff within 36 hours via a new drywell. Retention and drywell calculations have been added to the coversheet.

Comment 2 – Index date updated in FEMA table.

Sheet #2

Comment 1 – Drainage swale is now labeled appropriately on plan.

Comment 2 – Curb opening shall meet City's standards with construction plans.

Sheet #3

- Comment 1 – Now showing the pre- and post-development Q100's (which are equal).
- Comment 2 – The site is designed to retain the 10-year, 2-hour storm via MC-7200 Stormtech retention chambers and dissipate runoff within 36 hours via a new drywell. Calculations are shown on the coversheet. Added a dedicated drainage easement around the underground storage.
- Comment 3 – Keynote added to clarify this is an underground chamber system with volume required and provided information included. Also added a dedicated drainage easement.
- Comment 3 – Acknowledged. More specifics about the underground retention system shall be included with the Final Drainage Report during construction plan submittal.

Drainage Report Comments

Report Text

- Comment 1 – Please see the following comment responses. It is going to be impossible to provide underground storm drain within the southern drive, which is also where the extreme storm outfall is located for the site. If necessary, during construction plan submittal we can provide a storm water management plan to capture first-flush runoff and eliminate any pollution from entering City storm drain system.

Appendix C

- Comment 1 – The southern driveway is full of buried dry utilities and easements that will be in major conflict with any proposed underground storm drain if there is an attempt to capture runoff for the southern portion of the site. Instead of capturing this runoff, the proposed trade-off is to provide retention for the rest of the site sized for the 10-year, 2-hour storm (using a precipitation depth of 1.38", which is much greater than the 0.5" design requirement for first-flush) and mitigating stormwater runoff to the City's storm drain system during construction to avoid contamination from a water quality perspective. Most major storms will be contained within the proposed retention.
- Comment 2 – The site is designed to retain the 10-year, 2-hour storm via MC-7200 Stormtech retention chambers and dissipate runoff within 36 hours via a new drywell. Calculations are shown on the cover sheet and shall be included in the Final Drainage Report during construction plan submittal. Added a dedicated drainage easement around the underground storage.
- Comment 3 – Underground retention chamber system now properly labeled on proposed watershed exhibit as well as the grading plans. Additional information will be provided with construction plans and Final Drainage Report.
- Comment 4 – Drainage swale properly labeled on proposed watershed exhibit.
- Comment 5 – This is an underdrain that outfalls to the proposed drywell (now labeled on watershed exhibit and grading plans). MC-7200 Stormtech details will be provided with the construction plans.

If you have any questions, please do not hesitate to contact the undersigned.

Sincerely,

RICK

A handwritten signature in black ink, appearing to read 'JPH' followed by a stylized flourish.

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