

**Correspondence Between
Staff and Applicant
Approval Letter**



Community & Economic Development Division
Planning, Neighborhood & Transportation

7447 East Indian School Road
Scottsdale, Arizona 85251

December 22, 2016

42-DR-2016

John Berry

Berry Riddell LLC

6750 E Camelback Rd Ste 100

Scottsdale, AZ 85251

RE: DRB APPROVAL NOTIFICATION

Case Reference No: 42-DR-2016 Alta Osborn

The Development Review Board approved the above referenced case on December 15, 2016. For your use and reference, we have enclosed the following documents:

- Table: "About Fees"
 - A brief overview of fee types. A plan review fee is paid when construction documents are submitted, after which construction may begin. You may review the current years fee schedule at:
<http://www.scottsdaleaz.gov/bldgresources/Fees/default.asp>

Please note that fees may change without notice. Since every project is unique and will have permit fees based upon its characteristics, some projects may require additional fees. Please contact the One Stop Shop at 480-312-2500.

- Approved Stipulations/Ordinance Requirements
- Construction Document Submittal Requirements/Instructions

** Please note, this approval expires two (2) years from date of approval if a permit has not been issued, or if no permit is required, work for which approval has been granted has not been completed. ***

These instructions are provided to you so that you may begin to assemble information you will need when submitting your construction documents to obtain a building permit. For assistance with the submittal instructions, please contact your project coordinator, Brad Carr, AICP, 480-312-7713.

Finally, please note that as the applicant, it is your responsibility to distribute copies of all enclosed documents to any persons involved with this project, including but not limited to the owner, engineers, architect, and developer.

Sincerely,

Brad Carr, AICP

Principal Planner

bcarr@ScottsdaleAZ.gov

About Fees -

The following table is intended to assist you in estimating your potential application, plan review, and building permit fees. Other fees may also apply, for example Water Resources non-Residential Development, Parking-in-Lieu Fees, or Assessment District Fees; and those fees are not listed in this package the plan review staff is responsible for determining additional applicable fees.

Type of Activity	Type of Fee	Subcategory	When paid?
Commercial	Application	<ul style="list-style-type: none"> ▪ Preapplication, Variance, Zoning Appeal, Continuance, Development Review Board, ESL, General Plan, Rezoning, Sign Review, Special Event, Staff Approval, Temporary Sales Trailer, Use Permit, or Zoning Text Amendment 	At time of application submittal
	Plan Review	<ul style="list-style-type: none"> ▪ Commercial, foundation, addition, tenant improvement/remodel ▪ Apartments/Condos ▪ Engineering site review ▪ Signs ▪ Plat fees ▪ Misc. Plan Review ▪ Lot Tie/Lot Split ▪ Pools & Spas ▪ Recordation 	At time of construction document submittal
	Building Permit	<ul style="list-style-type: none"> ▪ Commercial addition, remodel, tenant improvement, foundation only, shell only ▪ Fence walls or Retaining walls ▪ Misc. Permit ▪ Signs 	After construction document approval and before site construction begins
Residential	Application	<ul style="list-style-type: none"> ▪ Preapplication, Variance, Zoning Appeal, Continuance, Development Review Board, ESL, General Plan, Rezoning, Sign Review, Special Event, Staff Approval, Temporary Sales Trailer, Use Permit, or Zoning Text Amendment 	At time of application submittal
	Plan Review	<ul style="list-style-type: none"> ▪ Single family custom, addition, remodel, standard plans ▪ Engineering site review ▪ Misc. plan reviews 	At time of construction document submittal
	Building Permit	<ul style="list-style-type: none"> ▪ Single family custom, addition, remodel, detached structure, standard plans ▪ Fence walls or Retaining walls ▪ Misc. Permit ▪ Signs 	After construction document approval and before site construction begins

10/18/2016

Hand Delivered with DRB Resubmittal

Brad Carr
City of Scottsdale – Planning Dept.

RE: **42-DR-2016**
Alta Osborn

Dear Brad:

Please see the following responses to your DRB 1st Review Letter dated 9/30/2016. If you have any questions please feel free to contact me.

Zoning Ordinance and Scottsdale Revise Code Significant Issues

The following code and ordinance related issues have been identified in the first 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:

Zoning:

1. Please revise the site plan to indicate the number of required and provided accessible parking spaces for the project. (Zoning Ordinance, Sec. 9.105.)
Response: The number of accessible parking spaces is located beneath the total parking provided. We have a total of 18 accessible space. 17 covered in the garage and 1 at the clubhouse. This accounts for 4% of total parking spaces.
2. Please provide information and details related to the roof drainage system. Please refer to Zoning Ordinance Section 7.105.
Response: The roof drainage detail is located on sheet A2.7. See elevation for locations of scuppers.
3. Please identify the location of all screen walls on the site plan. Please refer to Zoning Ordinance Sections 7.105, and 9.106.F.
Response: A graphic plan of wall locations has been added to the submittal package for clarity.
4. Please revise the conceptual landscape plan so that it includes summary data indicating the landscape area (in square feet) of on-site, right-of-way, and parking lot landscaping, in compliance with Zoning Ordinance Section 10.200.
Response: A Landscape Data Table has been added to all landscape sheets per staff comment.
5. Please revise the landscape plan so that the plant materials legend includes quantity of the proposed plants, in compliance with Zoning Ordinance Section 10.200.
Response: The Plant Legend has been revised to show all proposed plan quantities.
6. The plant materials legend identifies numerous plants species that are not illustrated on the landscape plan. Please revise the landscape plan so that the plant materials legend identifies only the plants that will be utilized for the installation of the landscape improvements, in compliance with Zoning Ordinance Section 10.200.
Response: The plant legend has been revised to reflect only the plant material illustrated on the planting layout.

7. Planting Plan LA3.1 indicates *Olea europaea* Fruitless Olive as the street tree on 71th Street and it appears to be located in a precast concrete accent planter. Characteristics of a mature *Olea europaea* include: a broad root flair; a propensity for new growth at the root flair; and multiple trunks with a low branch structure. These characteristics will not be compatible with the precast concrete accent planter, the street frontage pedestrian areas and adjacent patios that are proposed with this project. Please provide a street tree that, at maturity, will have a smaller root flair, no new growth at the root flair, a single trunk, and higher branch structure so that there will be no need to trim excessively or shear the plants, resulting in sustainable landscape improvements. Please refer to Zoning Ordinance Sections 10.100 and 10.700.

Response: The streetscape along 71st street has been revise to have *Pistachia chinensis* as the primary street tree and the *Acacia anuera* as the accent tree within the raised planters instead of the olive. Thus providing a higher tree canopy on the ground level as well as the raised planter levels.

8. Planting Plan LA3.2 indicates *Acacia anura* Mulga as the street tree for Scottsdale Road and it is proposed to be located within the landscape area that is between the curb and the sidewalk. *Acacia anura* Mulga has a short height, a low branching structure, and round form that will be flattened by high profile vehicles passing on the street side of the tree. Please provide a street tree that, at maturity, will be taller and with branches that can be trimmed so that they do not interfere with the curb-side vehicle lane on Scottsdale Road, resulting in sustainable landscape improvements. Please refer to Zoning Ordinance Sections 10.100 and 10.700.

Response: The landscape plan has been revised to show the *Acacia anura* being replaced with the *Pistachia chinensis*. A larger canopy tree that will provide the shade for pedestrians, and be large enough not to interfere with passing traffic.

9. Per Section 10.501.B. of the Zoning Ordinance, because the proposed building is taller than one (1) story, fifty (50) percent of the trees shall meet the following standards:
- Palm trees: trunk twelve (12) feet tall;
 - Single trunk trees: three (3) inch caliper; and
 - Multiple trunk trees: one and one-half (1 ½) inch caliper average trunk.

Please demonstrate compliance with these requirements.

Response: The plant legend has been revised to provide the required mix of plant caliper sizes based on the "Arizona Nursery Association Tree Guide" box size and associated caliper size.

10. Please modify the proposed light fixtures so that they comply with Zoning Ordinance Section 7.600.

Response: The lighting plan has been revised per staff comments. See note 34.

Drainage:

11. Please submit two (2) copies of the revised Drainage Report with the original red-lined copy of the report to your Project Coordinator with the rest of the resubmittal material identified in Attachment A. The revised Drainage Report must address the following comments:
- The proposed underground storage tank appears to be located within building pad structural load zone. Please consider structural loads on proposed underground storage. (DSPM, Sec. 4-1.403)
 - Response:** The 8' underground retention has been removed in lieu of using a positive outlet to the existing 72" storm in Scottsdale Road. Structural considerations will be made when building design is known.

Post-development discharge at the western boundary of the site to the 71st Street is greater than

pre-development. Please revise the flow pattern to match the historic discharge magnitude. Depict and callout all pre- and post-development flow concentration locations and Q100. (DSPM, Sec. 4-1.804)

- c. **Response:** Runoff from the west end of the building is now routed to the north drainage system, flowing to Scottsdale Road. Pre and Post flows are shown on the G&D plan. Due to grading constraints, two small areas (drive entrances) still outlet toward 71st Street, Q100 = 0.19 cfs.

Add high water level callouts at the two sections on sheet C3.00. (DSPM, Sec. 4-1.404)

Response: HW depths are now shown on the sections.

- d. Show enclosed courtyard storm drain systems. Note: any enclosed court yard shall use redundant pipe system to evacuate storm water. (DSPM, Sec. 4-1.403)

Response: Courtyard storm drains, with redundant system, are shown.

Significant Policy Related Issues

The following policy related issues have been identified in the first review of this application. Even though some of 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:

12. Proposed refuse collection is unclear. Please provide greater detail on proposed access to the compactor and if recycling will be offered to residents. (DSPM, Sec. 2-1.804).

Response: Solid waste and recycling will be collected from in front of each residence each day between scheduled times only. No trash is allowed to sit overnight or past the scheduled pickup time in front of a residence. The valet service will then take each residences trash and recycling to the first floor and place it into the compactor and place the compacted trash into a series of bins for pickup. If a residence misses the daily pickup, he or she may take the trash/recycling to holding bins on each floor of the parking garage that have access to residential floors. These holding bins are emptied daily and taken down to the ground level and placed into trash compactors on a routine schedule. Tenants do not have the ability to take trash directly to the compactor. Only authorized workers may access the compactor. The Private disposal company has special access to the trash enclosure. The bins are then rolled on onto the curb by the private disposal company for emptying and rolled back into the compactor room. Estimated time for pickup is between 12 and 15 min. The disposal company will make modifications to the schedule pickup passed on usage as needed. The private company expects to pick-up the trash every other day at maximum unit occupancy.

13. Please revise the site plan to relocate any and all electrical transformers, and other above ground utility and mechanical equipment so that they will not be located within the street frontages on Scottsdale Road and 71st Street. Please refer to the Downtown Urban Design and Architectural Guidelines, A5 Building Equipment and Services.

Response: Transformers will have removable equipment screens that meet both The City of Scottsdale's Downtown Standards and the APS. Location of transformers is ultimately controlled by the utility companies. If located within the street frontage, proper landscaping and screening will be designed to minimize visibility and conceal equipment from public view and neighboring properties per the Downtown Urban Design and Architectural Guidelines (A5).

14. Please contact Arizona Public Service (APS) to coordinate the installation of electric lines and the location of electrical equipment to serve the proposed development. Please refer to Attachment B,

APS Construction Energy Answers and contact Mr. Harry O'Neill, APS Customer Project Manager (602-493-4470) for Downtown Scottsdale. Please refer to Zoning Ordinance Section 1.303.

Response: We are in discussion with APS. We have established locations for electrical equipment that need to be verified by APS once electrical loads have been determined.

15. Please utilize a dashed or dotted line to show the locations and dimensions of bicycle parking spaces and rack design, in conformance with City of Scottsdale Standard Detail No. 2285, on the site plan. Detail No. 2285 is for 4 bicycle parking spaces and requires 6.5 feet by 9.5 feet of site area. Notes on the site plan indicate two locations that have 8 bicycle parking spaces which will require 11.5 feet by 9.5 feet of site area. Please revise the site plan accordingly. Please refer to the Plan & Report Requirements for Development Applications. Please refer to DSPM Sec. 2-1.808 B. Please refer to Zoning Ordinance Section 1.303.

Response: The site plan been amended to show the 11'-6" x 9'-6" space for the 8 bicycle parking spaces shown.

16. Perimeter and site walls shall be constructed with 6 or 8 inch wide concrete masonry blocks, 8 inches wide brick, stone, concrete, or a similar solid and durable material to match the building. Stucco and paint the surface of concrete block walls to match the on-site buildings unless they are split-faced, grid or similar decorative types of block. Vary the horizontal and vertical alignment of the wall for visual interest. Please refer to Scottsdale Design Standards & Policies Manual Section 2-1.401.5.

Response: All site walls are built using minimum 6" wide block. Please refer to the site plan and to landscape site wall details for further information.

17. Please identify how perimeter walls will be addressed for shared property lines on the north and south sides of the site. Please coordinate with existing developments for design and placement of shared perimeter walls. (Zoning Ordinance, Sec. 1.204.)

Response: The south wall is entirely on our site and the north wall is partially built on US Egg's property. Further, Agave Residential is proposing a site wall along their southern boundary (our northern boundary west of US Egg). We will continue to coordinate with the Agave Residential developer on placement of this shared perimeter wall.

18. Please provide a site plan that indicates the building footprint and does not indicate the interior spaces within each building. Showing the interior spaces on the site plan results in too much information on the plan, making it difficult to read. Please refer to the Plan & Report Requirements for Development Applications. Please refer to Zoning Ordinance Section 1.303.

Response: The site plan has been amended to remove all interior walls to the project. Only a perimeter building footprint remains.

19. Notes and dimensions on the site plan and the open space plan appear to be 6-point font size, or less. Please revise the notes so that they are 12-point font size (1/6th of an inch). Please refer to the Plan & Report Requirements for Development Applications. Please refer to Zoning Ordinance Section 1.303.

Response: Plans have been adjusted to 12-pt. font.

Fire:

20. Please relocate the FDC to create a remote standpipe near hydrant locations. The remote locations shall be within 4 to 8 feet from 71st Street and Scottsdale Road and not conflict with pedestrian and landscape improvements along both roadways. (Ord. No. 4045, Sec. 912.2.3)

Response: Additional remote standpipes have been added in addition to the existing remote standpipes.

Landscape Design:

21. The hardscape plans indicate driveways with exposed aggregate pavement that extends into the right-of-way and the public sidewalk on Scottsdale Road and 71st Street. Please revise the pavement for these driveway and sidewalk areas so that they will comply with DSPM Section 5-3.200.

Response: The hardscape layout has been revised to remove all accent paving from within public right-of-way.

22. The hardscape plans indicate 'pot planter' and 'raised planter' at several locations. Please provide pot planters and raised planters that are a minimum of 36 inches in diameter and have a sufficient depth to support the root system of the plants located in the pot planters and raised planters. Please refer to Scottsdale Sensitive Design Principle 11.

Response: A pot planter typical detail has been added showing adequate specifications for proper root growth.

23. Please provide an accessory that will subdivide the length of the 'park bench' so that it will not be utilized by skateboarders or for sleeping.

Response: The specification of hardware for benches has been revised per staff comment.

24. Please revise the design of the crash gates so that they will not reduce the required 24-foot-wide fire lane. Please refer to the Fire Department comments in this letter.

Response: Crash gate detail has been revised per staff comments.

25. Notes on the landscape plans, the hardscape plans, the courtyard plans, and the clubhouse plan appear to be 6-point font size, or less. Please revise the notes so that they are 12-point (1/6 inch) font size. Please refer to the Plan & Report Requirements for Development Applications. Please refer to Zoning Ordinance Section 1.303.

Response: All Layouts have been revised to show 12-pt font min. per staff comments.

26. Please utilize a dashed line to indicate the sight distance visibility triangles on the landscape plan. Please refer to the Plan & Report Requirements for Development Applications. Please refer to the Scottsdale Design Standards & Policies Manual Section 5-3.119. Please refer to Zoning Ordinance Section 1.303.

Response: The sight visibility triangles have been revised graphically per staff comment.

Building Elevation Design:

27. Roof drainage systems shall be interior to the building, except that overflow scuppers are permitted. If overflow scuppers are provided, they shall be integrated with the architectural design. Areas that are rooftop drainage shall be designed and constructed to minimize erosion or staining of nearby building walls and directs water away from the building foundations. Please refer to Scottsdale Design Standards & Policies Manual Section 2-1.401.4.

Response: Primary drainage is through the building. Secondary drainage, overflow, is done by scupper design. See sheet A2.7 design. See elevation for location of scuppers.

28. Please indicate and illustrate the location of the electrical service entrance section or electrical meters and service panels for each unit. Service entrance sections (SES) or electrical meters and service panels shall be incorporated into the design of the building, either in a separate utility room, or the face of the SES shall be flush with the building face. An SES that is incorporated into the building, with the face of the SES flush with the building, shall not be located on the side of a building that is adjacent to a public right-of-way, roadway easement, or private streets. Please refer to the Scottsdale Design Standards and Policies Manual, Section 2-1.402.

Response: SESs have been located at various points along the building exterior. All SESs have been placed in enclosures with doors painted to match surroundings. See site plan and

elevations. A2.1.

29. Please provide section drawings of the proposed exterior shade devices. Provide information that describes the shadow/shade that will be accomplished by the proposed shade devices, given the vertical dimensions of the wall opening. All shade devices should be designed so that the shade material has a density of 75%, or greater, in order to maximize the effectiveness of the shade devices. Please refer to Scottsdale Sensitive Design Principle 9. Please refer to the following internet link: <http://www.scottsdaleaz.gov/design/Shading>.

Response: See sheet A2.7 for all fenestration shading design and recessed depth of glazing and door faces.

30. Notes and dimensions on the building elevations appear to be 6-point font size, or less. Please revise the notes so that they are 12-point (1/6 inch) font size. Please refer to the Plan & Report Requirements for Development Applications. Please refer to Zoning Ordinance Section 1.303.

Response: The text has been adjusted to 12-pt font.

31. In order to improve readability, the building elevations have number notations (0.0, +1.5, -0.5, etc.) that indicate the differences between planer surfaces and projections, pop-outs, etc. However the number notations are confusing because there appear to be several planer surfaces that serve as a base measurement and are noted as '+0'. Please revise these number notations so that they all have the same surface as a base measurement or so that the primary planer surfaces are identified by a method that differentiates them from one another as a base measurement. Please refer to Zoning Ordinance Section 1.303.

Response: To help decipher between planer surfaces we added coordinating letters ("A", "B", "C"....) adjacent to the depth callouts.

32. Please provide 'Typical Elevation Worksheet A2.3 – A2.6' that are black line drawings, without any gray tones, so that all copies of the Typical Elevation Worksheets will be readable. Please refer to the Development Review Board Application Checklist, and the Plan & Report Requirements for Development Applications. Please refer to Zoning Ordinance Section 1.303.

Response: Provided with resubmittal.

Lighting Design:

33. Landscape Lighting Plans LA5.1 – LA5.5 include a 'low voltage lighting legend' however there are no cut-sheets for low voltage light fixtures. Please provide the appropriate low voltage light fixture cut-sheets so that the Development Review Board and COS staff will be able to understand the lighting design concepts. Please refer to the Plan & Report Requirements for Development Applications. Please refer to Zoning Ordinance Section 1.303.

Response: Cut sheet specifications have been added to submittal package.

34. Proposed light fixtures B and E are unacceptable due to exposed light source which will result in excessive glare. Provide alternative light fixtures that will effectively direct the light to the site areas that are intended to be illuminated. Please refer to DSPM Sec. 2-1.1202.A.

Response: (Site) Light Fixtures B and E have been revised. (Landscape: Courtyard and low voltage) Light fixture B and E provide directions shields and hidden light sources that meet DSPM sec. 2-1.1202.a)

35. The photometric study indicates a light 'fixture type BD' however there is no cut-sheet for light 'fixture type BD'. Please provide the appropriate light 'fixture type BD' cut-sheet so that the Development Review Board and COS staff will be able to understand the lighting design concepts. Please refer to the Plan & Report Requirements for Development Applications. Please refer to

Zoning Ordinance Section 1.303.

Response: A cut-sheet for light fixtures type BD has been added to the set.

36. Notes on the lighting plans, photometric study, and cut-sheets appear to be 6-point font size, or less. Please revise the notes so that they are 12-point (1/6 inch) font size. Please refer to the Plan & Report Requirements for Development Applications. Please refer to Zoning Ordinance Section 1.303.

Response: Notes on the lighting plan, photometric study and cut-sheets have been adjusted to 12-pt. font.

Technical Corrections

The following technical ordinance or policy related corrections have been identified in the first review of the project. While these items are not as critical to scheduling the case for public hearing, they will likely affect a decision on the final plans submittal (construction and improvement documents) and should be addressed as soon as possible. Correcting these items before the hearing may also help clarify questions regarding these plans. Please address the following:

Site:

37. Please revise the site plan to identify the number of accessible parking spaces located in the parking garage on the site plan. (Zoning Ordinance, Sec. 1.303.)

Response: Number of required accessible parking spaces has been noted on the site plan and shown on each level of the parking structure.

Fire:

38. Please revise the site plan to demonstrate that crash gates on north side of property will not encroach into 24-foot wide fire lane. (Zoning Ordinance, Sec. 1.204.)

Response: The fire lane is 24'-0" clear without. The distance between the exterior face of the building and property line is 25'-0".

Other:

39. Please note that any development on the property is subject to the requirements of Scottsdale Revised Code, Chapter 46, Article VI, Protection of Archaeological Resources, Section 46-134 - Discoveries of archaeological resources during construction.

Response: Acknowledged.

Sincerely,



Michele Hammond
Principal Planner
Berry Riddell, LLC

ATTACHMENT A
Resubmittal Checklist

Case Number: **42-DR-2016**

Please provide the following documents, in the quantities indicated, with the resubmittal (all plans larger than 8 ½ x11 shall be folded):

- One copy: COVER LETTER – Respond to all the issues identified in the 1st Review Comment Letter
- One copy: Revised CD of submittal (PDF format)
- One copy: Revised Narrative for Project

Site Plan:

 9 24" x 36" 1 11" x 17" 1 8 ½" x 11"

Elevations:

Color 1 24" x 36" 1 11" x 17" 1 8 ½" x 11"
B/W 1 24" x 36" 1 11" x 17" 1 8 ½" x 11"

Perspectives:

Color 1 24" x 36" 1 11" x 17" 1 8 ½" x 11"

Streetscape Elevations:

Color 1 24" x 36" 1 11" x 17" 1 8 ½" x 11"

Landscape Plan:

B/W 1 24" x 36" 1 11" x 17" 1 8 ½" x 11"

Lighting Site Plan(s):

 1 24" x 36" 1 11" x 17" 1 8 ½" x 11"

Photometric Analysis Plan(s):

 1 24" x 36" 1 11" x 17" 1 8 ½" x 11"

Manufacturer Cut Sheets of All Proposed Lighting:

 1 24" x 36" 1 11" x 17" 1 8 ½" x 11"

Technical Reports:

2 copies of Revised Drainage Report

Resubmit the revised Drainage Reports to your Project Coordinator along with any prior City mark-up documents.



9/30/2016

John Berry
Berry Riddel, LLC
6750 E Camelback Rd Ste 100
Scottsdale, AZ 85251

RE: 42-DR-2016
Alta Osborn

Dear Mr. Berry:

The Planning & Development Services Division has completed the review of the above referenced development application submitted on 8/30/2016. The following **1st 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 first 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:

Zoning:

1. Please revise the site plan to indicate the number of required and provided accessible parking spaces for the project. (Zoning Ordinance, Sec. 9.105.)
2. Please provide information and details related to the roof drainage system. Please refer to Zoning Ordinance Section 7.105.
3. Please identify the location of all screen walls on the site plan. Please refer to Zoning Ordinance Sections 7.105, and 9.106.F.
4. Please revise the conceptual landscape plan so that it includes summary data indicating the landscape area (in square feet) of on-site, right-of-way, and parking lot landscaping, in compliance with Zoning Ordinance Section 10.200.
5. Please revise the landscape plan so that the plant materials legend includes quantity of the proposed plants, in compliance with Zoning Ordinance Section 10.200.
6. The plant materials legend identifies numerous plants species that are not illustrated on the landscape plan. Please revise the landscape plan so that the plant materials legend identifies only the plants that will be utilized for the installation of the landscape improvements, in compliance with Zoning Ordinance Section 10.200.

7. Planting Plan LA3.1 indicates *Olea europaea* Fruitless Olive as the street tree on 71th Street and it appears to be located in a precast concrete accent planter. Characteristics of a mature *Olea europaea* include: a broad root flair; a propensity for new growth at the root flair; and multiple trunks with a low branch structure. These characteristics will not be compatible with the precast concrete accent planter, the street frontage pedestrian areas and adjacent patios that are proposed with this project. Please provide a street tree that, at maturity, will have a smaller root flair, no new growth at the root flair, a single trunk, and higher branch structure so that there will be no need to trim excessively or shear the plants, resulting in sustainable landscape improvements. Please refer to Zoning Ordinance Sections 10.100 and 10.700.
8. Planting Plan LA3.2 indicates *Acacia anura* Mulga as the street tree for Scottsdale Road and it is proposed to be located within the landscape area that is between the curb and the sidewalk. *Acacia anura* Mulga has a short height, a low branching structure, and round form that will be flattened by high profile vehicles passing on the street side of the tree. Please provide a street tree that, at maturity, will be taller and with branches that can be trimmed so that they do not interfere with the curb-side vehicle lane on Scottsdale Road, resulting in sustainable landscape improvements. Please refer to Zoning Ordinance Sections 10.100 and 10.700.
9. Per Section 10.501.B. of the Zoning Ordinance, because the proposed building is taller than one (1) story, fifty (50) percent of the trees shall meet the following standards:
 - a. Palm trees: trunk twelve (12) feet tall;
 - b. Single trunk trees: three (3) inch caliper; and
 - c. Multiple trunk trees: one and one-half (1 ½) inch caliper average trunk.Please demonstrate compliance with these requirements.
10. Please modify the proposed light fixtures so that they comply with Zoning Ordinance Section 7.600.

Drainage:

11. Please submit two (2) copies of the revised Drainage Report with the original red-lined copy of the report to your Project Coordinator with the rest of the resubmittal material identified in Attachment A. The revised Drainage Report must address the following comments:
 - a. The proposed underground storage tank appears to be located within building pad structural load zone. Please consider structural loads on proposed underground storage. (DSPM, Sec. 4-1.403)
 - b. Post-development discharge at the western boundary of the site to the 71st Street is greater than pre-development. Please revise the flow pattern to match the historic discharge magnitude. Depict and callout all pre- and post-development flow concentration locations and Q100. (DSPM, Sec. 4-1.804)
 - c. Add high water level callouts at the two sections on sheet C3.00. (DSPM, Sec. 4-1.404)
 - d. Show enclosed courtyard storm drain systems. Note: any enclosed court yard shall use redundant pipe system to evacuate storm water. (DSPM, Sec. 4-1.403)

Significant Policy Related Issues

The following policy related issues have been identified in the first review of this application. Even though some of 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:

12. Proposed refuse collection is unclear. Please provide greater detail on proposed access to the compactor and if recycling will be offered to residents. (DSPM, Sec. 2-1.804)
13. Please revise the site plan to relocate any and all electrical transformers, and other above ground utility and mechanical equipment so that they will not be located within the street frontages on Scottsdale Road and 71st Street. Please refer to the Downtown Urban Design and Architectural Guidelines, A5 Building Equipment and Services.
14. Please contact Arizona Public Service (APS) to coordinate the installation of electric lines and the location of electrical equipment to serve the proposed development. Please refer to Attachment B, APS Construction Energy Answers and contact Mr. Harry O'Neill, APS Customer Project Manager (602-493-4470) for Downtown Scottsdale. Please refer to Zoning Ordinance Section 1.303.
15. Please utilize a dashed or dotted line to show the locations and dimensions of bicycle parking spaces and rack design, in conformance with City of Scottsdale Standard Detail No. 2285, on the site plan. Detail No. 2285 is for 4 bicycle parking spaces and requires 6.5 feet by 9.5 feet of site area. Notes on the site plan indicate two locations that have 8 bicycle parking spaces which will require 11.5 feet by 9.5 feet of site area. Please revise the site plan accordingly. Please refer to the Plan & Report Requirements for Development Applications. Please refer to DSPM Sec. 2-1.808 B. Please refer to Zoning Ordinance Section 1.303.
16. Perimeter and site walls shall be constructed with 6 or 8 inch wide concrete masonry blocks, 8 inches wide brick, stone, concrete, or a similar solid and durable material to match the building. Stucco and paint the surface of concrete block walls to match the on-site buildings unless they are split-faced, grid or similar decorative types of block. Vary the horizontal and vertical alignment of the wall for visual interest. Please refer to Scottsdale Design Standards & Policies Manual Section 2-1.401.5.
17. Please identify how perimeter walls will be addressed for shared property lines on the north and south sides of the site. Please coordinate with existing developments for design and placement of shared perimeter walls. (Zoning Ordinance, Sec. 1.204.)
18. Please provide a site plan that indicates the building footprint and does not indicate the interior spaces within each building. Showing the interior spaces on the site plan results in too much information on the plan, making it difficult to read. Please refer to the Plan & Report Requirements for Development Applications. Please refer to Zoning Ordinance Section 1.303.
19. Notes and dimensions on the site plan and the open space plan appear to be 6-point font size, or less. Please revise the notes so that they are 12-point font size (1/6th of an inch). Please refer to the Plan & Report Requirements for Development Applications. Please refer to Zoning Ordinance Section 1.303.

Fire:

20. Please relocate the FDC to create a remote standpipe near hydrant locations. The remote locations shall be within 4 to 8 feet from 71st Street and Scottsdale Road and not conflict with pedestrian and landscape improvements along both roadways. (Ord. No. 4045, Sec. 912.2.3)

Landscape Design:

21. The hardscape plans indicate driveways with exposed aggregate pavement that extends into the right-of-way and the public sidewalk on Scottsdale Road and 71st Street. Please revise the pavement for these driveway and sidewalk areas so that they will comply with DSPM Section 5-3.200.

22. The hardscape plans indicate 'pot planter' and 'raised planter' at several locations. Please provide pot planters and raised planters that are a minimum of 36 inches in diameter and have a sufficient depth to support the root system of the plants located in the pot planters and raised planters. Please refer to Scottsdale Sensitive Design Principle 11.
23. Please provide an accessory that will subdivide the length of the 'park bench' so that it will not be utilized by skateboarders or for sleeping.
24. Please revise the design of the crash gates so that they will not reduce the required 24-foot-wide fire lane. Please refer to the Fire Department comments in this letter.
25. Notes on the landscape plans, the hardscape plans, the courtyard plans, and the clubhouse plan appear to be 6-point font size, or less. Please revise the notes so that they are 12-point (1/6 inch) font size. Please refer to the Plan & Report Requirements for Development Applications. Please refer to Zoning Ordinance Section 1.303.
26. Please utilize a dashed line to indicate the sight distance visibility triangles on the landscape plan. Please refer to the Plan & Report Requirements for Development Applications. Please refer to the Scottsdale Design Standards & Policies Manual Section 5-3.119. Please refer to Zoning Ordinance Section 1.303.

Building Elevation Design:

27. Roof drainage systems shall be interior to the building, except that overflow scuppers are permitted. If overflow scuppers are provided, they shall be integrated with the architectural design. Areas that are rooftop drainage shall be designed and constructed to minimize erosion or staining of nearby building walls and directs water away from the building foundations. Please refer to Scottsdale Design Standards & Policies Manual Section 2-1.401.4.
28. Please indicate and illustrate the location of the electrical service entrance section or electrical meters and service panels for each unit. Service entrance sections (SES) or electrical meters and service panels shall be incorporated into the design of the building, either in a separate utility room, or the face of the SES shall be flush with the building face. An SES that is incorporated into the building, with the face of the SES flush with the building, shall not be located on the side of a building that is adjacent to a public right-of-way, roadway easement, or private streets. Please refer to the Scottsdale Design Standards and Policies Manual, Section 2-1.402.
29. Please provide section drawings of the proposed exterior shade devices. Provide information that describes the shadow/shade that will be accomplished by the proposed shade devices, given the vertical dimensions of the wall opening. All shade devices should be designed so that the shade material has a density of 75%, or greater, in order to maximize the effectiveness of the shade devices. Please refer to Scottsdale Sensitive Design Principle 9. Please refer to the following internet link: <http://www.scottsdaleaz.gov/design/Shading>.
30. Notes and dimensions on the building elevations appear to be 6-point font size, or less. Please revise the notes so that they are 12-point (1/6 inch) font size. Please refer to the Plan & Report Requirements for Development Applications. Please refer to Zoning Ordinance Section 1.303.
31. In order to improve readability, the building elevations have number notations (0.0, +1.5, -0.5, etc.) that indicate the differences between planer surfaces and projections, pop-outs, etc. However the number notations are confusing because there appear to be several planer surfaces that serve as a base measurement and are noted as '+0'. Please revise these number notations so that they all have the same surface as a base measurement or so that the primary planer surfaces are identified by a method that differentiates them from one another as a base measurement. Please refer to Zoning Ordinance Section 1.303.

32. Please provide 'Typical Elevation Worksheet A2.3 – A2.6' that are black line drawings, without any gray tones, so that all copies of the Typical Elevation Worksheets will be readable. Please refer to the Development Review Board Application Checklist, and the Plan & Report Requirements for Development Applications. Please refer to Zoning Ordinance Section 1.303.

Lighting Design:

33. Landscape Lighting Plans LA5.1 – LA5.5 include a 'low voltage lighting legend' however there are no cut-sheets for low voltage light fixtures. Please provide the appropriate low voltage light fixture cut-sheets so that the Development Review Board and COS staff will be able to understand the lighting design concepts. Please refer to the Plan & Report Requirements for Development Applications. Please refer to Zoning Ordinance Section 1.303.
34. Proposed light fixtures B and E are unacceptable due to exposed light source which will result in excessive glare. Provide alternative light fixtures that will effectively direct the light to the site areas that are intended to be illuminated. Please refer to DSPM Sec. 2-1.1202.A.
35. The photometric study indicates a light 'fixture type BD' however there is no cut-sheet for light 'fixture type BD'. Please provide the appropriate light 'fixture type BD' cut-sheet so that the Development Review Board and COS staff will be able to understand the lighting design concepts. Please refer to the Plan & Report Requirements for Development Applications. Please refer to Zoning Ordinance Section 1.303.
36. Notes on the lighting plans, photometric study, and cut-sheets appear to be 6-point font size, or less. Please revise the notes so that they are 12-point (1/6 inch) font size. Please refer to the Plan & Report Requirements for Development Applications. Please refer to Zoning Ordinance Section 1.303.

Technical Corrections

The following technical ordinance or policy related corrections have been identified in the first review of the project. While these items are not as critical to scheduling the case for public hearing, they will likely affect a decision on the final plans submittal (construction and improvement documents) and should be addressed as soon as possible. Correcting these items before the hearing may also help clarify questions regarding these plans. Please address the following:

Site:

37. Please revise the site plan to identify the number of accessible parking spaces located in the parking garage on the site plan. (Zoning Ordinance, Sec. 1.303.)

Fire:

38. Please revise the site plan to demonstrate that crash gates on north side of property will not encroach into 24-foot wide fire lane. (Zoning Ordinance, Sec. 1.204.)

Other:

39. Please note that any development on the property is subject to the requirements of Scottsdale Revised Code, Chapter 46, Article VI, Protection of Archaeological Resources, Section 46-134 - Discoveries of archaeological resources during construction.

Please resubmit the revised application requirements and additional 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 information is necessary.

PLEASE CALL 480-312-7000 TO SCHEDULE A RESUBMITTAL MEETING WITH ME PRIOR TO YOUR PLANNED RESUBMITTAL DATE. DO NOT DROP OFF ANY RESUBMITTAL MATERIAL WITHOUT A SCHEDULED MEETING. THIS WILL HELP MAKE SURE I'M AVAILABLE TO REVIEW YOUR RESUBMITTAL AND PREVENT ANY UNNECESSARY DELAYS. RESUBMITTAL MATERIAL THAT IS DROPPED OFF MAY NOT BE ACCEPTED AND RETURNED TO THE APPLICANT.

The Planning & Development Services Division has had this application in review for 23 Staff Review Days since the application was determined to be administratively complete.

These **1st 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 480-312-7713 or at bcarr@ScottsdaleAZ.gov.

Sincerely,

A handwritten signature in black ink, appearing to read "Brad Carr". The signature is fluid and cursive, with the first name "Brad" and last name "Carr" clearly distinguishable.

Brad Carr, AICP, LEED-AP
Senior Planner

**ATTACHMENT A
Resubmittal Checklist**

Case Number: **42-DR-2016**

Please provide the following documents, in the quantities indicated, with the resubmittal (all plans larger than 8 ½ x11 shall be folded):

- One copy: COVER LETTER – Respond to all the issues identified in the 1st Review Comment Letter
- One copy: Revised CD of submittal (PDF format)
- One copy: Revised Narrative for Project

Site Plan:

_____ 9 _____ 24" x 36" _____ 1 _____ 11" x 17" _____ 1 _____ 8 ½" x 11"

Elevations:

Color	_____ 1 _____	24" x 36"	_____ 1 _____	11" x 17"	_____ 1 _____	8 ½" x 11"
B/W	_____ 1 _____	24" x 36"	_____ 1 _____	11" x 17"	_____ 1 _____	8 ½" x 11"

Perspectives:

Color _____ 1 _____ 24" x 36" _____ 1 _____ 11" x 17" _____ 1 _____ 8 ½" x 11"

Streetscape Elevations:

Color _____ 1 _____ 24" x 36" _____ 1 _____ 11" x 17" _____ 1 _____ 8 ½" x 11"

Landscape Plan:

B/W _____ 1 _____ 24" x 36" _____ 1 _____ 11" x 17" _____ 1 _____ 8 ½" x 11"

Lighting Site Plan(s):

_____ 1 _____ 24" x 36" _____ 1 _____ 11" x 17" _____ 1 _____ 8 ½" x 11"

Photometric Analysis Plan(s):

_____ 1 _____ 24" x 36" _____ 1 _____ 11" x 17" _____ 1 _____ 8 ½" x 11"

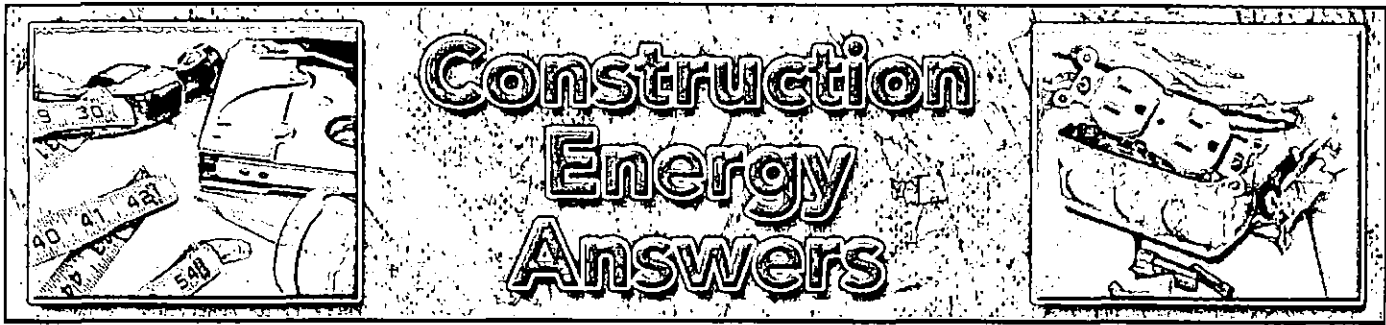
Manufacturer Cut Sheets of All Proposed Lighting:

_____ 1 _____ 24" x 36" _____ 1 _____ 11" x 17" _____ 1 _____ 8 ½" x 11"

Technical Reports:

2 copies of Revised Drainage Report

Resubmit the revised Drainage Reports to your Project Coordinator along with any prior City mark-up documents.



How to Obtain Electric Service for Your New Business

Our goal at APS is to make the installation of electric lines and equipment to serve your new business facility as easy as possible. In order to help us meet your needs, within your required time frame, we recommend you involve an APS representative as early in the design phase of your project as possible.

We hope you'll find the following information helpful, and we look forward to serving you.

Summary of Construction Process

You (or your developer) contact an APS representative and meet to review the scope of your project and any other pertinent requirements.

During the meeting, we'll discuss:

- A review of your building site plan
- Power requirements (voltage/electrical loads largest motors/plans for the future)
- Potential routes for overhead and underground power lines
- Proposed locations for APS ground mounted equipment and their associated working space requirements
- Location(s) of your service entrance equipment (To avoid excess service line charges, 277/480V service entrance sections (SES) need to be within 40' of the APS transformer and 120/208V SES need to be within 20' of the APS transformer.)
- Trench and conduit installation requirements, if any
- Temporary construction power requirements, if any
- Right-of-way, easement and permit requirements
- Specific field problems (access for heavy equipment)
- Time table for subsequent events
- Any applicable city, county, state and federal requirements
- APS and municipality inspections and clearances

Typical Sequence of Events You Can Expect in Getting Service to Your Facility

- APS prepares designs and cost estimates for installation of APS' facilities
- APS reviews project's costs to determine economic feasibility
- APS prepares necessary agreements and easements for APS facilities
- Agreements and/or easements are signed and any necessary payments are made
- APS schedules construction of electric facilities

- If underground facilities are being installed, a mutually agreeable trench opening date is established
- APS inspects customer-provided trench, conduit and related customer electrical equipment (A minimum of 24 hour's notice is needed prior to all APS inspections.)
- The trench must also be completely backfilled, compacted and pass APS final inspection prior to installation of APS facilities.
- All city, county and state final clearances must be received by APS at least one working day prior to meter installation.

Once the Process Begins, We Each Have Responsibilities

Design Stage

- You are expected to provide sufficient notice of intent to build. (Large projects and projects requiring three-phase power tend to require longer lead times.)
- You need to incorporate space requirements for APS' electrical padmount equipment into your project design plans.
- You are to provide preliminary scheduling information during the planning stage, i.e. trenching dates, in service dates.
- APS engineering design can begin when adequate drawings are provided by you (AutoCAD disk, if possible). The drawings you or your contractors supply need to include all of the following:
 1. Electrical load calculations
 2. An electrical plan showing the location of the SES for your facility
 3. Electrical service entrance section drawings with official street address on copies (must be sent to the APS Electrical Meter Shop prior to the beginning of construction) – If a meter room is proposed, a detailed dimensional drawing needs to be submitted and approved by APS prior to the start of your construction.
 4. Water, sewer, telephone, cable television and any other sub-grade obstruction
 5. Curb, gutter, drainage, grading and paving plans
 6. Landscaping (including retention basins) and sprinkler plans
 7. A copy of the deed for the property requiring electric service
 8. All control/survey drawings

Preconstruction Stage

- APS develops engineering design of APS electrical system up to your SES
- You obtain all necessary permits from the appropriate inspection authority
- APS prepares agreements and easements for you to sign (Depending on the scope of your project, you may need to pay refundable and/or non-refundable charges.)
- You sign the necessary agreements
- APS reviews service entrance section drawings for approval
- APS specifies the trench and equipment locations
- You provide property corners and grade stakes (Blue Tops) at all proposed equipment locations
- APS surveys and stakes the trench and equipment locations

Construction Begins

- If underground facilities are being installed, you must complete all trenching and conduit installations per APS' design.
- You provide trench, conduit, three phase transformer pads and install any APS supplied materials
- APS provides single phase transformer pads, vaults, pullboxes, J-boxes and manholes, etc.
- An APS representative will inspect and approve the trench and conduit installation to ensure compliance with APS design requirements.
- You make any necessary corrections and an APS representative will perform a final inspection.
- Your APS representative will schedule crew(s) for facility construction to begin after trench and pad inspections are approved and the electric service entrance section (SES) is installed.

Meter Panel/SES Location/Specifications

The following is a brief summary of your meter panel requirements. Detailed information is available from your local APS representative.

- APS reserves the right to determine the preferred location of the SES at your facility.
- All installations of service entrance sections (SES) shall comply with the standards contained within the Electric Service Requirements Manual (E.S.R.M.) available on our Web site. Visit "Construction Corner" on aps.com.
- Generally, all self-contained (200A SES and below) installations require safety test blocks.
- A minimum of three feet working clearance must be allowed in front of the SES.
- Prior to the beginning of construction, all meter room installations must be approved by an APS representative.
- The SES shall be accessible at all times for construction and continued maintenance of the service line. This often requires the use of large construction vehicles.
- The meter shall be accessible for meter reading, resetting, testing and maintenance without requiring passage through restricted private areas, gates or fences.

How to Acquire a Billing Account and Meter Installation

1. Call the APS Business Line two weeks prior to your desired meter installation date to establish a billing account – 602-371-6767 in metro Phoenix and 800-253-9407 outside metro Phoenix.
2. Call your APS Customer Project Manager to schedule meter panel inspection. (Call at least 48 hours in advance.)
3. APS inspects meter panel to see if it meets APS specifications. If specifications are met, APS approves the panel.
4. You obtain city or county electrical clearance.
5. When city and/or county electrical clearance is received by APS, the installation of your meter will be scheduled.

APS is your partner during this process. Please feel free to contact your APS representative at any time. Call 602-371-6867 in metro Phoenix, 800-253-9407 outside metro Phoenix, or visit the "Construction Corner" on aps.com.



GEOGRAPHIC INFORMATION SYSTEMS

IS Department
3629 N. Drinkwater Boulevard
Scottsdale, AZ 85251

Date: 08/25/2016

Address Change

APN: 130-16-006A

MCR: 008-59

Quarter Section: 15-44

This is to advise you that the address for this Lot has been changed. The changes are as follows:

New Address: 3234 N Scottsdale Rd

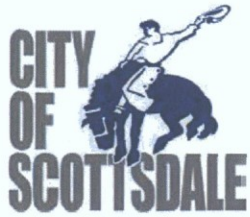
I have attached a copy of a Map showing the parcel. If you need further assistance, please feel free to contact me at (480) 312-4134.

Since municipal boundaries do not always coincide with postal boundaries, it is your responsibility to contact your local post office for **correct city and ZIP Code** mailing information to complete the assigned address. Please be informed that you will be able to continue using your current address along with the new address for up to a year. Please contact your local Post Office for details.

Sincerely,

Tanya Hazlehurst
GIS Technician
City of Scottsdale
thazlehurst@scottsdaleAZ.gov

42-DR-2016
8/30/2016



GEOGRAPHIC INFORMATION SYSTEMS

IS Department
3629 N. Drinkwater Boulevard
Scottsdale, AZ 85251

