

**Correspondence Between
Staff and Applicant
Approval Letter**



December 5, 2016

Alex Stedman
LVA Urban Design Studio
120 S Ash Ave
Tempe, AZ 85281

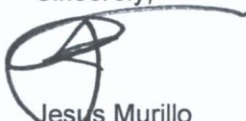
Re: 740-PA-2015
9-PP-2015
Silverstone Parcel F

Dear Alex Stedman,

This is to advise you that the case referenced above was approved at the December 2, 2016 City Council meeting.

If you have any questions, please contact me at 480-312-7849.

Sincerely,



Jesus Murillo
Senior Planner



Current Planning Services
7447 E. Indian School Rd.
Scottsdale, AZ 85251

Development Review Board Meeting Memorandum

Item No. 3

Topic: Silverstone Parcel F 9-PP-2015

Action Requested: Revised Stipulations and Site details

Meeting Date: June 16, 2016

From: Doris McClay

Through: Steve Venker

Background

Staff has modified the stipulations for Silverstone Parcel F based on some concerns from the applicant. The revised stipulations are attached. The revisions include the following:

- #1f added Letter of Map Revision (LOMR) approval language;
- removed original stipulations #3 and #22 regarding refuse enclosure (refuse will be handled by individual trash cans for each lot);
- reworded original stipulation #4 for private access as new stipulation #3 and moved vehicular non-access dedication and release of public access easement to stipulations #5 and #6;
- converted original stipulation E to new stipulation #7;
- removed original stipulation #5 Scenic Corridor easement dedication along E. Pinnacle Peak Road stipulation (there is an existing 50-foot-wide landscape easement at this location);
- removed original stipulation F drainage easement dedication along E. Pinnacle Peak Road (there is an existing 50-foot-wide drainage easement at this location);
- removed original stipulation #20e on street bubbles conformance requirement; and
- clarification of original stipulation #33, 34 and 35 as Fire Stipulations.

The site details on the monument signage, retaining walls/planting terraces, gates, fences and walls were part of the landscape plans, but were not included in the landscape plan attachment in the Development Review Board staff report. These plans are included in the 11" x 17" packet information for this case.

**Stipulations for Case:
Silverstone Parcel F
Case: 9-PP-2015**

These stipulations are intended to protect the public health, safety, welfare, and the City of Scottsdale.

APPLICABLE DOCUMENTS AND PLANS:

1. Except as required by the Scottsdale Revised Code, the Design Standards and Policies Manual (DSPM), and the other stipulations herein, the improvement plans and plat shall substantially conform to the following documents:
 - a. Architectural Building elevations, including dimensions, materials, form, color, and texture shall return to the Development Review Board for final approval.
 - b. The location and configuration of all site improvements shall be consistent with the site plan submitted by LVA Urban Design Studio, with a City staff date of 4-22-2016.
 - c. Landscape improvements, including quantity, size, and location shall be consistent with the preliminary landscape plan submitted by LVA Urban Design Studio, with a City staff date of 4-22-2016.
 - d. The case drainage report submitted by Kimley-Horne and accepted in concept, with the date of 5-12-2016, by the Stormwater Management Department of the Planning and Development Services.
 - e. The water and sewer basis of design report submitted by Kimley-Horn and accepted in concept, with a date of 3-20-2015, by the Water Resources Department.
 - f. The cuts and fills details as located on the preliminary plat by Kimley-Horn, with a city staff date of 4-22-2016. **This plan will no longer be applicable if the Silverstone LOMR is approved by FEMA.**

RELEVANT CASES:

Ordinance

- A. At the time of review, the applicable Zoning, DRB, and MEDCP cases for the site were: At the time of review, the applicable cases for the site were cases: 15-ZN-2005, 2-MP-2006, 15-ZN-2005#2, 2-MP-2006, 2-MP-2006#2, 2-MP-2006#3, 2-MP-2006#4, and 15-ZN-2005#3.

SUBDIVISION PLAT REQUIREMENTS

SUBDIVISION DESIGN AND ARCHITECTURAL DESIGN

Ordinance

- B. Structures shall not exceed twenty-four (24 ft.) feet (within first 100 feet of E. Pinnacle Peak Road) and thirty-six (36) feet in height, as measured from the natural grade. The reference point for measuring finished floor elevation should be established at least 2 feet above natural grade, and may be adjusted to accommodate on-site drainage.
- C. Roof drainage systems shall be interior to the building, per Zoning Ordinance Section 7.105

DRB Stipulations

- 2. The Owner must provide a sidewalk connection to the adjacent “park tract” located to the south of the site. Connect to the existing pathway in the wash tract or propose modifying the existing connection (2008 Transportation Master Plan Ch. 7, Sec. 8; and DSPM 2-1.808).

STREETS AND RELATED DEDICATIONS:

DRB Stipulations

- 3. **On the final plat, the property owner shall dedicate private street tracts to the Home Owner Association(s) that comply with the following:**

Street Name	Street Type	Dedications	Notes
Internal Streets	Local Residential (Suburban Character)	Dedicate a 46-foot-wide private tract with a 50-foot radius at corners and cul-de-sac/street bubbles.	

EASEMENTS DEDICATIONS:

Ordinance

- D. The owner shall dedicate to the city on the final plat a sight distance easement over the sight distance triangle(s) in conformance with DSPM Section 5.3.

DRB Stipulations

- 4. The owner shall dedicate to the city on the final plat a minimum 50-foot-wide public non-vehicle access easement, to accommodate a multi-use path along E. Pinnacle Peak Road, as shown on the submitted Circulation Plan with the city staff date of 4-22-2016.
- 5. **The owner shall dedicate to the city a continuous 1-foot-wide vehicular non-access easement along the property frontage adjacent to East Pinnacle Peak Road.**
- 6. **Prior to the recordation of the final subdivision plat, the owner shall obtain approval of a release of easement application for the existing public access easement adjacent to East Pinnacle Peak Road, near the northwest corner of the site.**

7. **Owner shall dedicate an Emergency and Service Vehicle Access Easement (ESVAE) over all proposed drive aisles. The ESVAE to be dedicated shall be a minimum of twenty-four feet in width with final plans submittal.**

ARCHAEOLOGICAL RESOURCES:

Ordinance

- E. Any development on the property is subject to the requirements of Scottsdale Revised Code, Chapter 46, Article VI, Section 46-134 - Discoveries of archaeological resources during construction.

IMPROVEMENT PLANS REQUIREMENTS

WALLS AND FENCES:

DRB Stipulations

8. Walls within an Intersection and Driveway Sight Distance Triangle and/or a Traffic Safety Triangle shall conform with Section 5.3 of the DSPM.
9. With the final plans submittal, all plans shall be updated to provide the 'Theme Columns' to the 'Full View Fence 'A'' that is located along the Rawhide Wash, western edge, of the development; and "Theme Columns" shall also be provided at the northwest and southwest corners of the development. Please refer to Scottsdale Design Standards & Policies Manual Section 2-1.401.5.
10. With the final plans submittal, all plans shall be updated to provide the 'Theme Columns' to the 'Partial View Fence 'B'' that is located along the Pinnacle Peak Road, northern edge, and the Linear Park, southern edge, of the development. Please refer to Scottsdale Design Standards & Policies Manual Section 2-1.401.5.

LANDSCAPE DESIGN:

DRB Stipulations

11. Landscape improvements, including quantity, size, and location shall be submitted to Staff for final approval. Landscape plans shall be updated to include comments as follow in the "Landscape Design - DRB Stipulations" portion of Attachment "A."
12. Prior to the issuance of a building permit, the owner shall submit landscape improvement plans that demonstrate how the salvaged vegetation from the site will be incorporated into the design of the landscape improvements.
13. Update proposed landscape plans to identify the "Theme Areas" approved through the Silverstone MEDCP, and identify the plant palette accordingly. All plant material and hardscape shall be in conformance with the Silverstone MEDCP and Design Elements. Provide updated landscape plans with final plans submittal.

EXTERIOR LIGHTING:

Ordinance

- F. All exterior luminaires mounted eight (8) feet or higher shall be directed downward and have an integral lighting shield.
- G. Any exterior luminaire with a total initial lumen output of greater than 1600 shall have an integral lighting shield.
- H. Any exterior luminaire with a total initial lumen output of greater than 3050 shall be directed downward and comply with the Illuminating Engineering Society of North America (IES) requirements for full cutoff.

DRB Stipulations

- 14. All exterior luminaires shall meet all IES requirements for full cutoff, and shall be aimed downward and away from property line except for sign, parking lot canopy lighting, and landscape lighting.

- 15. Incorporate the following parking lot and site lighting into the project's design:

Parking Lot and Site Lighting:

- a. The maintained average horizontal luminance level, at grade on the site, shall not exceed 2.0-foot-candles. All exterior luminaires shall be included in this calculation
- b. The maintained maximum horizontal luminance level, at grade on the site, shall not exceed 8.0-foot-candles. All exterior luminaires shall be included in this calculation. All exterior luminaires shall be included in this calculation.
- c. The initial vertical luminance at 6-foot above grade, along the entire property line shall not exceed 0.8-foot-candles. All exterior luminaires shall be included in this calculation
- d. The total lumen per luminaire shall not exceed 24,000 lumens.

VEHICULAR AND BICYCLE PARKING:

DRB Stipulations

- 16. Provide (20) bicycle parking spaces per city of Scottsdale Zoning Ordinance Article IX. – Parking and Loading Requirements, Sec. 9.103. - Parking requirements, C. – Required bicycle parking. Refer to city of Scottsdale Standard Detail #2285. Show bicycle parking calculation and bicycle parking locations on site plan.
- 17. The developer shall provide (4) bicycle spaces (2 racks) at both amenity areas. Bicycle racks shall be designed and constructed conformance to City of Scottsdale Standard detail# 2285 or the developer can proposed a design that blends with the architectural context of development. The developer shall contact City of Scottsdale Transportation Department for review and approval of alternative design and to ensure functionality of racks and dimension of placement prior to installation.
- 18. The site driveways should be designed in general conformance with City of Scottsdale, Type CH-1. COS Standard Detail #2257.

DRAINAGE AND FLOOD CONTROL:

Ordinance

- I. All headwalls and drainage structures shall be integrally colored concrete to blend with the color of the surrounding natural desert.

DRB Stipulations

- 19. Submit a final drainage report that demonstrates consistency with the DSPM and the case drainage report accepted in concept by the Stormwater Manager, or designee. Reference is made to the approved addendum 2 to the Silverstone Drainage Master Plan under plan check 3476-06-18 which reduces the required stormwater storage volume and revised the location of outfall for the parcel.
- 20. Demonstrate consistency with the accepted master drainage plan and report.
 - a. For any design that modifies the accepted master drainage report, the owner shall submit a site-specific addendum to the final drainage report and plan, subject to review and acceptance by the Stormwater Manager, or designee.
 - b. An addendum generated by the final drainage analysis for this site shall be added to the appendix of the final drainage report.

STREETS AND RELATED IMPROVEMENTS:

DRB Stipulations

- 21. Prior to the issuance of an encroachment permit, the owner shall submit plans to construct the following street improvements:

Street Name	Street Type	Improvements	Notes
E. Pinnacle Peak Road	Minor Arterial (Rural)	Remove existing driveway and deceleration lane and replace with curb, gutter and sidewalk. Modify the existing median and provide a pork chop median design with a refuge area.	a., b.
Street Name	Street Type	Improvements	Notes
N. 74 th Street	Local Residential (Suburban Character)	Driveway	c.
Internal Streets	Local Residential (Suburban Character)	Street improvement including pavement, curb and sidewalk on both sides of the street	d.

- a. The developer shall remove the existing driveway and deceleration lane on E. Pinnacle Peak Road that will not be utilized by the proposed development and replace them with vertical curb, gutter and 6-foot-wide sidewalk to match the existing improvement.
- b. The developer shall modify the existing median on E. Pinnacle Peak Road at the existing site entrance and replace it with a pork chop design median with a

refuge area. The median design shall be submitted to City of Scottsdale Transportation Department for review and approval prior to submitting the final improvement plans for review.

- c. The developer shall construct two site driveways on N. 74th Street, one for the northern portion of the development and one for southern portion as shown on the Grading and Drainage Plan with staff receipt date of 4/22/2016. The developer shall remove any existing driveway that will not be utilized by the proposed development and replace it with vertical curb, gutter and sidewalk to match the existing improvement.
 - d. The developer shall design and construct internal streets to conform to Sec. 5-3.107C "Local Residential – Suburban Character" (Figure 5.3-20) of the DSPM. Internal streets shall be minimum 28 feet wide from back-of-curb to back-of-curb, with roll curb and minimum 6-foot-wide sidewalk along both sides of the street, and shall be contained within a minimum 46-foot-wide street tract.
22. Circulation design shall be in conformance with the Silverstone Master Circulation Plane and Zoning Case 15-ZN-2005.
 23. Pedestrian ramps at intersections shall be designed and constructed per City of Scottsdale Standard Details# 2232, #2234 and #2235.
 24. The developer shall provide a pedestrian connection from the internal sidewalk in the southwest corner of the site to the existing sidewalk within the park along Silverstone Drive as shown on the Grading and Drainage Plan with a staff receipt date of 4/22/16.
 25. The developer shall provide a pedestrian connection from the internal sidewalk in the northwest corner of the site to existing sidewalk along E. Pinnacle Peak Road.
 26. The developer shall provide bus stop facilities (shelter, bench, and trash can) on the south side of E. Pinnacle Peak Road 300 feet west of N. 74th Street intersection. The transit facilities shall be approved by City of Scottsdale Transportation Engineering Department staff prior to installation.
 27. Striping and signing plans shall be submitted with final improvement plans for review and approval. The developer shall be responsible for the modification of pavement markings and signing resulting from the required offsite improvement.
 28. The proposed driveway curb returns do not seem to match the existing driveway curb returns. New curb ramps should be located on the mid-point of the curb return and be perpendicular to the curb, instead of directional as shown on the site plan.
 29. Entry gates must meet the City standard; call box must be 75 feet from the adjacent street instead of two lanes of 30 feet (DSPM Sec. 2-1.806; Fig. 2.1-3).
 30. Provide an internal 6-foot-wide sidewalk to connect units to the adjacent streets and site amenities (2008 Transportation Master Plan Ch. 7, Sec. 8 and DSPM 2-1.808).

WATER AND WASTEWATER STIPULATIONS

DRB Stipulations

31. Any existing water and sewer service lines to this site shall be utilized, or shall be disconnected at the main and removed pursuant to the Water Resources Services Department requirements.
32. Before the improvement plan submittal to the Plan Review and Permit Services Division, the owner shall obtain approval of the master water and wastewater reports. The improvement plans shall be consistent with the approved master water and wastewater reports. Any design that modifies an approved master water or wastewater report will require from the owner a site-specific addendum to the respective master report, subject to review and approval by City staff.

FIRE STIPULATIONS

DRB Stipulations

33. With final plan submittal the developer shall demonstrate and provide Fire Road access per Ord. 4045 Sec 503.2.1.
34. With final plan submittal the developer shall demonstrate Knox and Pre-emption device per 503.6.1.
35. With final plan submittal the developer shall demonstrate turning radii (DSPM 2-1.801(5)).



Community & Economic Development Division
Planning, Neighborhood & Transportation

7447 East Indian School Road
Scottsdale, Arizona 85251

Date: 12/2
Contact Name: ANNIE VOS
Firm name: LVA
Address: _____
City, State Zip: _____

RE: Application Accepted for Review.
740 - PA- 2015

Dear ANNIE VOS / Alex Stedman

It has been determined that your Development Application for Silverleaf
has been accepted for review.

Upon completion of the Staff's review of the application material, I will inform you in writing or electronically either: 1) the steps necessary to submit additional information or corrections; 2) the date that your Development Application will be scheduled for a public hearing or, 3) City Staff will issue a written or electronic determination pertaining to this application. If you have any questions, or need further assistance please contact me.

Sincerely,


Name: Jesus Murillo
Title: Senior Planner
Phone number: 480 312-7849
Email address: Jmurillo@scottsdaleaz.gov

Urias, Katrina M

From: Neil Douglass <ndouglass@lvadesign.com>
Sent: Thursday, January 14, 2016 9:38 AM
To: Urias, Katrina M
Subject: Fwd: Re: 9-PP-2015

----- Forwarded message -----

From: "Annie Vos" <avos@lvadesign.com>
Date: Jan 14, 2016 8:15 AM
Subject: Re: 9-PP-2015
To: "Alex Stedman" <astedman@lvadesign.com>
Cc: "Murillo, Jesus" <JMurillo@scottsdaleaz.gov>, "Neil Douglass" <ndouglass@lvadesign.com>

Hello Jesus,

Thank you for the Silverstone comments. I am sending Neil Douglass from my office up right now to pick up the reports. Am I correct that they will be waiting at the counter?

Thanks!

On Thu, Jan 14, 2016 at 8:03 AM, Alex Stedman <astedman@lvadesign.com> wrote:
Thanks, Jesus. Annie from my office will coordinate with you to come by today and pick those reports up.

Alex Stedman, planning manager

LVA urban design studio

astedman@lvadesign.com · 480.994.0994 · c 602.292.8168

120 south ash avenue · tempe, arizona 85281 · lvadesign.com



The information in this email is confidential and may be legally privileged. If you have received this transmission in error, please notify us by email or telephone immediately: 480.994.0994. Any electronic attachments to this email (e.g., reports, drawings, specifications, computer files, etc.) shall remain the property of LVA Urban Design Studio, LLC (LVA). The recipient shall not distribute, reuse or make any modifications to this email or any attached documents without LVA's written consent. Recipients/users of this information acknowledge that all files/data are confidential and subject to copyright protection. The recipient agrees to hold LVA harmless from any claims resulting from any unauthorized changes to, or reuse of these documents.

On Wed, Jan 13, 2016 at 6:31 PM, Murillo, Jesus <JMurillo@scottsdaleaz.gov> wrote:

Hello Alex,

Here is the first review comment letter. Please let me know when you would like to pick up the signed copy and the reports.

Sincerely,

Jesús Murillo

Senior Planner

City of Scottsdale

Planning, Neighborhood, and Transportation

7447 E. Indian School Road, Ste. 105

Scottsdale, AZ 85251

Phone: 480-312-7849

Fax: 480-312-9037

Get informed!

Subscribe to Scottsdale P & Z Link newsletter

 follow us on Facebook



--

Annie Vos, associate planner

LVA urban design studio

avos@lvadesign.com · 480.994.0994

120 south ash avenue · tempe, arizona 85281 · lvadesign.com



The information in this email is confidential and may be legally privileged. If you have received this transmission in error, please notify us by email or telephone immediately: 480.994.0994. Any electronic attachments to this email (e.g., reports, drawings, specifications, computer files, etc.) shall remain the property of LVA Urban Design Studio, LLC (LVA). The recipient shall not distribute, reuse or make any modifications to this email or any attached documents without LVA's written consent. Recipients/users of this information acknowledge that all files/data are confidential and subject to copyright protection. The recipient agrees to hold LVA harmless from any claims resulting from any unauthorized changes to, or reuse of these documents.



APPLICANT RESPONSES TO 1ST PP REVIEW COMMENTS PROVIDED IN **UNDERLINED** TEXT BELOW.

January 7, 2015

Alex Stedman
Lva Urban Design Studio LLC
120 S Ash Ave
Tempe, AZ 85281

RE: 9-PP-2015
Silverstone Parcel F

Dear Mr. Stedman:

The Planning & Development Services Division has completed the review of the above referenced development application submitted on 12-2-2015. 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. The project narrative states that the request does not seek approval for the residential architecture, and that the proposed structures will include 174 "single-family" units. The provided plat identifies multi-family structures (i.e. duplexes and townhomes). With the resubmittal, provide a detail showing the proposed structures to meet the "single-family" structure definition, or submit the architecture for Development Review Board approval with this application (Ordinance Section 1.902.A).

Response: The applicant has provided a plan to subdivide the subject property into single family lots. The proposed residential units within the community will be separated by a minimum air-gap of 2 inches, whereby qualifying these units as single family units. A reference exhibit detailing typical lot configuration for the proposed products has been provided with this submittal.

2. Section 5.1004.A.1, of the amended development standards, approved and stipulated through cases 15-ZN-2005 and 2-MP-2006, states that the minimum property size: Each parcel or lot within a development shall be a minimum net lot size of thirty-five thousand (35,000) square

9-PP-2015
02/18/16

feet. The development standards (in table 5.1003.D of the stipulations) continue to identify the required net lot area, for densities of 17 dwelling units per acre, or less) as 2,562 square-feet per lot. Provide a table identifying all proposed lots and their net lot area.

Response: The applicant has interpreted the minimum lot size requirement in the R-5 zoning district to apply to the overall area of Parcel F (23.9 gross acres). Parcel F is a component of the Silverstone Planned Community, and is described as a subdivided property/lot within the original Silverstone (Rawhide) property.

The development standards in table 5.1003.D of the stipulations identify the minimum required *gross* lot area for densities of 17 dwelling units per acre, or less as 2,562 square feet per lot. At 174 dwelling units on the 23.9 acre parcel, the applicant is providing 5,983 gross square feet/per lot on average.

3. Scottsdale Ordinance requires all proposed single-family lots to have direct access to right-of-way. Update the project site plan to show lots located in the southwestern portion of the site to have direct frontage onto the proposed internal street (Lots 13, 14, 25 & 26). Revise site plan to conform to Scottsdale Revised Code Sec. 48-7 and DSPM 2-1.1105.

Response: The site plan has been revised to ensure that all lots have direct access to right-of-way. Lots 13, 14, 25, and 26 have been redesigned as flag lots with a minimum width of 20' to provide direct access to the right-of-way.

4. Provide a roof plan over topography contour lines with all building roof ridges or parapets provided at 88 Datum and grade contours at 1-foot contour intervals (Reference drainage comments for further required analysis).

Response: The applicant has provided a roof height exhibit to describe how building heights will be defined within the community. This exhibit illustrates how future residences will conform to the building height restrictions approved with the Silverstone zoning case and the Silverstone Master Environmental Design Concept Plan (2-MP-2006). The preliminary Grading Plan also provides indications of proposed pad elevations within the community from which the maximum building height can be extrapolated.

5. Maximum wall height is limited to eight (8) feet, which includes all portions of the wall (i.e. retaining, wall, screen wall, etc.). Review analysis of Cross Section "D," identified walls at ten (10) feet in height (four-foot retaining wall and six-foot screen wall). Either, reduce the height of retaining wall, or the height of screen wall to be in conformance with the maximum allowable wall height requirement; or, setback the 6-foot screen wall a minimum of five (5) feet from the second retaining wall. Note: the proposed wall height is in addition to a six-foot retaining wall (Ordinance Section 5.1004.G.1).

Response: The applicant has revised the plan to maintain a maximum solid wall height of 8 feet.

6. In order to propose stepped walls that meet ordinance requirement for maximum wall height allowed, the walls must provide a minimum distance 5-foot bench area, for landscaping purposes, between the proposed stepped walls. Proposed Cross Section "F," proposes only two (2) feet of bench area. Update the site plan, and sections, to be in conformance with the bench area requirement.

Response: Revised to provide 6' bench

7. Maximum wall height is limited to eight (8) feet in height, which includes all portions of the wall (i.e. retaining, wall, screen wall, etc.). Review analysis, and Cross Section "G," may propose

walls over eight (8) feet in height (depending on the retaining wall height and the proposed six-foot screen wall). Either, reduce the amount of retaining wall, or the amount of screen wall to be in conformance with the maximum allowable wall height requirement; or, setback 6-foot screen wall a minimum of five (5) feet from the retaining wall portion. (Ordinance Section 5.1004.G.1).

Response: See comment response #6.

Legal/Application:

8. The applicant submitted the neighborhood notification letter, notification list, and preliminary plat notification affidavit. The applicant did not consolidate these items and provide an overall descriptive Citizen and Neighborhood Involvement Report. Provide a Citizen and Neighborhood Involvement Report detailing the outreach that the applicant has conducted and the results and comments from the outreach performed (Ordinance Section 1.305.C.1 and 1.305.C.2).

Response: The neighborhood notification letter, notification list, and preliminary plat notification affidavit have been consolidated into an overall descriptive Citizen and Neighborhood Involvement Report which has been included with this submittal.

9. Please revise the Project Narrative so that it includes analysis related to how this development proposal will comply with the Silverstone Master Environmental Design Concept Plan. Please refer to the criteria set forth in Sec. 1.904 of the Zoning Ordinance.

Response: The Project Narrative has been revised to include analysis related to how this development proposal will comply with the Silverstone Master Environmental Design Concept Plan.

Circulation:

10. As proposed, the internal streets do not meet the City of Scottsdale (COS) Transportation Master Plan designation for street located in this location of the City. Update the site plan to show all internal streets being designed and constructed to be in conformance with the COS Local Residential Street, Suburban Character (Scottsdale Revised Code Sec. 47-10, DSPM Figure 5.3-20, and DSPM Section 5-3.100).

Response: The applicant has reviewed the cited street cross-section and has confirmed that the standard cross section for this street type is reflected on the preliminary plat.

Fire:

11. Update the project site plan to demonstrate a minimum drive width of twenty-four (24) feet (Ordinance Section 4045 and 503.2.1)

Response: The site plan has been revised to demonstrate a minimum drive width of twenty-four (24) feet throughout with the exception of gated entry locations. These gated entries meet or exceed the minimum width requirements as defined in DS&PM figure 2.1-3.

12. Update the project site plan to provide and demonstrate appropriate hydrant distances between existing and proposed fire hydrants (Ordinance Section 4045 and 507.5.1.2).

Response: The preliminary plat has been revised to demonstrate appropriate hydrant distances between existing and proposed fire hydrants.

13. Update the project site plan to provide a note stating that "Key switch/pre-emption sensor required for all gates (Ordinance Section 4045 and 503.6.1)."

Response: A note has been added to the site plan identifying the key-switch/pre-emption sensors at all gates.

14. Update the project site plan to provide a note stating that "Unobstructed vertical clearance min. 13'-6" (Ordinance Section 4045 and 503.2.1)."

Response: A note has been added to the site plan stating, "Unobstructed vertical clearance min. 13'-6".

Drainage:

15. Please submit two (2) copies of the revised Drainage Report with the original red-lined copy of the report with the resubmittal material identified in Attachment A.

Response: Yes

16. The provided drainage reports have substantial issues with the analysis and storage volumes. The provided drainage report is showing 2-acre-feet, while the approved master plan shows 3.4-acre-feet required for the calculations. Reduction is based on pre-versus-post flows, from the site, which would likely be considered un-approvable. The engineer submitted an addendum to the stormwater master plan, to reduce storage volumes, which must be submitted separately and be approved for the report for the subdivision to rely on. The lowest floor exhibit was not reviewable due to size and whether the proposed buildings are meeting FEMA/COS floor elevations requirements are uncertain based on the report and exhibit.

Response: Addendum to Master Drainage Report was provided and has since been reviewed by Rich Anderson. A revised report Addendum to the Master Drainage Report has been submitted with pre vs post calculations for revised detention requirements based upon agreed upon storage calculation methodology. The onsite report submitted with this submittal relies upon the updated storage requirements shown in the addendum.

Highest Adjacent Grade exhibit has been revised and is provided full size in this submittal.

Water and Waste Water:

17. Please submit three (3) copies of the revised Water and Waste Water Design Report(s) with the original red-lined copy of the report with the resubmittal material identified in Attachment A.

Response: Wastewater BOD has been accepted with comments. Water BOD has been revised and resubmitted for review with this submittal.

Landscaping/Open Space:

18. The stipulations for cases 15-ZN-2005 and 2-MP-2006 and the stipulations located within the Silverstone MEDCP requires one-third (1/3) of the required open space to be located as "frontage open space, adjacent to the internal streets, to provide a setting for the building..." Update project site plans and Open Space plans to show conformance with these requirements.

Response: An updated open space plan has been provided showing that one-third (1/3) of the required open space has been located as frontage open space adjacent to internal streets (i.e. 74th street). The required 1.45 acres has been provided in this area.

19. The Silverstone MEDCP (approved through case 15-ZN-2005 and 2-MP-2006) requires all landscape plans proposed for the Silverstone site to be reviewed by the Silverstone Development Review Committee (SDRC) before submittal to the City. Provide confirmation of submittal and review by SDRC.

Response: The applicant has provided landscape plans to the S.D.R.C. for review.

20. Please update the preliminary landscape plan to provide information that will confirm that mature trees are provided in compliance with the provisions of Zoning Ordinance Section 10.502.B.3. and 5.1004.D (forty (40%) percent).

Response: A note has been added to the landscape plans stating that fifty (50%) percent of the trees provided shall be mature. This exceeds the provisions of Zoning Ordinance Section 10.502.B.3. and 5.1004.D (forty (40%) percent) and is in line with the 50% referenced in the MEDCP.

21. Landscape plans shall provide fifty (50%) percent of the trees provided as mature trees. Update the narrative and landscape plans to reference the MEDCP requirement.

Response: See comment response #20.

22. Please revise the plant legend so that plant symbols shown on the landscape plan are accurately represented on the plant legend so that COS staff and the Development Review Board will be able to understand the landscape design concepts. Please refer to Zoning Ordinance Section 10.200 and the Plan & Report Requirements for Development Applications. There will be comments regarding the preliminary landscape plan after it has been received and reviewed by staff.

Response: The preliminary landscape plan has been revised so that plant symbols on the landscape plan are accurately represented on the plant legend so that COS staff and Development Review Board will be able to understand the landscape concepts.

23. Please update the project landscape plan to identify the native plant salvage materials that will be re-used within the landscape plan. Revise the plant legend so that plant symbols shown on the landscape plan to show such salvage materials.

Response: The preliminary landscape plan has been revised to identify the native plan salvage materials that will be re-used within the landscape plan.

24. Update the project landscape plan to remove the proposed Brakelights Yucca plant from the landscape plant palette legend. This particular plant is not found on either the Silverstone plant list or the City of Scottsdale desert appropriate plant list.

Response: The proposed Brakelights Yucca plant has been removed from the preliminary site plan.

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:

25. Please modify the site design of the dead-end parking aisles to be in accordance with the Design Standards & Policies Manual, Section 2-1.809.C., Figure 2.1-4.

Response: The dead-end parking aisles have been modified in accordance with the Design Standards and Policies Manual, Section 2-1.809.C, Figure 2.1-4.

26. In the preliminary plat documents, all section drawings are noted as 'Not to Scale'. Please revise all section drawings so that they provide notation, in XXXX.XX format, that will indicate the elevation/grade for all finished floor, all pavement, all top-of-wall, finish grade, natural grade, existing grade, etc., so that staff and the Development Review Board will be able to understand the how the section drawings relate to the Project Narrative statement that "residential development will be slightly elevated."

Response: Sections were revised to show grades. Please refer to the Silverstone Parcel F Exceptions Exhibit provided in the submittal package for further cut and fill information.

27. Please revise the configuration of the lots on the preliminary plat so that the rear yard of the individual lots will not front onto the adjacent streets. Please revise the on-site drive aisles, sidewalks, landscape areas, amenity area, and refuse enclosures as necessary (DSPM Section 2-1.1103).

Response: Per discussions with city staff, this requirement can be met by providing four-sided architecture for units that rear-orient to adjacent perimeter streets. The applicant will agree to a stipulation requiring both front and rear architecture for units adjacent to 75th Street and Pinnacle Peak Road.

28. Please provide information and illustrations regarding pedestrian access from N. 74th Street to the development (Scottsdale Sensitive Design Principle 6 and DSPM Section 2-1.808).

Response: Additional information and illustrations regarding pedestrian access from N. 74th Street to the development has been provided within the preliminary landscape set.

Landscape Design:

29. Please update landscape plan to 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 (DSPM Section 5-3.119).

Response: The preliminary landscape plan has been updated to provide a dashed line to indicate the sight distance visibility triangles.

30. On Conceptual Landscape Plan Sheet 4 of 6 Detail 3 Retaining Walls, includes illustrations regarding two stepped retaining wall designs, however it is unclear how these retaining walls will be implemented with the proposed development. Please clarify the utilization of the stepped retaining wall designs. Please refer to the Plan & Report Requirements for Development Applications.

Response: Detail 3 has been revised to clarify this element as a "Planter Wall" These wall types will be limited to amenity and entry areas. Retaining wall details are included with the preliminary plat set.

31. Notes on the landscape plan appear to be 6-point font size, or less. Please revise the notes so that they are 12-point font size. Please refer to the Plan & Report Requirements for Development Applications.

Response: All notes on the preliminary landscape plan have been revised to show a minimum of 12-point font size.

32. With the construction document submittal, please show the location of the backflow preventer, and specify the City of Scottsdale M.A.G. Supplement detail number.

Response: The location of the backflow preventer and its M.A.G. Supplement detail number will be shown with the construction document submittal.

Circulation:

33. The Design Standards and Policies Manual identifies the requirement for proposed gated communities to provide a minimum of 75 feet of queuing distance prior to the gate entrance. Update the project site plan to show the gated entry to provide a minimum 75-foot queuing distance to the call box (DSPM Section 2-1.806 and DSPM Figure 2.1-3).

Response: The amended development standards approved for this site with cases 15-ZN-2005 and 13-UP-2005, state, "The developer shall locate security gates a minimum of 75 feet from the back of curb of the intersecting street". The site plan has been revised provided a minimum of 75 feet between the security gates to the back of curb of the intersecting street.

34. Update site plan to show all internal streets, where street bubbles are proposed, to be in accordance with the Design Standards and Policies Manual (DSPM Section 5-3.1100 and Figure 5.3-51).

Response: Due to the constraints on this site, the applicant has elected not to include street bubbles as they do not add tangible benefit to the subdivision design.

35. Update the site plan to provide the correct number of refuse enclosures. Five (5) refuse enclosures are required for the proposed 98 dwelling units located in the northern portion of the site (DSPM Section 2-1.804).

Response: The site plan has been revised to show five refuse containers for the proposed 98 dwelling units in the northern portion of the site.

36. Update site plan to provide a pedestrian connection, located in the center of the project and at the southern portion of the site, from the internal circulation to the existing wash multi-use path identified on project trail plan (Silverstone MEDCP, page 22).

Response: Due to grading and drainage requirements for this site, a pedestrian connection in the center of the project to the Rawhide Wash is not feasible. Instead, the applicant has provided two additional pedestrian connections, one at the southwest corner of the site which connects to the park and the Rawhide Wash, and the other at the northwest corner of the site which connects to the existing Rawhide Wash trail network.

37. Update the site plan to provide four (4) bicycle parking spaces (2 racks) at both amenity areas per (Ordinance Section 9.103 and DSPM Section 2-1.808). Bicycle racks can blend with the architectural context of development. Applicant to contact Transportation Department to ensure functionality of racks and dimension of placement prior to installation. Applicant also has the option to use City of Scottsdale Standard Detail #2285.

Response: The site plan has been updated to provide 4 bicycle parking spaces (2 racks) at both amenity areas.

38. Update the site plan to provide a pedestrian connection from the internal sidewalk, located in the southwest corner of the site, to the existing sidewalk, within the park, along E. Silverstone Drive (2008 Transportation Master Plan Ch. 7, Sec. 8; DSPM Section 2-1.808).

Response: The site plan has been revised to show a pedestrian connection for the internal sidewalk, located in the southwest corner of the site, to the existing sidewalk, within the park, along E. Silverstone Drive.

39. Update the site plan to orient refuse enclosures at a thirty (30) degree angle (DSPM Section 2-1.804 and COS Standard Detail #2147-1).

Response: The site plan has been revised to show all refuse containers oriented at a thirty (30) degree angle.

40. Update the project site plan to provide a pedestrian connection, from the internal sidewalk, located in the northwest corner of the site, to the existing sidewalk along E. Pinnacle Peak Road (2008 Transportation Master Plan Ch. 7, Sec. 8; DSPM 2-1.808).

Response: Due to the location of an existing drainage swale, a direct pedestrian connection from the internal sidewalk located in the northwest corner of the site, to the existing sidewalk along E. Pinnacle Peak Road cannot be reasonably accommodated. Instead, a pedestrian connection has been provided from this location to the proposed trail network in the Rawhide Wash.

41. Update the site plan to provide five-foot-wide (5-ft) access aisle adjacent to ADA parking space (Ordinance Section 9.105).

Response: The site plan has been revised to show a five-foot-wide (5-ft) access aisle adjacent to the ADA parking spaces.

42. Owner will likely be required to dedicate safety triangle easements at all street intersections, including all internal street intersections (DSPM Section 5-3.119D and Figure 5.3-27).

Response: The applicant has dedicated full safety triangle easements at all street intersections within the southern portion of the community. For the northern portion of the community, the applicant is providing reduced safety triangle easements which are measured 35' from the back of curb. The safety triangle easements have been shown on the site plan, preliminary plat, and conceptual landscape plan.

Lighting Design:

43. On Sheet 1 of 6 that includes light fixture cut-sheets information and illustrations regarding fixtures 'C' and 'D' however it is unclear how these light fixtures/features will be implemented with the proposed development. Please clarify the utilization of regarding fixture 'C' and 'D'. Please refer to the Plan & Report Requirements for Development Applications

Response: Fixture 'C' is a bollard and fixture 'D' is a wall mount. The lighting plan has been updated to reduce confusion regarding fixtures 'C' and 'D'.

44. There are three sheets that are identified as Sheet 1 of 6 however two of them include information and illustrations regarding lighting. Please clarify the sheet numbering sequence. Please refer to the Plan & Report Requirements for Development Application.

Response: The lighting plan sheet number system has been revised.

Archaeological:

45. The Report of a Class I Archaeological Literature Search for the Silverstone Development located off of Pinnacle Peak Road and Scottsdale Road in Scottsdale, Maricopa County, Arizona

(Report) does not meet current industry standards, as defined in the Arizona State Historic Preservation Office (SHPO) Report Standards 2015. The Report states on page 2:

“The project area is under consideration for development but there are no currently identified cultural resource management regulations or requirements from local, state or federal agencies. At this time the archaeological literature search is being conducted for planning purposes only.”

However, if this Report has been submitted in support of a Certificate of No Effect from the City of Scottsdale, then municipal codes do apply, specifically Scottsdale Revised Code Sections 46-132 and 46-133. Deficiencies in the Report that will need to be corrected to allow for appropriate review for a Certificate of No Effect include the following:

- a. Maps – The quality of the maps supplied in the Report is very poor; in fact they are nearly illegible. Please provide maps depicted on full-scale portions of the USGS Curry’s Corner 7.5-minute topographic map, in keeping with the following SHPO standards:

3. Project Location:

(c) Maps and photographs must be of professional quality and legible in a photocopied version. Final reports must be printed in color. Maps must include the appropriate key, scale, and north arrow. Township, Range, and Section must also be included on all location maps. USGS topographic maps must be at a scale of 1 inch = 2000 feet.

4. Previous Research/Records Searches:

(b) Cultural resources and previous surveys identified within a one-mile buffer zone around the APE must be properly labeled and plotted on a 1:24,000 scaled 7.5' topographic map and summarized in tables (1 inch = 2000 feet). A half-mile buffer zone may be used if the project is located in a highly urbanized area or for linear surveys; if you use a half-mile buffer zone, clearly articulate this in your report.

- b. Adequacy of the Previous Cultural Resources Survey – The Report also requires discussion of the adequacy of the cultural resources survey conducted in 2003 that examined the area of Parcel F, per the following standard:

4. Previous Research/Records Searches:

(f) Briefly discuss those surveys and cultural resources that intersect the current APE. If previous surveys within the APE are more than 10 years old, then there must also be a discussion on the adequacy of those surveys, including whether the previous surveys were conducted to current survey and site recording standards (following SHPO’s Guidance Point No. 5 available at:

http://azstateparks.com/SHPO/downloads/SHPO_5_Old_Survey.pdf)

- c. Citations/References – The Report lacks a bibliography that provides the report reference for the previous survey project cited in the text. This reference should be included, along with references for any other cited reports, per the following SHPO standards:

4. Previous Research/Records Searches:

(j) Full citations for those projects intersecting any portion of the APE must be provided in the Reference section of the report. Excluding reports for surveys completed under an AAA permit, it is no longer necessary to include full citations for projects within the buffered study area, outside of the APE.

10. References/Bibliography: Each report must contain a bibliography of all references cited, with those citations in the background research section limited to those projects intersecting the APE.

Response: An updated Archaeological Report has been provided with this resubmittal that addresses City comments.

46. Scottsdale Revised Code (SRC) Section 46-132 requires that a qualified archaeologist prepare an archaeological survey and report, and SRC Section 46-130 defines a qualified archaeologist as an individual or firm meeting the Arizona State Museum's standards and professional qualifications. We have determined that Dr. Jerry Howard/Howard Archaeological Surveys is not currently listed among the archaeological consultants holding Arizona Antiquities Act blanket permits on the Arizona State Museum website. So technically, Dr. Howard is not an "Arizona registered archaeologist" as is indicated on page 1 of the Report. Please provide a Report that has been prepared by a qualified archaeologist.

Response: The applicant has confirmed that the applicant's archaeologist is a registered archaeologist.

47. Please identify Parcel F of the Silverstone Development by its Maricopa County Assessor's parcel number, or provide a map of the Silverstone Development parcel numeration.

Response: See comment response #47.

48. Within the Report there is reference to the Herberger Site, AZ U:5:3(ASU), one of two Hohokam villages in the vicinity of the study area. The discussion of this site is not current, as it was renamed Pinnacle Peak Village, AZ U:5:239(ASM), in the early 1990s and has been the subject of several archaeological projects since that time. Please revise the Report the updated information regarding this site.

Response: See comment response #47.

Lighting:

49. Notes and symbols on the lighting plan and cut-sheets appear to be 6-point font size, or less. Please revise the notes so that they are 12-point font size. Please refer to the Plan & Report Requirements for Development Applications.

Response: Notes and symbols on the lighting plan and cut-sheets have been revised to be a minimum of 12-point font.

Considerations

The following considerations have been identified in the first review of this application. While these considerations are not critical to scheduling the application for public hearing, they may improve the quality and may reduce the delays in obtaining a decision regarding the proposed development. Please consider addressing the following:

Elevations:

50. The MEDCP describes residential structures to be designed using diverse home types, building orientations, setbacks, massing, and architectural style. The MEDCP states that the design should draw inspiration from rich and diverse southwest architecture. Consider providing conceptual elevations to provide assurance that the architectural design of the structures will meet the intent of the approved MEDCP.

Response: Because this application is for single-family residential units, the applicant will not be submitting conceptual elevations for DRB review. The applicant will however, ensure that architectural design of the structures will seek to meet the intent of the approved MEDCP.

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:

51. Identify how the project is in conformance with ADA parking requirements and access to the proposed project amenities. Update the circulation plan to clearly identify the spaces and access routes.

Response: No street lights fixtures are proposed for this development.

Landscaping:

52. The project narrative states that the majority of the site's vegetation has been disturbed; while City records show that on this Parcel "F" the mature vegetation has remained undisturbed since the 1979 aerials. Update the narrative to reflect that a majority of the mature vegetation has been undisturbed and that those areas shown as open space will be kept in a natural state.

Response: The Silverstone Master Plan area is an exception from the ESL overlay. Therefore, there is no requirement that mature vegetation must remain undisturbed. The applicant has performed a Native Plant Inventory and will salvage qualifying trees per City of Scottsdale regulations.

53. Please show the locations of street light fixtures on the landscape plan. Please refer to the Plan & Report Requirements for Development Applications.

Response: See comment response #51.

Circulation:

54. Update the site plan to show the pedestrian ramps, at street intersections, to be designed as per COS Standard Detail #2232, #2234, #2235.

Response: The site plan has been revised to show the pedestrian ramps and street intersections to be designed as per COS Standard Details.

55. Update the site plan to extend the sidewalk located along the south side of the accessible parking space, near lot 98, in the northern portion of the site, so that the sidewalk is continuous.

Response: The site plan has been revised to extend the sidewalk located along the south side of the accessible parking space, near lot 98, in the northern portion of the site, so that the sidewalk is continuous.

56. Update the site plan to show that the internal street layout accommodates emergency vehicles with a 49 foot outside turning radius and 25-foot inside radius, without encroaching onto the curb and sidewalk.

Response: The site plan has been revised to show that the internal street layout accommodates emergency vehicles with a 49 foot outside turning radius and a 25-foot inside radius, without encroaching onto the curb and sidewalk.

Fire:

57. Update the site plan to provide and demonstrate conformance with all commercial turning radii requirements at all corners (25', 49' & 55') (DSPM Section 2-1.802(5)).

Response: See comment response.#56.

58. Update the site plan to provide and demonstrate that divided entrance/exit lanes shall provide a minimum twenty-foot width (DSPM Section 2-1.802(2)). Please note that short lanes may not be able to accommodate commercial turning radii requirements. Confirm that proposed short lanes will accommodate commercial radii requirements.

Response: The site plan has been revised to show that divided entrance/exit lanes shall provide a minimum twenty-foot width in conformance with DS&PM figure 2.1-3.

59. Update the site plan to provide a note stating that "Fire lane surface will support 83,000 lbs. GVW (DSPM Section 2-1.802(3)).

Response: The site plan has been revised to include a note stating that "Fire lane surface will support 83,000 lbs.

Water/Wastewater:

60. Update the water and wastewater reports to show the unused sewer stubs to be plugged at the manhole and the troughs regouted (DSPM Section 7-1.405).

Response: Noted

61. Update the water and wastewater reports water stubs mechanically plugged at the tee/valve, the valve securely shut and the valve box removed (DSPM Section 6-1.402).

Response: Added to water exhibit in Water BOD

62. The proposed water lines shall remain within the pavement area. If possible, realign the southern connection, to N 74th Street, out of the tract area.

Response: The applicant has revised the alignment of the street.

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 30 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 480-312-7849 or at jmurillo@scottsdaleAZ.gov.

Sincerely,

Jesus Murillo
Senior Planner

cc: Tana Wahtola
P.O. BOX 16460
PHOENIX, AZ
602-230-1051 (PHONE)
twahkola@vtaig.com

**ATTACHMENT A
Resubmittal Checklist**

Case Number: 9-PP-2015

Please provide the following documents, in the quantities indicated, with the resubmittal (all plans larger than 8 1/2" x 11" shall be folded):

- One copy: COVER LETTER – Respond to all the issues identified in the first review comment letter.
- One copy: Revised CD of submittal (DWG or DWF format only)
- One copy: Revised Narrative for Project
- Three copies of the Revised Traffic Impact Mitigation Analysis (TIMA)

Context Aerial with the proposed Site Plan superimposed

Color	<u>1</u>	24" x 36"	<u>1</u>	11" x 17"	<u>1</u>	8 1/2" x 11"
-------	----------	-----------	----------	-----------	----------	--------------

Preliminary Plat:

<u>10</u>	24" x 36"	<u>2</u>	11" x 17"	<u>2</u>	8 1/2" x 11"
-----------	-----------	----------	-----------	----------	--------------

Open Space Plan:

<u>2</u>	24" x 36"	<u>2</u>	11" x 17"	<u>2</u>	8 1/2" x 11"
----------	-----------	----------	-----------	----------	--------------

Elevations (Optional):

Color	<u>1</u>	24" x 36"	<u>1</u>	11" x 17"	<u>1</u>	8 1/2" x 11"
B/W	<u>1</u>	24" x 36"	<u>1</u>	11" x 17"	<u>1</u>	8 1/2" x 11"

Landscape Plan:

Color	<u>2</u>	24" x 36"	<u>2</u>	11" x 17"	<u>2</u>	8 1/2" x 11"
B/W	<u>2</u>	24" x 36"	<u>2</u>	11" x 17"	<u>2</u>	8 1/2" x 11"

Lighting Site Plan(s):

<u>2</u>	24" x 36"	<u>2</u>	11" x 17"	<u>2</u>	8 1/2" x 11"
----------	-----------	----------	-----------	----------	--------------

Photometric Analysis Plan(s):

<u>2</u>	24" x 36"	<u>2</u>	11" x 17"	<u>2</u>	8 1/2" x 11"
----------	-----------	----------	-----------	----------	--------------

Manufacturer Cut Sheets of All Proposed Lighting:

<u>2</u>	24" x 36"	<u>2</u>	11" x 17"	<u>2</u>	8 1/2" x 11"
----------	-----------	----------	-----------	----------	--------------

Site Cross Sections:

<u>2</u>	24" x 36"	<u>2</u>	11" x 17"	<u>2</u>	8 1/2" x 11"
----------	-----------	----------	-----------	----------	--------------

Cuts & Fills Site Plan

<u>2</u>	24" x 36"	<u>2</u>	11" x 17"	<u>2</u>	8 1/2" x 11"
----------	-----------	----------	-----------	----------	--------------

Technical Reports:

- 2 copies of Revised Drainage Report:
- 1 copies of Revised Storm Water Waiver:
- 3 copies of Revised Water Design Report:
- 3 copies of Revised Waste Water Design Report:

Resubmit the revised Drainage Reports, Water and Waste Water Report and/or Storm Water Waiver application to your Project Coordinator with any prior City mark-up documents.