



City of Flagstaff
Community Development
Substantive Review Comments

Project Name: Highgate Senior Living **Date:** 2/19/19
Project No.: PZ-18-00061-02
Project Address: 1831 N Jasper Dr

Application Type: Site Plan Review
Review Type: Substantive 5th Submittal

Project Manager: Patrick St. Clair
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Phone: 928.213.2612

Status of Review: **Approved with Conditions**

In accordance with ARS 9-835(J), the Substantive Review of the application is complete and the application has been approved subject to the following conditions and comments. This correspondence is being transmitted on Day 48 of the 52 day Substantive Review Timeframe.

Current Planning: Patrick St. Clair – **Approved with Conditions** – 2/19/19

Conditions of Approval:

1. Any outstanding conditions remaining from the comments below shall be addressed at the Civil and Grading submittal or at the Building Permit Application. *The next step for this project is to move into the Zoning Map Amendment application process, which is currently in progress. Grading and Civil plan submittals should not be made until such time as the Zoning Map Amendment is fully approved.*
2. The Approval of the project is predicated on the corrections to prior comments reflected in the digital architectural drawings submitted by the applicant via email on 2/15/19 (see attached). The approval requires that the applicant supply (1) full digital copy and (1) full paper copy of the revised and corrected Site Plan.

Substantive Engineering: Jeremy DeGeyter – **Approved with Conditions** - 2/19/2019

Approved with Conditions:

1. No portion of any building or permanent structure shall encroach into a drainage easement, including footings, overhangs, etc.

Substantive Fire Prevention: Kent Snide – **Approved** - 11/08/2018

No Comments

Substantive Public Works: Adam Miele – **Approved** - 11/14/2018

No Comments

Substantive Stormwater: Douglas Slover – **Approved with Conditions** - 02/19/2019

Conditions of Approval:

1. Please see prior stormwater comments for approved with condition comments, general comments and future submittal requirements (see Prior Stormwater comments section below).



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Future Submittal Requirements:

1. In addition to prior comments please note that Building Plans shall include construction detail(s) showing proposed building wall, edge of footing, eave line and any part of the building being outside of the existing drainage easement

- Prior Stormwater comments: Douglas Slover - **Approved with Conditions** - 1/08/2018

Conditions of Site Plan Approval

1. The provided drainage letter should discuss existing and proposed site discharge locations in addition to the LID outflow location discussion provided. Please include additional discussion of conveyance intent of this particular site as described in the Report.
2. The provided drainage letter should include expanded discussion of the drainage routing concept. Include discussion of parameters of routing flows in excess of the LID 2-year flow rates being routed to the ROCV facility.
3. Driveway culvert in the existing drainage easement along N. Jasper Drive on Sheet GD01, should include/show outlet scour protection.
4. Show continuation of drainage easement to the west along Gemini and provide outlet scour protection for proposed driveway culvert on Sheet GD01.
5. Sheet SP01 identifies a pedestrian connectivity sidewalk along Gemini. Provide label for at grade crossing or show drainage conveyance beneath.
6. Sheet GD01 identifies a wall within the drainage easement nearest the intersection of Gemini and Jasper. No permanent structures will be allowed within the drainage easement. Please clarify what this structure is.
7. Private onsite stormwater conveyance nearest the intersection of Gemini and Jasper encroaches into public drainage easement. Revise layout to remove routing of proposed private system from within public drainage easement at the western most portion of the structure. Can this discharge into the existing drainage channel north of the building?
8. Private onsite stormwater conveyance nearest the intersection of Gemini and Jasper encroaches into public drainage easement. Provide separation structure at ROW boundary for the discharge of this private line or provide a perpendicular discharge from private conveyance to drainage easement.
9. Show separation manhole at ROW boundary at the southern driveway thus separating the public stormdrain from the private.
10. As the connection to the southern driveway culvert from the outlet of the LID/detention system is more than a single lateral with inlet, a connection manhole is required. Please show.

General Comments:

1. Roadway capacity for area of site drainage being routed to the roadway will need to be justified/evaluated. Provide discussion of this in final drainage documentation.
2. Flows in excess of the 10-year event may leave the roadway at the north east entrance and enter the site. Flows then would be routed through the site at its conveyance capacity and discharge to N. Gemini Drive. Document how this potential issue is being addressed. Provide discussion of this item in final drainage documentation.
3. Areas of impervious surfaces at or near the site entrance should be routed to the LID basin to the maximum extent practicable during final design.

Future Submittal Requirements:

1. Address the condition of approval items with Return for Correction requirements of other staff if applicable.



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2. Civil Plan submittal to include revised drainage design documentation. Include all items previously discussed and address all condition of approval comments. Also include catchment delineations for any location of peak flow analysis.
3. Include high water line on exiting roadside ditch within the civil plan set.

Substantive Traffic: Reid Miller - *Approved* - 10/29/2018

No Comments

Substantive Water Services: Jim Davis – *Approved* - 10/30/2018

No Comments

Substantive Housing: Jennifer Mikelson – *Approved* - 11/08/2018

No Comments

Substantive HPC/Comm Design: Karl Eberhard – *Approved* - 11/14/2018

No Comments

Substantive Building & Safety: Patrick St. Clair - *Approved with Conditions* - 11/07/2018

Conditions of Site Plan Approval:

1. None

General comments pursuant to Site Plan review:

1. IBC 508.4.4.1 clarifies that separations indicated in table 508.4 shall be constructed as fire barriers per IBC 707 or horizontal assemblies complying with IBC 711, or both for complete occupancy separation.
2. An approved building permit will not be issued until a rough grading certificate has been received and approved by the engineering department. Retaining walls that are not part of a structure or are required to be in place as part of the rough grading permit shall be submitted for separate building permit approval.
3. Fire alarm and fire sprinkler systems can be submitted as deferred submittals. The drawings for those systems are reviewed for approval by the City of Flagstaff Fire Department. Contact Kent Snide @ 928.213.2508 for information concerning these reviews.

Comments for Future submittals:

1. At building permit submittal please include/clarify the following:
 - a. Indicate the horizontal assembly locations required for compliant floor to floor occupancy separation on the building sections and/or plans.
 - b. Include the fire separation requirement between the B and I-1 occupancies in the code review chart on sheet A1.
 - c. Indicate the fire barrier required between the 1st floor B/A-2 occupancies.
 - d. Indicate the fire barrier required between the 2nd floor B/I-1 occupancies.
 - e. Indicate the fire barrier required between the 2nd floor A-2/I-1 occupancies.
 - f. Clarify the location(s) of the required smoke partitions for the I-2 occupancy on the plans.
2. Generators shall comply with all applicable sections of IBC chapter 27.
3. Monument signs require a separate building permit application in addition to sign permit(s) required by the Current Planning program.