

DEVELOPMENT REVIEW BOARD REPORT



MEETING DATE: March 18, 2004

ITEM NO. _____

PROJECT NAME	Pump Station #42 Perimeter Wall Improvements
REQUEST	Request approval of wall plan & elevations for Pump Station 42 perimeter wall improvements.
CASE NUMBER	4-DR-2004
OWNER	City of Scottsdale / Capital Projects Management 480-312-7769
ARCHITECT/ DESIGNER ENGINEER	N / A Valentine Environmental Engineers LLC 480-283-8991
APPLICANT/ COORDINATOR	Chuck Henne / Bill Verschuren City of Scottsdale / Capital Projects Management 480-312-7097
LOCATION	26602 N Pima Rd
BACKGROUND	<p>Zoning: The site is zoned Single Family Residential District, Environmental Sensitive Lands, Foothills Overlay (R1-190, ESL, FO). Municipal uses are a permitted use in the district.</p> <p>Context: The subject property is located at the northwest corner of Pima Road and Jomax Road, specifically 26602 Pima Road. The site consists of an existing City of Scottsdale water facility (Pump Station No. 42) that includes water tanks, water pumps, and all of its associated equipment. It is located on a separate parcel approximately 650 ft. from Pima and Jomax Roads; therefore it has no street frontages. Currently, the site is within the planned boundary for the proposed preserve and is completely surrounded by vacant land zoned R1-190, ESL, FO. The surrounding land consists of undisturbed natural vegetation.</p>
APPLICANT'S PROPOSAL	<p>Applicant's Request: The applicant seeks approval of wall plan and elevations of a block wall that will be constructed around the existing Pump Station No. 42.</p>

APPROVED

3-18-04
DATE

SD
INITIALS

The Foothills Overlay zoning requires a maximum wall height of six feet by right, but also allows the Development Review Board to grant exceptions to allow walls up to 7.5' which matches this request. The justification for this increase has been made that the wall is set back a significant distance from adjacent streets that the added height will not be a meaningful impact.

Development Information:

- Existing Use: Pump Station No. 42
- Parcel Size: 2.54 acres
- Existing Buildings: water tanks/pumps and related equipment
- New wall height allowed/proposed: 7.5 feet/7.5 feet

DISCUSSION

Currently, the entire parcel enclosed by an existing chain link fence. The applicant will replace the fence with a new concrete masonry unit (CMU) block wall. Unlike the fence, the block wall will meander around the existing landscaping and move vertically up and down with the existing topography. The wall will be coated with the same stucco that is used on the other pump station facilities found along Pima Road. The example shown on the sample board is from Pump Station 127 located at 8845 Los Gatos Dr. The wall has been stipulated to a maximum height of 7 ft. 6 in. and the stucco portions of the wall to be painted Western Reserve Brown. The color is consistent with other light poles, utility equipment, traffic signals, and other apparatuses in the city right-of-way. To break up the long walls, the applicant has proposed to add adobe block pillars at the main entrance and intermittently along the wall face. 8-inch adobe blocks will be used for the pillars and they will remain their natural color from the factory. Even though the wall is set approximately 650 ft from all public streets and is surrounded with a lot of natural vegetation, which helps break down the mass of the wall, staff is encouraged to see the pillars for the people using the area. No new landscaping or lighting is proposed with this application.

**OTHER
DEPARTMENTS****Preserve Division:**

The division was asked to look at the proposal and agrees that the new meandering wall is more aesthetic than the existing chain link fence.

**STAFF
RECOMMENDATION****Recommended Approach:**

Staff recommends approval, subject to the attached stipulations.

Scottsdale Development Review Board Report

Case No. 4-DR-2004

STAFF CONTACT(S)

Bill Verschuren

Bill Verschuren
Senior Planner
Phone: 480-312-7734
E-mail:
bverschuren@ScottsdaleAZ.gov

Jayna Shewak

Jayna Shewak
Development Planning Manager
Phone: 480-312-7059
E-mail: jshewak@ScottsdaleAZ.gov

ATTACHMENTS

#1-Project Narrative
#2-Context Aerial
#2A-Close-Up Aerial
#3-Zoning Map
#4-Wall Plan
#5-Color Elevations
#6-Color Elevations
#7 Color Elevations
#8-Color Elevations
#9-Color Elevations
#10-Color Elevations
#11-Wall Details
#12-Column Details
A-Fire Ordinance Requirements
B-Stipulations/ Zoning Ordinance Requirements

APPROVED

3-18-04
DATE

JS
INITIALS

4-DR-2004
1/26/04

Narrative Description

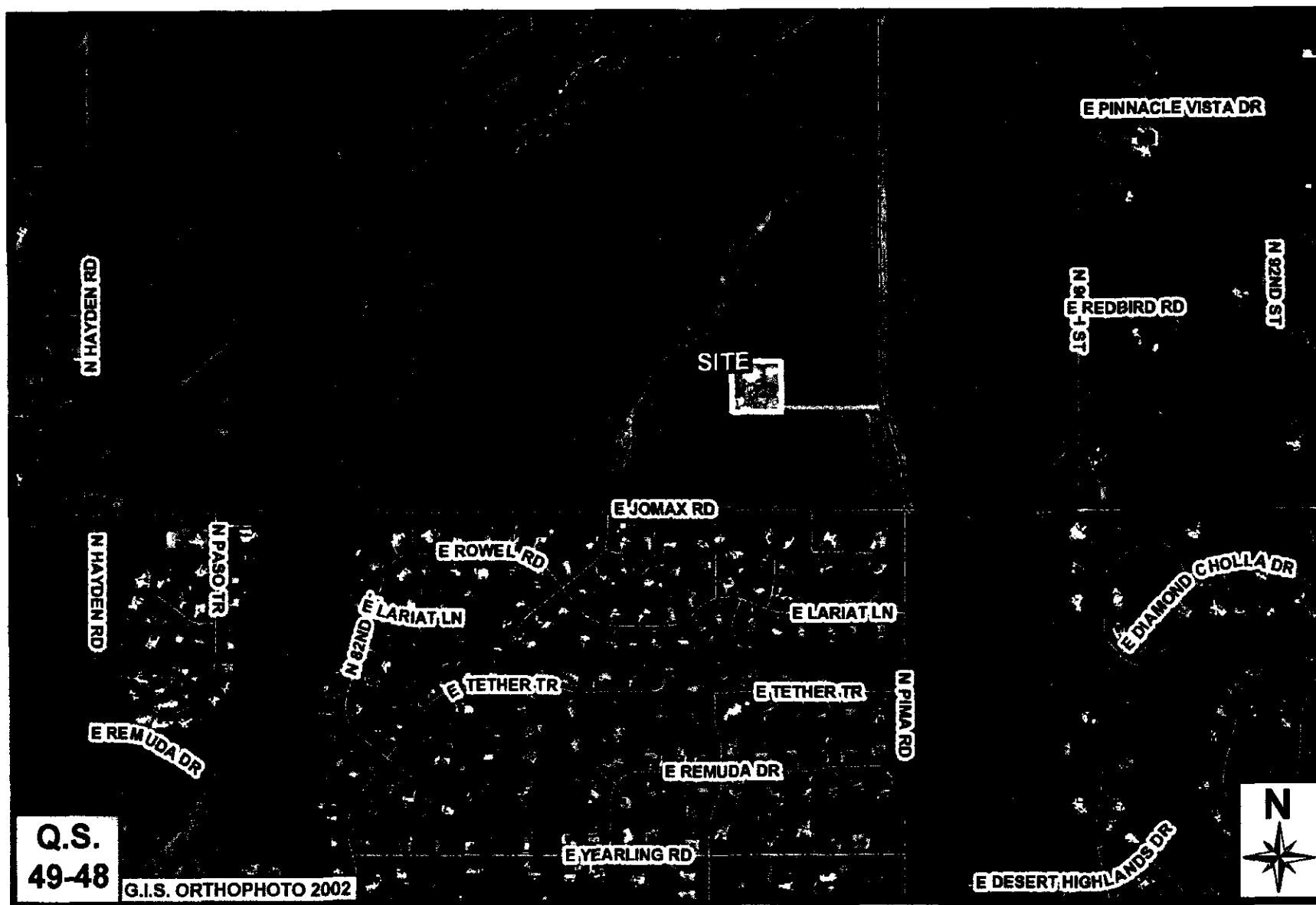
Project Name: Pump Station No. 42 Perimeter Wall Modifications

The project involves a Perimeter Block Wall improvement for the City of Scottsdale Pump Station No. 42 site. The site is located at 26602 North Pima Rd, in the vicinity of the Pima Road and Jomax Road intersection. No landscaping and lighting modifications will be required for this project because the new Perimeter Wall will be constructed around existing lighting and landscape features.

The new Pump Station Site. No. 42 Perimeter Block Wall shall be designed to meet Desert Foothills Design Guidelines and not be taller than 7 feet 5 inches above finished site grade.

The new Pump Station Site. No. 42 Perimeter Block Wall shall consist of Concrete Masonry Unit (CMU) construction with interspaced Adobe Block pillars attached to the CMU wall face. Adobe block size shall be 8-inch. Stucco for CMU portions of Perimeter Wall shall have the color and style similar to the existing City of Scottsdale Site 126 Buildings and Perimeter Block Wall and as recommended by a local citizen, Mr. Tony Nellessen.

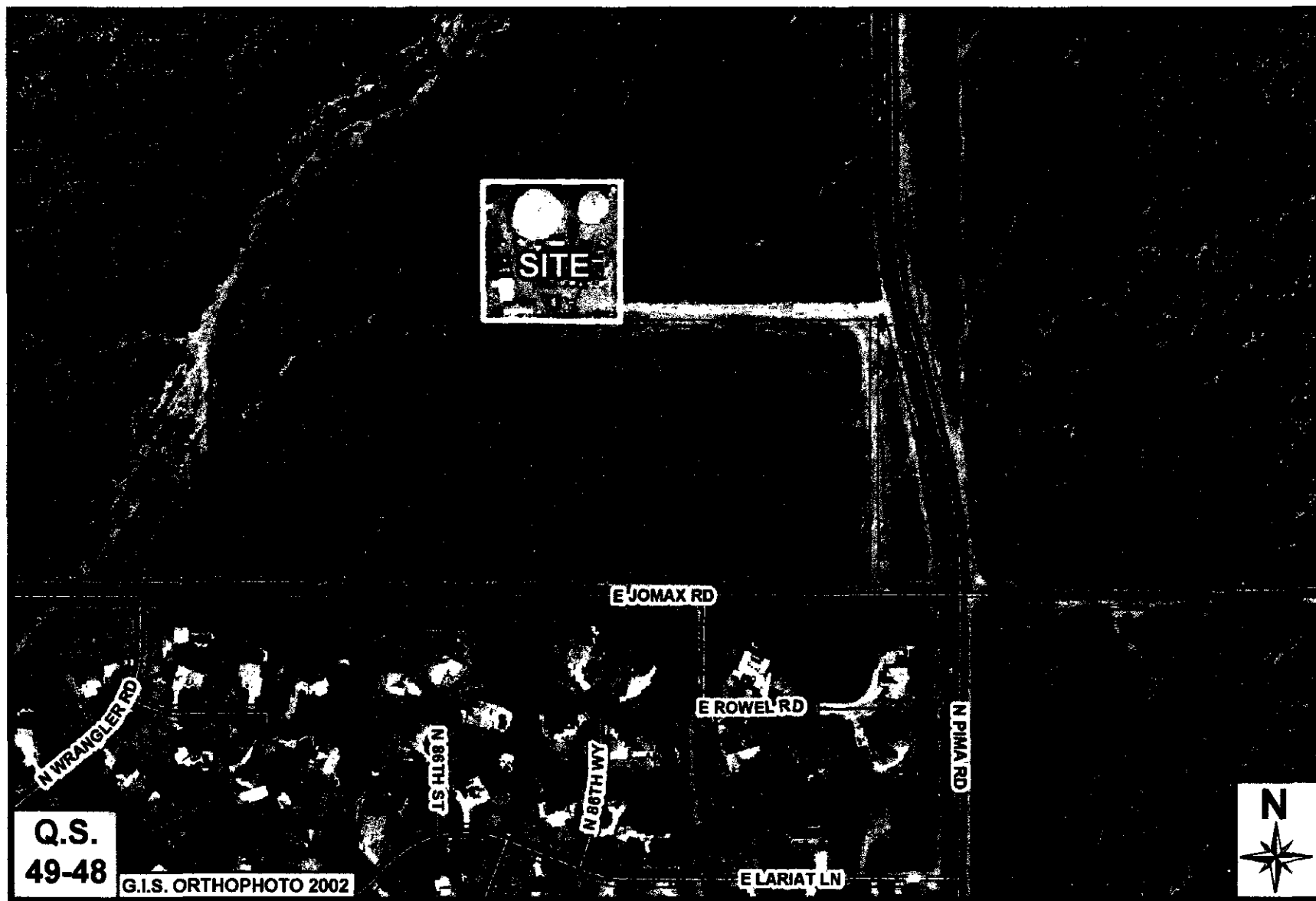
Neighborhood involvement for this project included a meeting with a local citizen, Mr. Tony Nellessen.



Pump Station 42
(Perimeter Wall Modifications)

4-DR-2004

ATTACHMENT #2



Pump Station 42
(Perimeter Wall Modifications)

4-DR-2004

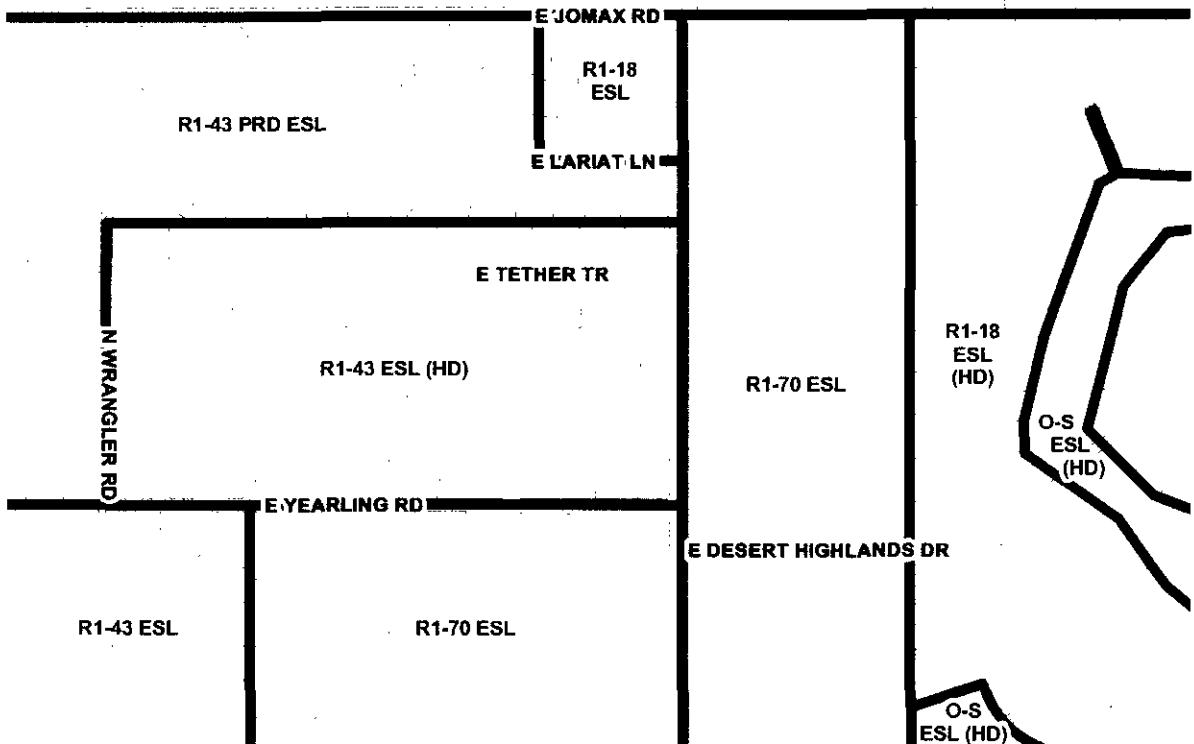
ATTACHMENT #2A

E PINNACLE VISTA DR

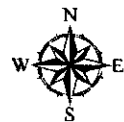
R1-190 ESL FO

N PINA RD

N 90TH ST

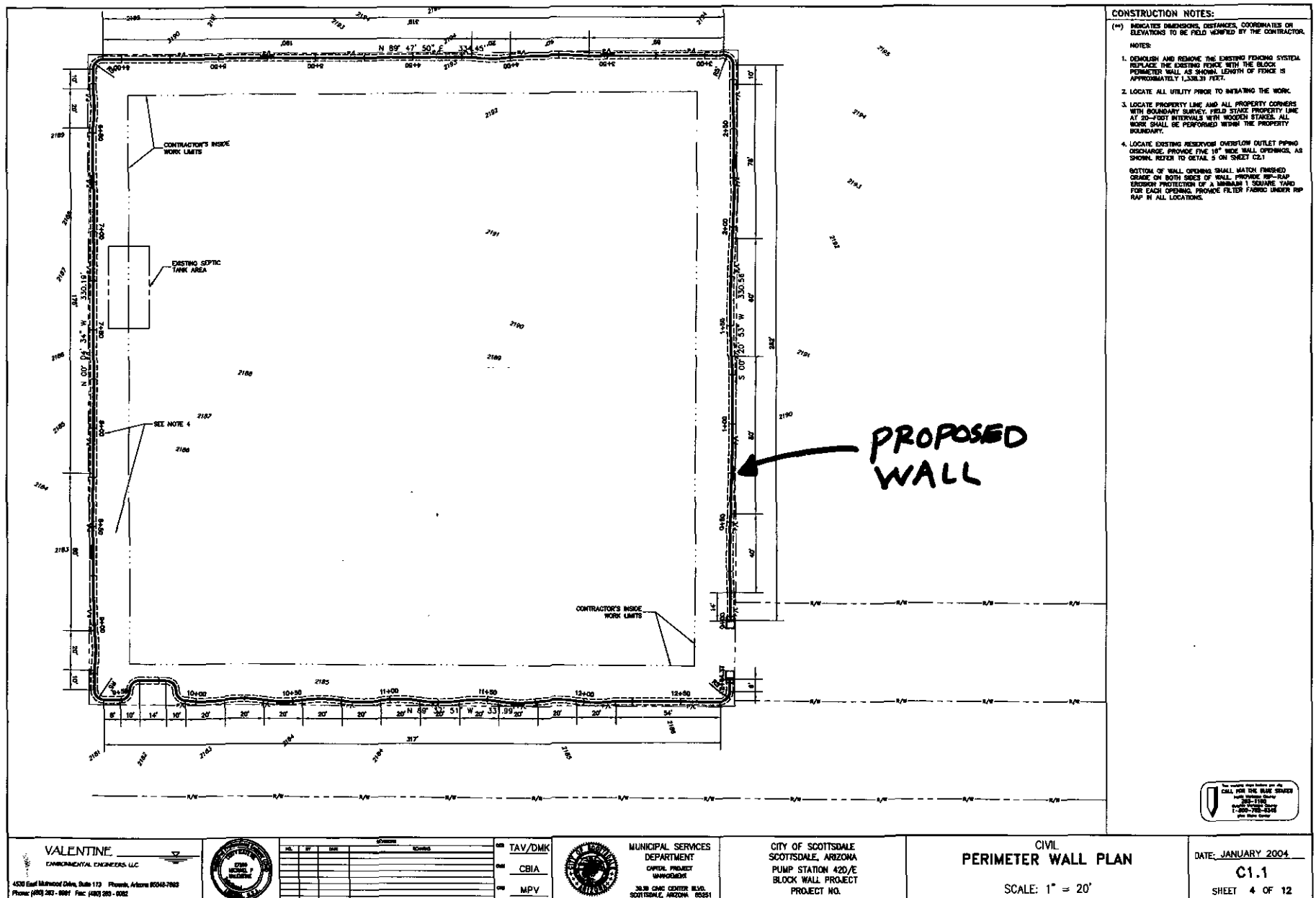


4-DR-2004
ATTACHMENT #3



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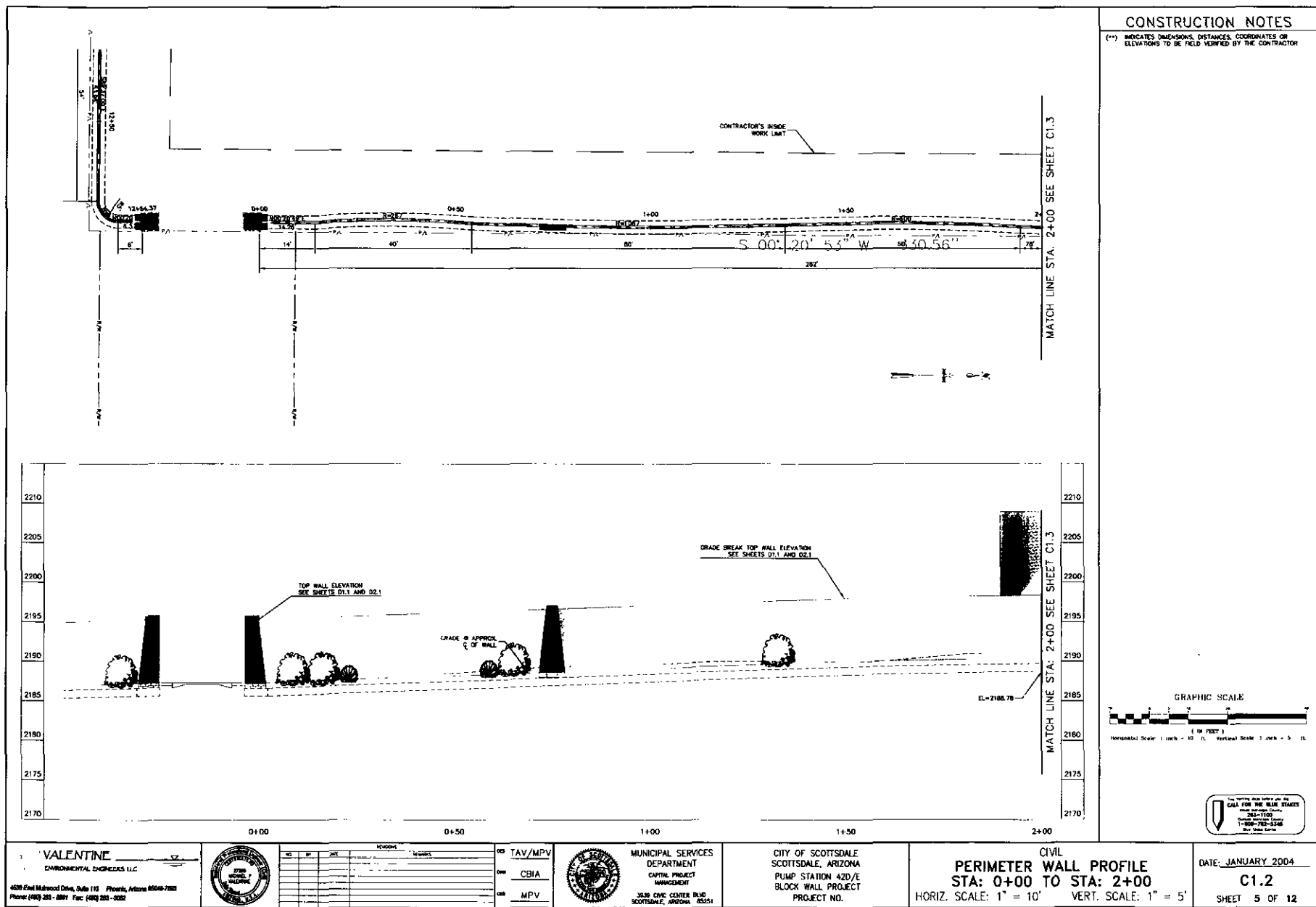
ATTACHMENT #4



WALL PLAN

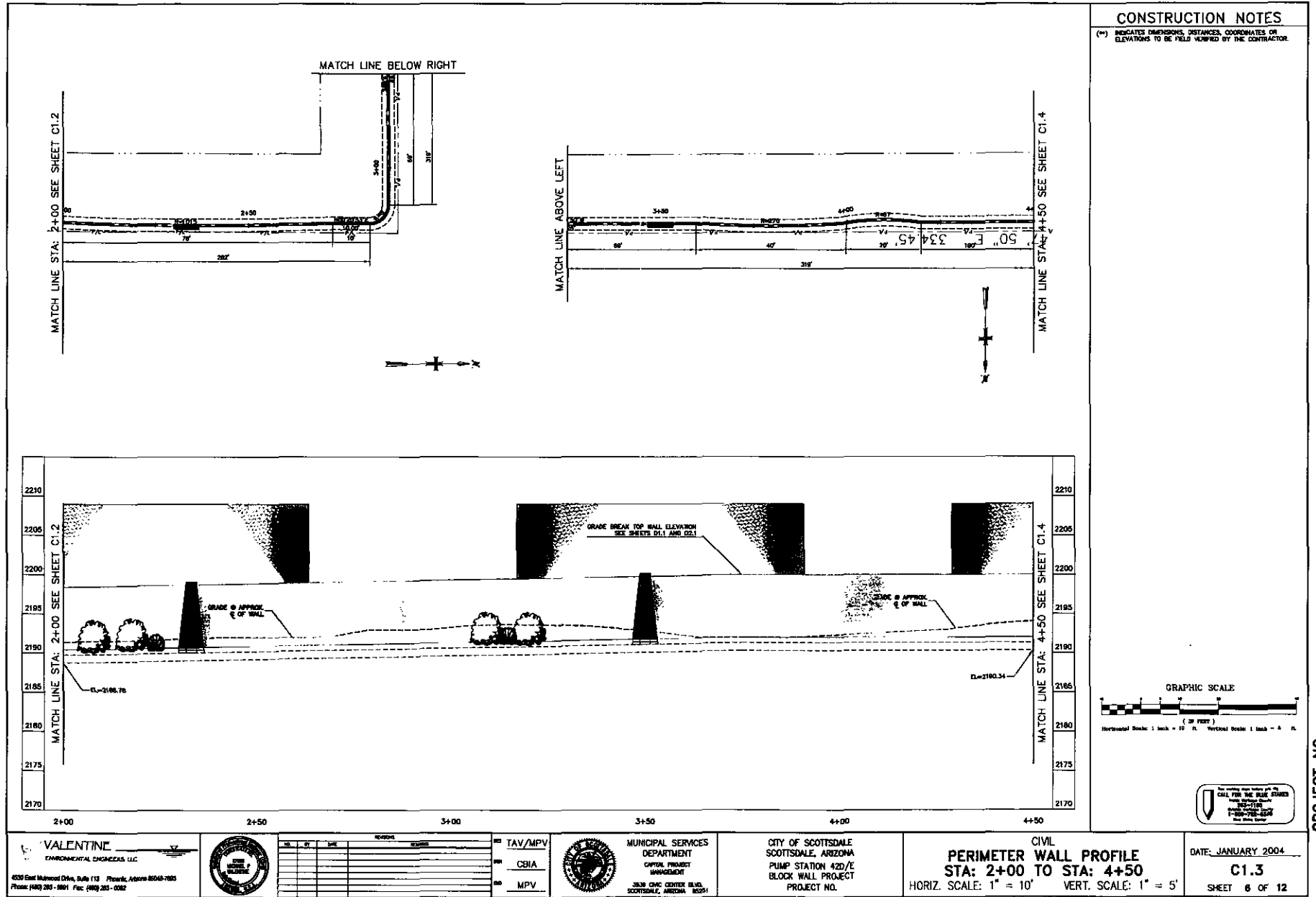
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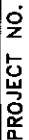
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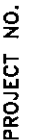


PROJECT NO.

ATTACHMENT #6

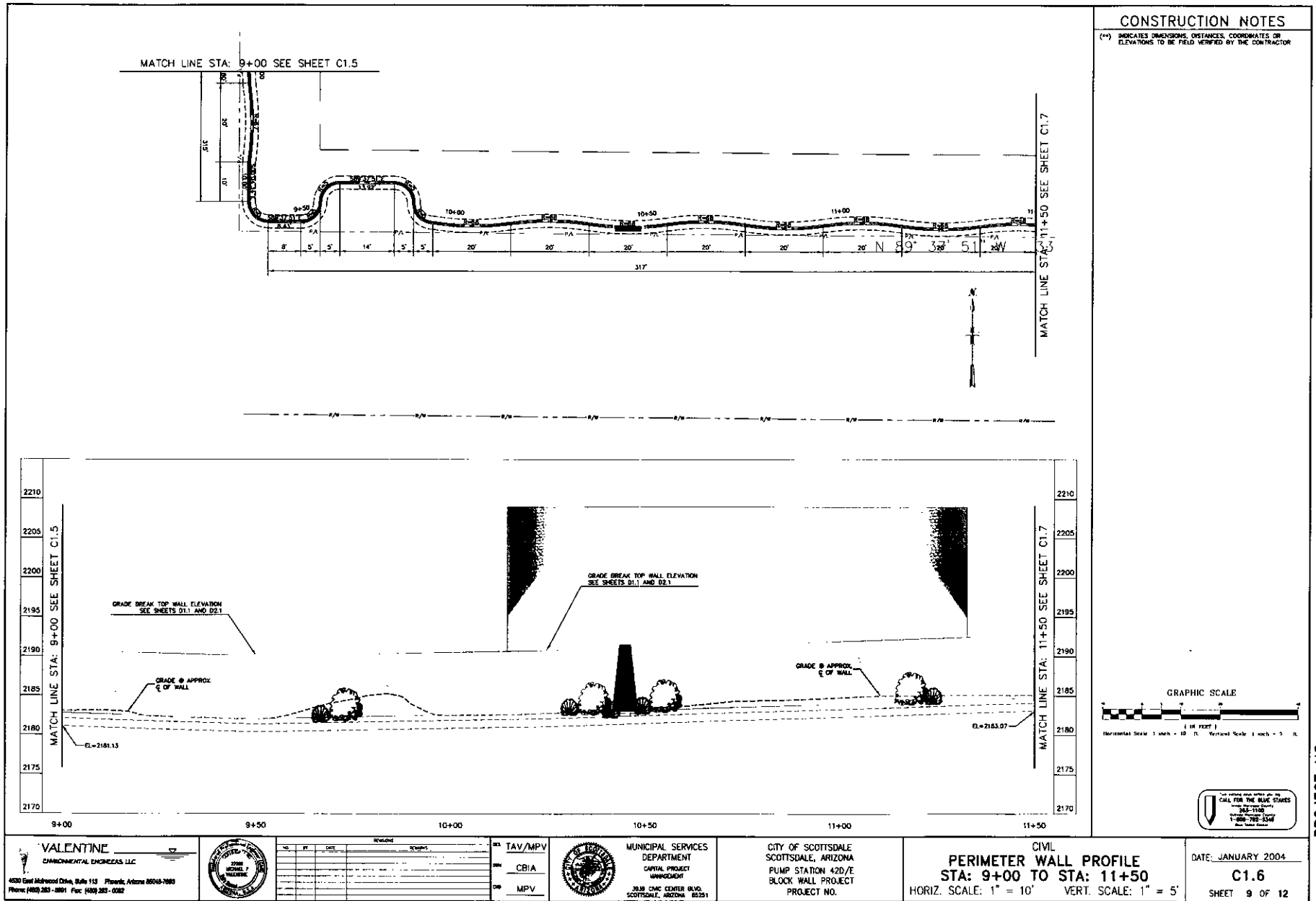






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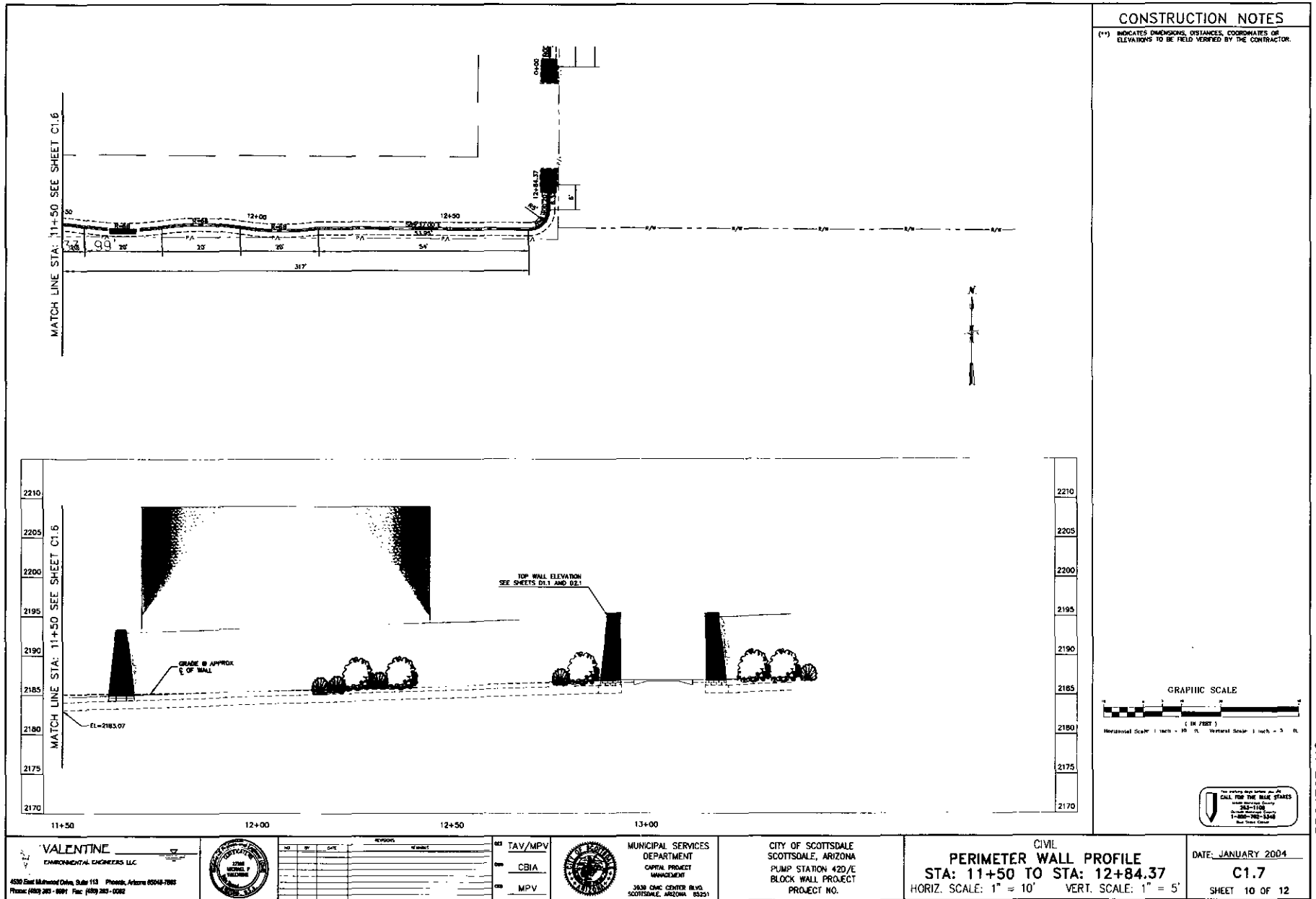
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PROJECT NO.

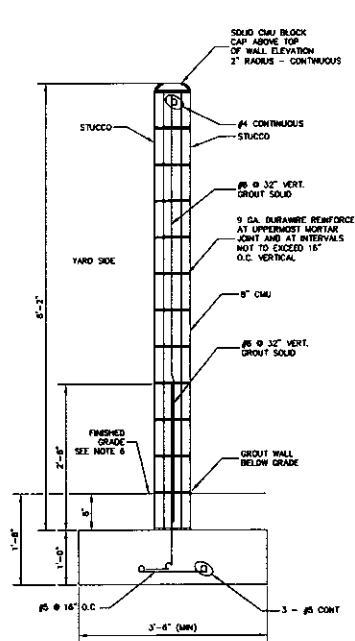
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ATTACHMENT #10



PROJECT NO.

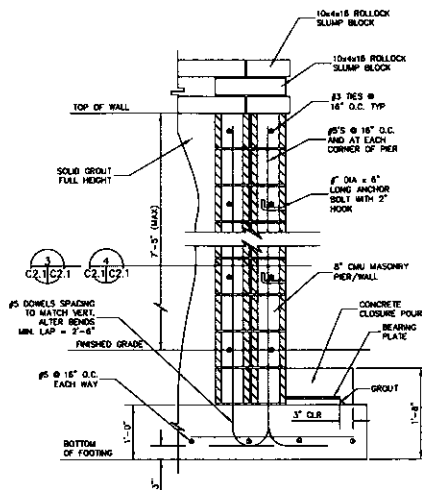
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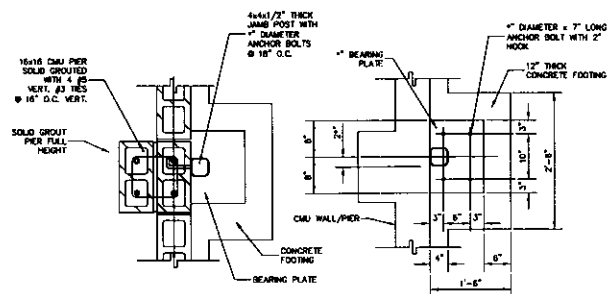
NOTES:

1. PROVIDE CONTROL JOINTS AT 24'-0" O.C. MAX.
2. PROVIDE DRAINAGE OPENINGS WITH 8"x8"x16" CMU BLOCK TURNED ON ITS SIDE WITH CELLS OPEN FOR 100-YEAR STORM WATER DRAINAGE.
3. PROVIDE BOND BEAM WITH 2 - #4'S IN SECOND COARSE OF MASONRY WALL IN AREAS WHERE DRAINAGE OPENING IS LARGER THAN 16".
4. PROVIDE ADDITIONAL VERTICAL #4 AT BOTH SIDES OF DRAINAGE OPENINGS, GROUT SOLID.
5. PROVIDE ADDITIONAL VERTICAL #6 AT WALL ENDS, CORNERS AND INTERSECTIONS.
6. COMPACT TO 95% PROCTOR.

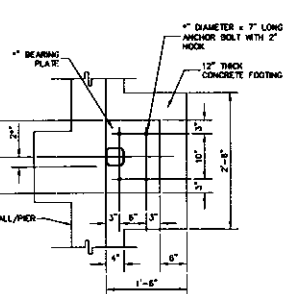
1 TYPICAL PERIMETER WALL SECTION
SCALE: 1" = 1' - 0"



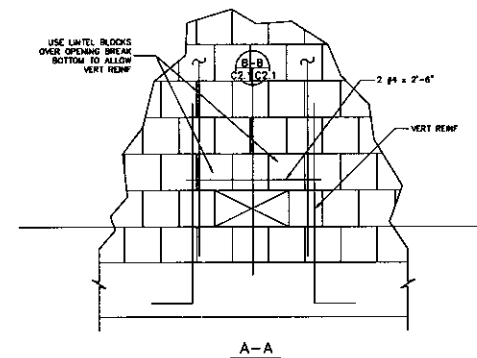
2 GATE JAMB - SECTION
SCALE: 1" = 1' - 0"



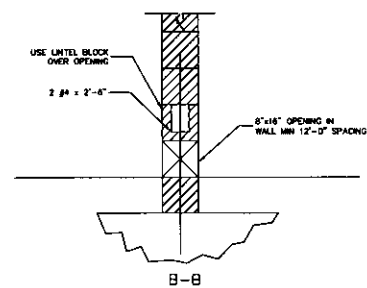
3 GATE JAMB
SCALE: 1" = 1' - 0"



4 GATE JAMB - FOOTING
SCALE: 1" = 1' - 0"

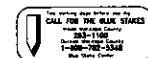


A-A



B-B

5 TYPICAL SITE WALL
SCALE: 1" = 1' - 0"



PROJECT NO.

VALENTINE
ENVIRONMENTAL ENGINEERS LLC
4030 East McDowell Drive, Suite 113 Phoenix, Arizona 85046-7800
Phone: (480) 351-3891 Fax: (480) 351-0225



NO.	DATE	REVISIONS	BY	CHKD
1	12/31/2004	ISSUED FOR PERMIT	TAV/DWK	CBIA
2	12/31/2004	REVISED FOR COMMENTS	MPV	



MUNICIPAL SERVICES
DEPARTMENT
CAPITAL PROJECT
MANAGEMENT
3030 CHIEF CENTER BLVD.
SCOTTSDALE, ARIZONA 85251

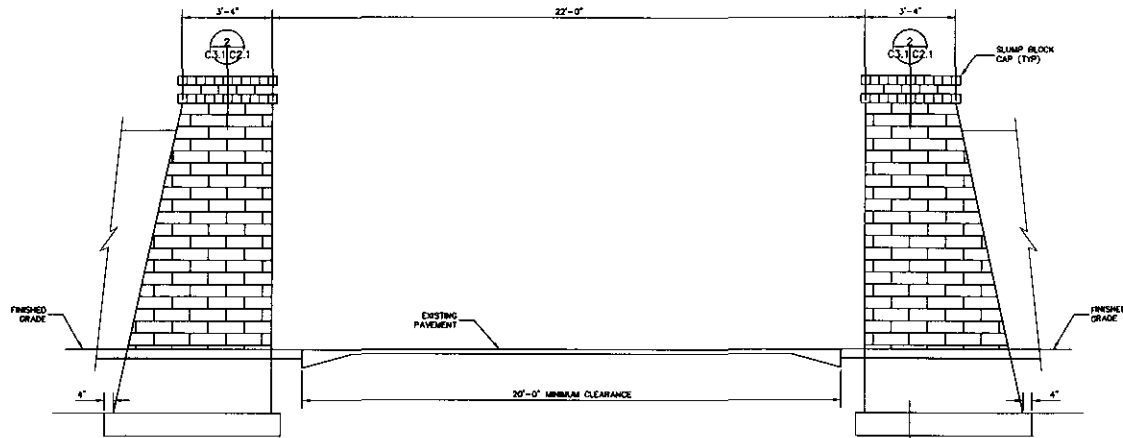
CITY OF SCOTTSDALE
SCOTTSDALE, ARIZONA
PUMP STATION 420/E
BLOCK WALL PROJECT
PROJECT NO.

CIVIL
WALL DETAILS
SCALE: AS NOTED

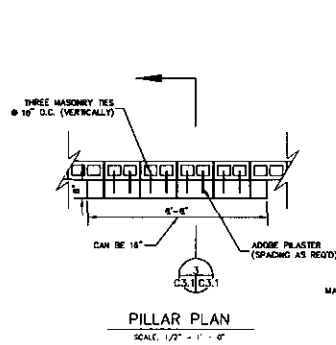
DATE: JANUARY 2004
D1.1
SHEET 11 OF 12

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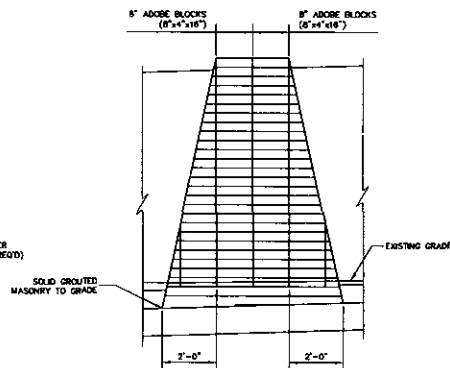
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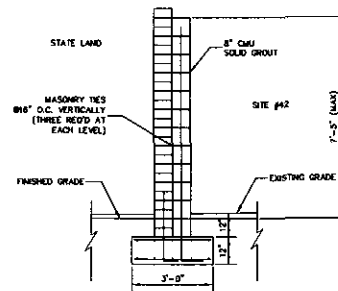
1 ENTRANCE ELEVATION
SCALE 1/2" = 1' - 0"



2 PILLAR PLAN
SCALE 1/2" = 1' - 0"

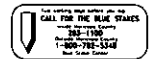


3 PILLAR ELEVATION
SCALE 1/2" = 1' - 0"



4 PILLAR ELEVATION
SCALE 1/2" = 1' - 0"

CONSTRUCTION NOTES:



VALENTINE
ENVIRONMENTAL ENGINEERS LLC
4030 East McDowell Drive, Suite 113 Phoenix, Arizona 85016-7903
Phone: (480) 283-1801 Fax: (480) 283-0082



NO.	BY	DATE	REVISIONS	REMARKS

DESIGNED BY TAV/DMK
DRAWN BY CBIA
CHECKED BY MPV



MUNICIPAL SERVICES
DEPARTMENT
CAPITAL PROJECT
MANAGEMENT
3938 CHIEF CENTER BLVD.
SCOTTSDALE, ARIZONA 85251

CITY OF SCOTTSDALE
SCOTTSDALE, ARIZONA
PUMP STATION 420/E
BLOCK WALL PROJECT
PROJECT NO.

CIVIL
WALL DETAILS
SCALE: AS NOTED

DATE: JANUARY 2004
D2.1
SHEET 12 OF 12

PROJECT NO.

PUMPING STATION #42
PERIMETER WALL
26602 N. PIMA RD.
SCOTTSDALE, AZ

FIRE ORDINANCE REQUIREMENTS

(INCORPORATE INTO BUILDING PLANS AS GENERAL NOTE BLOCK - USE ONLY THE DESIGNATED STIPULATIONS)

- ☒ 1. PREMISES IDENTIFICATION TO BE LEGIBLE FROM STREET OR DRIVE & MUST BE ON ALL PLANS.
- ☒ 2. FIRE LANES & EMERGENCY ACCESS SHALL BE PROVIDED & MARKED IN COMPLIANCE WITH CITY ORDINANCE & IFC AT THE FOLLOWING LOCATIONS.
- PROVIDE A MIN. 20'-00" CLR. GATE.
- _____
- _____
- ☐ 3. IT IS THE DEVELOPERS RESPONSIBILITY TO DETERMINE ULTIMATE COMPLIANCE WITH THE FAIR HOUSING ADMENDMENTS ACT & AMERICANS WITH DISABILITIES ACT & INCORPORATE SAME INTO THEIR BUILDING PLANS.
- ☐ 4. SUBMIT PLANS & SPECS FOR SUPERVISED AUTOMATIC EXTINGUISHING SYSTEM FOR ALL COOKING APPLIANCES, HOOD PLENUMS & EXHAUST DUCTS.
- ☒ 5. PROVIDE A KNOX ACCESS SYSTEM:
- ☒ A. KNOX BOX
- ☐ B. PADLOCK
- ☐ C. KNOX OVERRIDE & STROBE SWITCH FOR AUTOMATIC GATES.
- ☐ 6. SUBMIT PLANS FOR A CLASS _____ FIRE ALARM SYSTEM PER SCOTTSDALE REVISED CODES.
- ☐ 7. PROVIDE INTERIOR TENANT NOTIFICATION WHEN OFF-SITE MONITORING IS REQUIRED.
(SEE FIRE ALARM INTERPRETATIONS FOR CLARIFICATION)
- ☐ 8. ADD 2-1/2" WET FIRE HOSE VALVES (NSHT) IF FLOOR AREA EXCEEDS 10,000 SQ. FT. PER FLOOR LEVEL AND/OR IF FIRE DEPT. ACCESS IS LIMITED TO LESS THAN 360°. _____
- ☐ 9. BUILDINGS MAY BE SUBJECT TO INSTALLATION AND TESTING REQUIREMENTS FOR A PUBLIC SAFETY RADIO AMPLIFICATION SYSTEM.
- ☐ 10. BACKFLOW PREVENTION WILL BE REQUIRED ON VERTICAL RISER(S) OF CLASS 1 & 2 FIRE SPRINKLER SYSTEMS PER SCOTTSDALE REVISED CODE.
- ☐ 11. PROVIDE ALL WEATHER ACCESS ROAD (MIN. 20') TO ALL BUILDINGS & HYDRANTS FROM PUBLIC WAY DURING CONSTRUCTION.
- ☒ 12. NUMBER OF FIRE HYDRANTS REQUIRED, -EX-. DEVELOPER SHALL HAVE THE REQUIRED HYDRANTS INSTALLED & OPERABLE PRIOR TO THE FOOTING INSPECTION. HYDRANTS SHALL BE SPACED AT A MAXIMUM OF _____ AT _____ GPM THE DEVELOPER SHALL MAKE THE C.O.S. APPROVED CIVIL WATER PLANS AVAILABLE TO THE FIRE SPRINKLER CONTRACTOR.
- ☐ 13. PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED. SEE SHEET(S) _____
- ☐ 14. EXIT & EMERGENCY LIGHTING SHALL COMPLY WITH THE C.O.S. ORDINANCE & THE IFC. SEE SHEETS _____
- ☐ 15. SUBMIT MSDS SHEETS & AGGREGATE QUANTITY FOR ALL HAZARDOUS MATERIALS INCLUDING FLAMMABLES, PESTICIDES, HERBICIDES, CORROSIVES, OXIDIZERS, ETC. PERMIT FOR ANY AMOUNT OF HAZARDOUS MATERIALS STORED, DISPENSED, USED OR HANDLED REQUIRES THAT A COMPLETED HMMP BE PROVIDED WITH SUBMITTAL OF BUILDING PLANS.
- ☐ 16. FIRELINE, SPRINKLER & STANDPIPE SYSTEM SHALL BE FLUSHED & PRESSURE TESTED PER NFPA STANDARDS & SCOTTSDALE REVISED CODES.
- ☐ 17. FDC SIAMESE CONNECTIONS FOR SPRINKLERS AND/OR STANDPIPES WILL BE LOCATED PER ORDINANCE AND/OR AT AN APPROVED LOCATION. MINIMUM SIZE 2-1/2 x 2-1/2 x _____ (NSHT)
- ☐ 4' TO 8' BACK OF CURB; INDEP. WET LINE.
- ☐ WALL MOUNTED - 15' CLEAR OF OPENINGS.
- ☐ 18. THE FIRE LINE SHALL BE EXTENDED A MAXIMUM OF 3' INTO THE BUILDING WITH A MINIMUM OF _____ CLEARANCE AROUND THE FIRE RISER. EXTERIOR ACCESS MAY BE REQUIRED.

19. ☐ **SPRINKLER SYSTEM SHALL BE INSTALLED TO COMPLY WITH MINIMUM NFPA CRITERIA (2002 EDITION) & CITY ORDINANCE. SYSTEMS WITH 100 HEADS OR MORE SHALL HAVE OFF-SITE MONITORING. AFTER BUILDING PLAN REVIEW, INSTALLING CONTRACTOR SHALL SUBMIT (3) THREE COMPLETE SETS OF DRAWINGS & HYDRAULIC CALCULATIONS REVIEWED BY A MINIMUM NICET III DESIGN TECHNICIAN.**
- ☐ **A. MODIFIED NFPA 13-D SYSTEM WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS (2002 EDITION)**
- ☐ **B. MODIFIED NFPA 13R SYSTEM (2002 EDITION) WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS IN DWELLING UNITS & ATTIC AREAS FED FROM SEPARATE FIRELINE PER C.O.S. ORDINANCE & INTERPRETATIONS & APPLICATIONS. CALCULATE UP TO FOUR REMOTE HEADS & 900 SQ FT MIN. IN ATTIC.**
- ☐ **C. NFPA (2002 EDITION) COMMERCIAL SYSTEM / DESIGN CRITERIA:**
- ☐ **D. THE FIRE SPRINKLER SYSTEM DESIGN FOR WAREHOUSE / STORAGE OCCUPANCIES SHALL BE BASED ON THE FULL HEIGHT CAPACITY OF THE BUILDING PER SCOTTSDALE REVISED CODE. DENSITY CRITERIA;**
- ☐ **E. SPRINKLER DESIGN CRITERIA FOR UNSPECIFIED WAREHOUSE COMMODITIES: .45 OVER 3000 SQ. FT.**
- ☐ **F. THE PROJECT SPECIFICATIONS SHALL BE SUBMITTED WITH CONTRACT DRAWINGS.**
- ☒ **G. NO OBSTRUCTIONS WITH-IN A 5'-00" RADIUS OF ALL FIRE HYDRANTS.--**

Submit three (3) complete sets of drawings submitted by installing contractor, after building plan review is complete. Please refer questions to Fire Dept. Plan Review, 312-7070, 312-7684, 312-7127, 312-2372.

**Stipulations for Case:
Pump Station 42 Perimeter Wall Improvements
Case 4-DR-2004**

Unless otherwise stated, the applicant agrees to complete all requirements prior to final plan approval, to the satisfaction of Project Coordinator and the Final Plans staff.

PLANNING

APPLICABLE DOCUMENTS AND PLANS:

DRB Stipulations

1. Except as required by the City Code of Ordinances, Zoning Regulations, Subdivision Regulations, and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
 - a. Architectural elements, including dimensions, materials, form, color, and texture, shall be constructed to be consistent with the wall elevations submitted by Capital Project Management with a labeled date of January 2004.
 - b. The location and configuration of all site improvements shall be constructed to be consistent with the site plan submitted by Capital Project Management with a labeled date of January 2004.

ARCHITECTURAL DESIGN:

DRB Stipulations

2. The color of all stucco-finished sections of wall shall be painted Western Reserve Brown.
3. All exterior conduit and raceways shall be painted to match the wall.
4. The wall shall be limited to a maximum height of seven feet six inches (7'-6") above grade.
5. The height of monument apparatuses shall not exceed a height of two (2) adobe blocks above seven feet six inches (7'-6") at the main entrance to site and one (1) adobe block above seven feet six inches (7'-6") at all other monument apparatus locations along the wall.
6. Transitions in wall elevation height due to grade change shall be smoothed between blocks and not stepped.
7. Dooley wall fencing shall not be allowed.
8. Staff approval shall be required at time of repainting of tanks on site to assure consistent tone and color with that of proposed wall.

Ordinance

- A. The maximum height of walls within the Foothills Overlay district is six (6) feet. The Development Review Board can approve a reduction in the standards of up to but not exceeding 25% of the standard. Subsequently, a maximum wall height of seven feet six inches (7'-6") shall be permitted with the Development Review Board approval.

SITE DESIGN:

Ordinance

- B. The site is located within the interior of a larger parcel and therefore has no street frontages. Thus, the total percentage of the parcel enclosed by either a wall or buildings is within the requirements of the Foothills Overlay district.

LANDSCAPE DESIGN:

DRB Stipulations

9. Cut and fill slopes shall be rounded to blend with the existing contours of the adjacent natural grades.

EXTERIOR LIGHTING DESIGN:

DRB Stipulations

10. Any proposed exterior lighting for wall shall be located within wall enclosure, shall be placed below the highest point of the wall at the location of the placement, and shall be directed downward.

ENGINEERING

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all inclusive of project requirements. The developer shall submit engineering design reports and plans that demonstrate compliance with city ordinances, the Scottsdale Revised Code and the Design Standards and Policies Manual.

DRAINAGE AND FLOOD CONTROL:

DRB Stipulations

11. A final drainage statement shall be submitted that demonstrates what the effect of the proposed wall has on the sites existing drainage.