

# DEVELOPMENT REVIEW BOARD REPORT



MEETING DATE: February 24, 2005

ITEM NO. 5

**CASE NUMBER/  
PROJECT NAME**

**100-DR-2004**  
**Well Site 86 Water Quality Improvements**

**LOCATION**

37400 N Cave Creek Rd, north of Cave Creek Road, southwest of the Desert Mountain Community

**REQUEST**

Request approval of a site plan and elevations for a city wellsite.

**OWNER**

Desert Mountain Properties  
480-595-4242

**ENGINEER**

Camp Dresser & McKee  
602-956-4500

**ARCHITECT/  
DESIGNER**

Swaback Partners P L L C  
480 367-2100

**APPLICANT/  
COORDINATOR**

Greg Crossman  
City of Scottsdale Water  
Resources  
480-312-5319

**BACKGROUND**

**Zoning.**

The site is zoned Commercial Office (C-O ESL) and Open Space (O-S ESL). The C-O and O-S zoning districts allow for municipal uses except when they are located on parcels of one acre or larger, a Municipal Use Master Site Plan is required. A Municipal Use Master Site Plan was approved by City Council on January 11, 2005.

**Context.**

This site is located south of the Desert Mountain Phase 1, Unit 1 residential plat and the Renegade Golf Course. Surrounding property is zoned Commercial Office (C-O ESL) District to the west, Open Space (O-S ESL) to the north and east and Industrial Park (I-1 ESL) District to the west. No residential development is located adjacent to the site. The Desert Mountain Phase 1, Unit 1 residential area is approximately 400 feet to the north, across the Renegade Golf Course fairway.

**APPLICANT'S  
PROPOSAL**

**Applicant's Request.**

The request is for approval of site plans and elevations for a new City potable water pump station, with a partially buried water tank, chlorination facility and related equipment situated within a walled enclosure. A potential future arsenic treatment facility located along the northwestern side of the site will be subject to subsequent review and approval. The 16 foot tall booster pump station building fully encloses pump equipment to reduce the impact of noise on adjacent property. The two-tone brown, stucco finished building has a parapet roof and battered pier columns. The partially buried (17 ft. below grade) water tank will be exposed 10 feet above ground and contain a dark color to match site buildings and walls. The new facility will be located within an 8 to 12 foot tall, two-tone brown stucco finished wall enclosure with battered pier columns. The

site is suitably landscaped with desert plant material. Proposed lighting is low level and appropriate for the area with full cutoff fixtures and minimal light trespass beyond the site walls.

**Development Information:**

- Existing Use: The southern portion of the site contains an existing Recharge Water Filter Station associated with the Irrigation Water Distribution System (IWDS).
- Parcel Size: 3.91 acres
- Total Building Square Footage: 2,400 square feet
- Height: Building-16 feet, reservoir-10 feet, site walls- 10-12 feet
- Parking Required/Provided: 3 spaces required, 4 provided
- Open Space: 49,000 square feet (28.8%) of NAOS is required and provided including the South Branch of Galloway Wash that runs through the site to provide a buffer and natural setting for the facility.
- Landscaping: A xeriscape palette is provided with Acacia, Palo Verde and Mesquite trees plus suitable shrubs to screen the site walls
- Traffic: The unmanned facility generates minimal traffic, anticipated to be approximately 4 to 8 vehicle trips per week including some service vehicle and truck traffic. Access to the site is through existing access driveways, which connect to Cave Creek Road to the southeast.

**DISCUSSION**

The new facility is in an area that currently contains existing Water Resource and IWDS facilities and is separated from residential development to the north by a portion of the golf course. The facility has received Municipal Use Master Site Plan approval by Council and no adverse comments from citizens were received during the review process. Efforts have been made to reduce the visual and noise impacts on the area by recessing the water reservoir and locating the booster pump facility within a building. The site contains building styles and colors suitable for the area, is contained within a walled enclosure and is compatible for this area.

**KEY ISSUES**

- The water treatment facility will provide additional area water supply. The future arsenic treatment facility may be needed at this site at a latter time, but will require future DRB review and approval.
- The nearest residence is about 400 feet to the north, across the fairway of the Renegade Golf course.
- The style and color of buildings and walls is compatible with the area.
- No public opposition has been received on this case.
- The project has been submitted to the Desert Mountain Design Review committee for a courtesy review and was approved as submitted.

**OTHER BOARDS AND COMMISSIONS**

- Case 86-ZN-1986 zoned the site to I-1, C-O, and O-S in 1986.
- Case 22-UP-2004 approved a Municipal Use Master Site Plan for the site on January 11, 2005.

**STAFF**

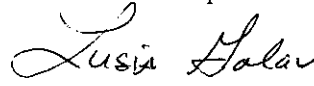
**RECOMMENDATION**

Staff recommends approval, subject to the attached stipulations.

**STAFF CONTACT(S)**



Al Ward  
Senior Planner  
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E-mail: award@ScottsdaleAZ.gov



Lusia Galav, AICP  
Development Planning Manager  
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E-mail: lgalav@scottsdaleaz.gov

**ATTACHMENTS**

1. Applicant Narrative
2. Context Aerial
- 2A. Aerial Close-Up
3. Zoning Map
4. Site Plan
5. Elevations
6. Perspective
- A. Fire Ordinance Requirements
- B. Stipulations/Zoning Ordinance Requirements

DESCRIPTION OF REQUEST FOR  
DEVELOPMENT REVIEW BOARD APPROVAL

**WELL SITE 86 WATER QUALITY IMPROVEMENTS**

This request is for Development Review Board approval of water quality improvements associated with City of Scottsdale Well Site 86. These improvements will be constructed on a 3.91 acre parcel required to be deeded to the City as part of the Third Amended Irrigation Water Distribution System (IWDS) Agreement (Agreement No. 960047A).

Several amenities are being proposed for the northern portion of this 3.91 acre site as part of this municipal project to comply with new Environmental Protection Agency (EPA) regulations for arsenic in drinking water. These new regulations will go into effect in January 2006. Facilities to be constructed include a partially buried water reservoir (tank), booster pump station, chlorination equipment, and peripheral equipment to treat water from Well No. 86 for the removal of entrained air.

Existing zoning on the northern portion of the site where the Well 86 project is to be constructed is commercial office [C-O ESL (HD)]. No zoning changes are being requested for this project.

Traffic generation into and out of the site will be minimal. The Well Site 86 Water Quality Improvements are expected to generate 2 to 3 maintenance visits per week plus infrequent repair visits. An existing unpaved road that originates at Cave Creek Road will provide access into the site. This unpaved road is currently being used by the temporary fire station that is located on the southern portion of the site.

A large wash, the south branch of Galloway Wash, passes through the middle of the property. This wash will remain undisturbed except for an existing access crossing of the wash and future underground pipeline crossings needed for the project.

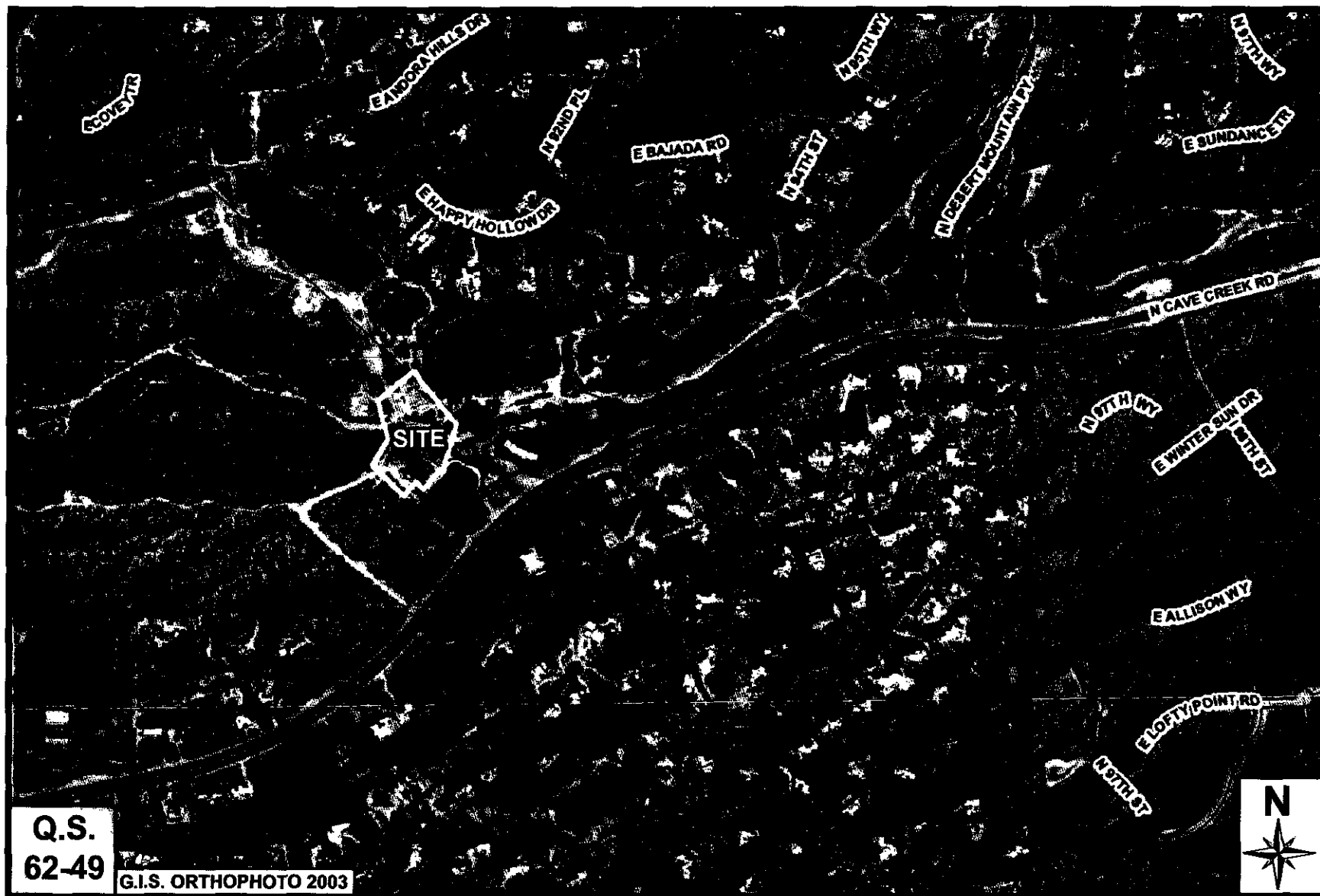
The project will be compatible with the land uses in the surrounding area. On the south portion of the property is the IWDS Recharge Water Filter Station. Immediately adjacent and to the east of that facility is the Desert Mountain Properties' main golf course water storage pond. This storage pond is completely walled and screened from view. East and northeast of the storage pond are two booster pump stations, and east of those two facilities is the Renegade Golf Course Maintenance Facility.

The north side of the project site borders the Desert Mountain Properties' Renegade Golf Course. This golf course buffers the project site from the residential area to the north. The south and west sides of the project site border on undeveloped property zoned as open space [O-S ESL (HD)], industrial park [I-1 ESL (HD)], and commercial office [C-O ESL (HD)].

c:\data\word\arsenic\DR Project Narrative

100-DR-2004  
10/27/2004

ATTACHMENT #1



Wellsite 86

100-DR-2004

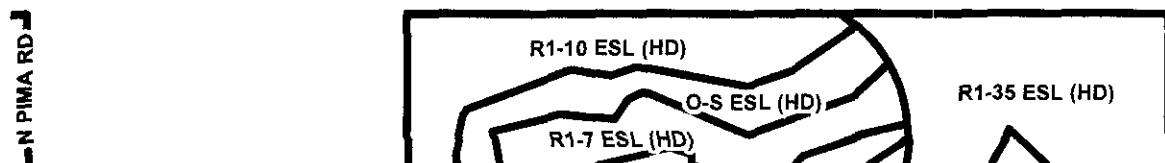
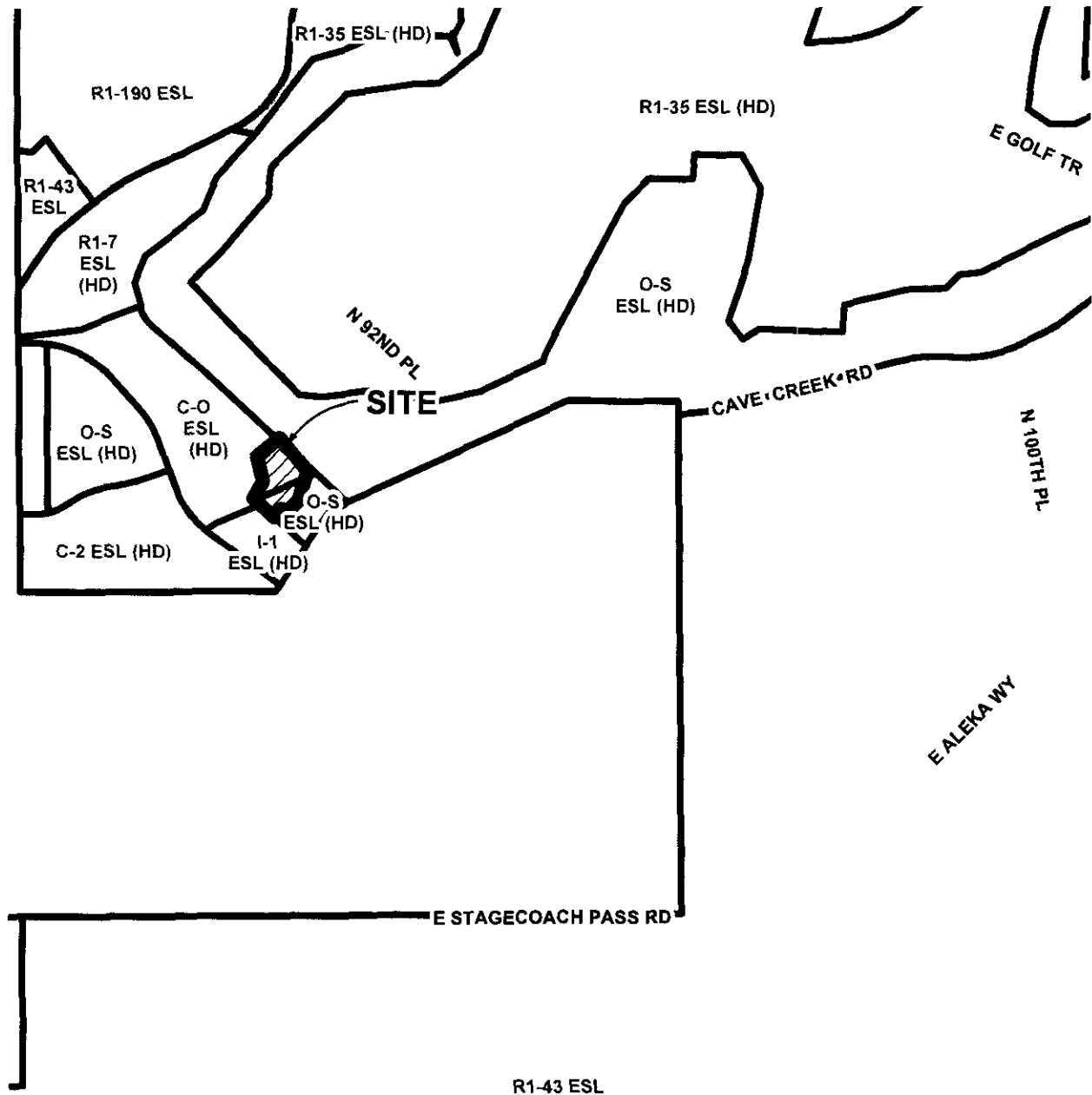
ATTACHMENT #2



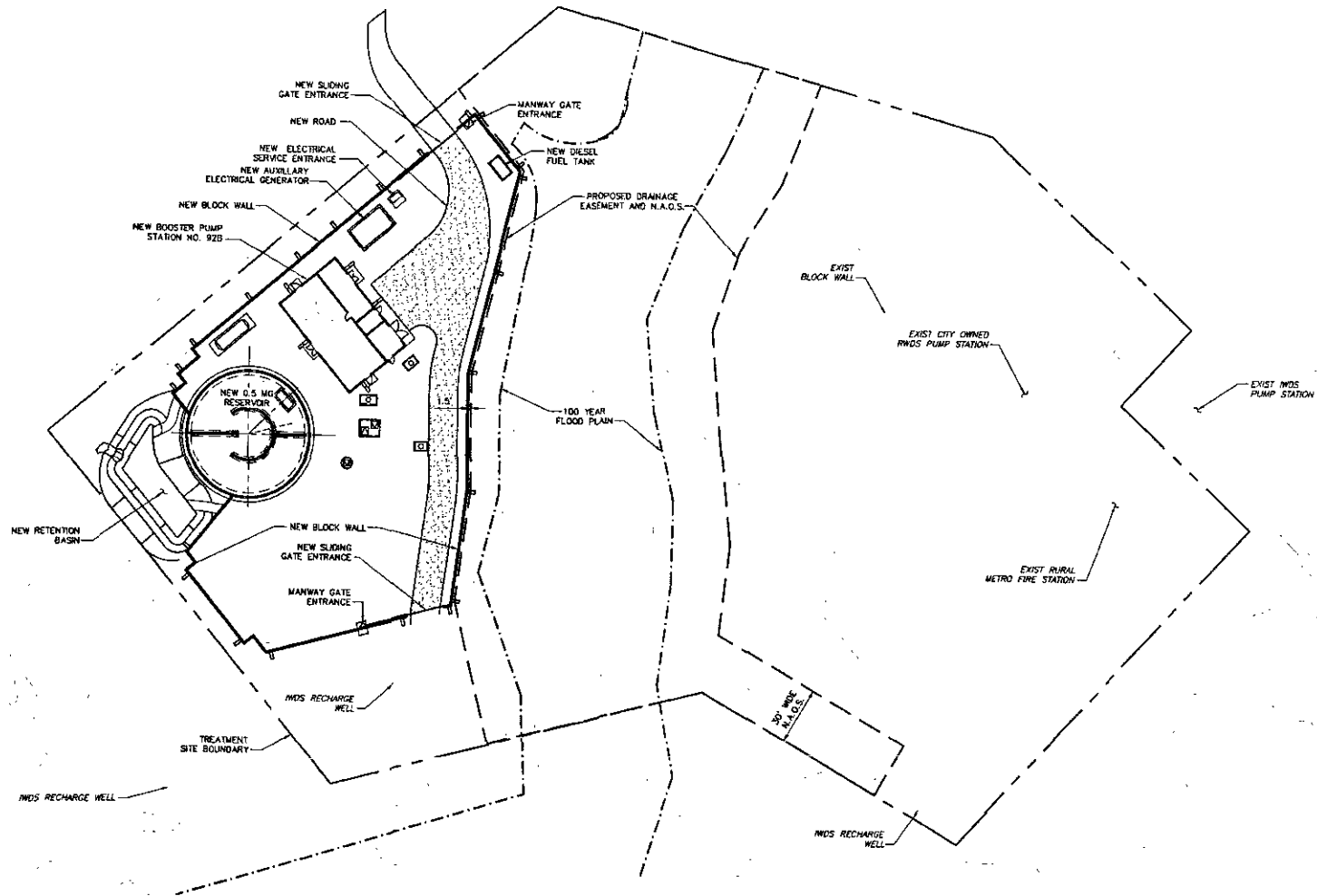
Wellsite 86

**100-DR-2004**

ATTACHMENT #2A



100-DR-2004  
ATTACHMENT #3



REV.	NO.	DATE	BY	CHKD.	REMARKS

DESIGNED BY: D. SCHULTER  
 DRAWN BY: D. ISLAS  
 SHEET CHECKED BY: B. GOPALAN  
 CHECKED BY:    
 APPROVED BY:    
 DATE: SEPTEMBER 2004

**CDM**  
 Camp Dresser & McKee Inc.  
 4001 North 24th Street, Suite 200  
 Phoenix, Arizona 85016  
 Tel: (602) 556-1500  
 Fax: (602) 556-1700

CITY OF SCOTTSDALE, AZ  
 WELL SITE NO. 88  
 WATER QUALITY IMPROVEMENTS  
 PROJECT NO. 602-W2106D

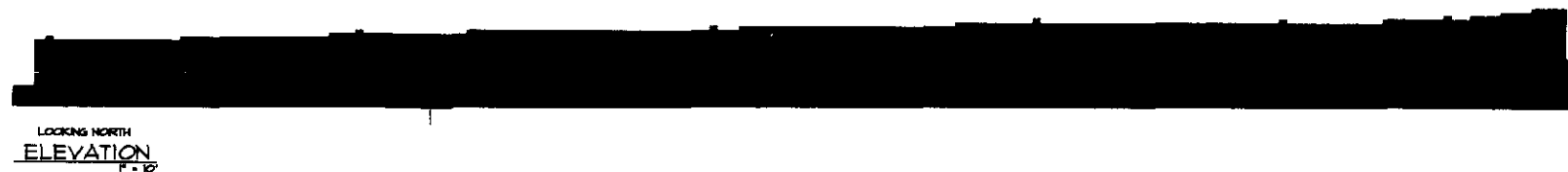
100-DR-2004  
 10/27/2004

PRELIMINARY - NOT FOR CONSTRUCTION

OVERALL SITE PLAN

PROJECT NO. 2144-42162  
 FILE NAME: Site Plan.dwg  
 SHEET NO.





## PERIMETER WALL ELEVATIONS



Camp Dresser & McKee Inc.

consulting  
engineering  
construction  
operations

4201 North 24th Street, Suite 205  
Phoenix, Arizona 85016  
Tel (602)-956-1500  
Fax (602)-956-4703

CITY OF SCOTTSDALE, AZ  
WELL SITE NO. 86  
WATER QUALITY IMPROVEMENTS

PROJECT NO. 602-W2106D

OCTOBER 2004

100-DR-2004  
10/27/2004

SWINALE PARTNERS, PC  
Architecture and Planning  
1001 N. 10th Street, Suite 100  
Phoenix, AZ 85004



ATTACHMENT #5



① SOUTHEAST ELEVATION  
SCALE: 1/8" = 1'-0"



② SOUTHWEST ELEVATION  
SCALE: 1/8" = 1'-0"



③ NORTHWEST ELEVATION  
SCALE: 1/8" = 1'-0"



④ NORTHEAST ELEVATION  
SCALE: 1/8" = 1'-0"

## PUMP STATION ELEVATIONS



consulting  
engineering  
construction  
operations

Camp Dresser & McKee Inc.

4201 North 24th Street, Suite 205  
Phoenix, Arizona 85016  
Tel (602)-956-4500  
Fax (602)-956-4703

CITY OF SCOTTSDALE, AZ  
WELL SITE NO. 86  
WATER QUALITY IMPROVEMENTS

PROJECT NO. 602-W2106D

OCTOBER 2004

100-DR-2004  
10/27/2004

SWADLOW PARTNERS, p.c.  
ARCHITECTURE and PLANNING  
1001 N. JESSIE STREET, SUITE 100, PHOENIX, AZ 85016  
PH: 602.254.1000 FAX: 602.254.1001



PERSPECTIVE VIEW LOOKING SOUTH WEST

ATTACHMENT #6



Camp Dresser & McKee Inc.

consulting  
engineering  
construction  
operations

4201 North 24th Street, Suite 205  
Phoenix, Arizona 85016  
Tel (602)-956-4500  
Fax (602)-956-4703

CITY OF SCOTTSDALE, AZ  
WELL SITE NO. 86  
WATER QUALITY IMPROVEMENTS

PROJECT NO. 602-W2106D

OCTOBER 2004

100-DR-2004  
10/27/2004

SWANACK PARTNERS, P.C.  
ARCHITECTS AND PLANNERS  
1001 North Central Expressway, Suite 200  
Phoenix, Arizona 85004  
www.swanack.com

100-DR-200

DATE: 11-04-04

WELLSITE # 86 WATER QUALITY  
37400 N. CAVE CREEK ROAD  
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 FIRE DEPT. APPROVED TURN-A-ROUND.
- ☐ 3. IT IS THE DEVELOPERS RESPONSIBILITY TO DETERMINE ULTIMATE COMPLIANCE WITH THE FAIR HOUSING ADMMENDMENTS 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 & PRE-EMPTION STROBE SWITCH FOR AUTOMATIC GATES.
- ☐ 6. INSTALL AN AS BUILT DRAWING CABINET ADJACENT TO THE FIRE SPRINKLER RISER. IT SHALL BE OF ADEQUATE SIZE TO ACCOMMODATE BOTH THE FIRE SPRINKLER & FIRE ALARM DRAWINGS. THE CABINET SHALL BE PROVIDED WITH A LOCK & KEYED TO MATCH THE FIRE ALARM CONTROL PANEL & SUPERVISED BY THE FACP IF APPLICABLE.
- ☐ 7. SUBMIT PLANS FOR A CLASS \_\_\_ FIRE ALARM SYSTEM PER SCOTTSDALE REVISED CODES.
- ☒ 8. PROVIDE INTERIOR TENANT NOTIFICATION WHEN OFF-SITE MONITORING IS REQUIRED.
- ☐ 9. 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°.
- ☐ 10. BUILDINGS MAY BE SUBJECT TO INSTALLATION AND TESTING REQUIREMENTS FOR A PUBLIC SAFETY RADIO AMPLIFICATION SYSTEM.
- ☒ 11. BACKFLOW PREVENTION WILL BE REQUIRED ON VERTICAL RISER FOR CLASS 1 & 2 FIRE SPRINKLER SYSTEMS PER SCOTTSDALE REVISED CODE.
- ☒ 12. PROVIDE ALL WEATHER ACCESS ROAD (MIN. 16') TO ALL BUILDINGS & HYDRANTS FROM PUBLIC WAY DURING CONSTRUCTION.
- ☒ 13. NUMBER OF NEW FIRE HYDRANT INSTALLATIONS ONE. 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.
- ☒ 14. PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED. SEE SHEET(S) \_\_\_\_
- ☒ 15. EXIT & EMERGENCY LIGHTING SHALL COMPLY WITH THE C.O.S. ORDINANCE & THE IFC. SEE SHEETS \_\_\_\_
- ☒ 16. SUBMIT MSDS SHEETS & AGGREGATE QUANTITY FOR ALL HAZARDOUS MATERIALS INCLUDING FLAMMABLES, PESTICIDES, HERBICIDES, CORROSIVES, OXIDIZERS, ETC. A PERMIT IS REQUIRED FOR ANY AMOUNT OF HAZARDOUS MATERIALS STORED, DISPENSED, USED OR HANDLED. COMPLETE AN HMMP & SUBMIT WITH THE BUILDING PLANS.
- ☒ 17. FIRELINE, SPRINKLER & STANDPIPE SYSTEM SHALL BE FLUSHED & PRESSURE TESTED PER NFPA STANDARDS & SCOTTSDALE REVISED CODES.
- ☒ 18. 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 4" (NSHT)
  - ☒ 4' TO 8' BACK OF CURB; INDEP. WET LINE.
  - ☐ WALL MOUNTED - 15' CLEAR OF OPENINGS.
- ☒ 19. THE FIRE LINE SHALL BE EXTENDED A MAXIMUM OF 3' INTO THE BUILDING WITH A MINIMUM OF \_\_\_ CLEARANCE AROUND THE FIRE RISER. EXTERIOR ACCESS REQUIRED.

20. ☒ SPRINKLER SYSTEM SHALL BE INSTALLED TO COMPLY WITH MINIMUM NFPA CRITERIA 2002 EDITION & SCOTTSDALE REVISED CODES. 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 13 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.

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.

## **Construction Document Submittal Requirements: Wellsite 86 Water Quality Improvements 100-DR-2004**

A copy of these construction document submittal requirements must accompany your first plan review submittal. Provide each item listed on the submittal checklists at your first submittal. Incomplete submittals will not be accepted.

- The Civil Improvement Plan submittal and the Architectural Plan submittal must be submitted at the same time in separate packages.
- All Landscaping/Irrigation, Civil plan sheets must be 24" X 36" size, including Mylar originals.
- All Building sheets shall be a minimum 24" X 36" size.

**The cover sheet must contain the following information:**

- 1) County Assessor parcel number of property on which improvements are being proposed.
- 2) Full street address assigned by the City of Scottsdale Records Department
- 3) Provide space for City of Scottsdale Plan check number in the right hand margin. All applicable case numbers must be in 1/4-inch letters.
- 4) Provide the name, address, phone number, and email address of the owner, the party preparing the plans, the architect, and the developer.

Detailed information regarding construction plan preparation to the City of Scottsdale can be found in the City of Scottsdale's DESIGN STANDARDS AND POLICIES MANUAL. You may access the manual online at <http://www.scottsdaleaz.gov/design/DSPM/> - or call the One Stop Shop at 480-312-2500.

All construction plans, reports, etc., must be in conformance with those approved by the Development Review Board.

Listed below are items to be completed before construction document submittal. Provide documentation of completion of these requirements at the time of construction document submittal:

┌	_____
┌	_____
┌	_____
┌	_____

## Architectural Plan Submittal Requirements

Each item on listed checklist must be submitted at your first construction document submittal, along with a copy of this list. Incomplete submittals will not be accepted. All plans must be signed and sealed. If necessary, the plan reviewer may require additional information and plans after the first submittal.

The following items are the minimum requirements necessary to submit construction documents for review. Civil plans and building plans must be submitted at the same time, in separate packages.

### **BUILDING**

- ☐ Provide **TWO (2)** sets of the following – minimum 1/8" scale or larger so plans are legible when reduced. **A copy of the complete civil and landscape plans shall be included in each set.**
  - a. Site Plan
  - b. Retaining Wall Details
  - c. Project Data
  - d. Electrical Plans and Details
  - e. Elevations
  - f. Structural Plans and Details
  - g. Floor Plans
  - h. Mechanical Plans and Details
  - i. Foundation Plans
  - j. Schedules
  - k. Building Sections
  - l. Architectural Details
  - m. Wall Sections
- ☒ One (1) copy of structural, electrical, and water calculations (may be on drawings)
- ☒ One (1) set of Water & Sewer Development Fee Documents for each **NON-RESIDENTIAL** Building Permit:
  - Non-Residential Development Fee Agreement (City Format), signed by the Owner and notarized,
  - Exhibit "A" - 8 1/2" x 11" Written Legal Property Description (Developer Format),
  - Exhibit "B" - 8 1/2" x 11" Site Map (Developer Format), and
  - Exhibit "C" - Non-Residential Water & Sewer Need Report (City Format).

#### **Documents must be completed in compliance with Maricopa County record formatting requirements:**

- Pages must be 8 1/2" x 11" originals (no facsimiles),
  - Margins must be at least 1/2" (top, bottom, and side), and
  - Print size must be at least 10-point, with no condensed text.
- ☒ One (1) copy of soils report to accompany building plans.

### **PLANNING**

- ☐ Provide **ONE (1)** complete set of building plans (Building a through m). A copy of the complete civil and landscape plans shall be included in the set, and the following items:
  - a. Open Space Plan
  - b. Parking Analysis
  - c. Floor Plan Worksheet
  - d. Photometric Plan
  - e. Site Details
  - f. Exterior Lighting Cutsheets ( On 24" x 36" Sheet)
- ☐ Provide two (2) additional sheets of the following:
  - a. Site Plan
  - b. Building Elevation(s)
- ☐ Copy of Certificate of No Effect for Archaeological Resources signed by the City Archaeologist

- ┌ Copy of Certificate of Approval for Archaeological Resources signed by the City Archaeologist
- ┌ "Purchase Agreement In-Lieu Parking Credits" original, signed by applicant.
- ┌ Documentation of approval from the Airport Director or designee for aviation hazard easements, noise disclosure statements, soundproofing requirements, and building height [edit to include only applicable requirements based on noise contour].
- ┌ Documentation of water resource department approval of water features/fountains.

**FIRE**

- ┐ Provide **ONE (1)** complete set of building plans (Building a through m). A copy of the complete civil and landscape plans shall be included in the set.



## Civil Improvement Plan Submittal Requirements

Each item listed on this checklist must be submitted at your first construction document submittal, along with a copy of this list. Incomplete submittals will not be accepted. All plans must be signed and sealed. If necessary, the plan reviewer may require additional information and plans after the first submittal.

- Required Plan Size: 24" X 36"
- Minimum Horizontal Scale: 1" = 20'
- Minimum Vertical Scale: 1" = 2'

### CIVIL

The following items are the basic minimum requirements necessary to submit construction documents for review. Civil plans and building plans must be submitted at the same time, in separate packages.

1. Provide the following documentation:

- ☒ **A sealed engineer's statement on the cover sheet of all civil plan sets stating that, "The engineer of record on these plans has received a copy of the approved stipulations for this project and has designed these plans in conformance with the approved stipulations."**
- ☒ **Title Report and Letter of Update (not more than 60 days old)**
- ☒ **Two Copies of Completed 404 Certification Form**
- ☒ **Two Copies of the Notice of Intent (NOI)**
- ☐ **Copy of the No-Conflict Form (Originals must be signed by each utility prior to plan approval)**
- ☒ **ALTA Survey**

### IMPROVEMENT PLANS

2. Provide one (1) set that includes the following:

- ☒ **Grading and Drainage Plan**
  - Benchmark datum shall be based on North American Datum of 1988.
  - Show all easements and tracts.
  - Contours, or sufficient spot elevations, shall be shown beyond the limits of construction as required to sufficiently reflect the impact of development on the abutting improvements and or rights of way.
  - Show all drainage facilities including, but not limited to point(s) of roof out-fall, channels, culverts, storm drain pipe, weirs, curb openings, weep holes, valley gutters, rip rap, and storm water storage basins (with storage volume required,  $V_r$ , and storage volume provided,  $V_p$ , noted on the improvement plans).
  - Show  $Q_{(100,6)}$  at culvert inlets, where wash corridors converge, and at storm water entrance/exit points of the parcel boundaries.
  - Show the limits of inundation for allow washes having a flow rate of (25) 50 cfs or more using the peak runoff from the 100-year, 6-hour storm event.
  - Show top of curb elevations at grade breaks and at intersection corners.
  - Show all walls, such as perimeter, screening and retaining walls. A structural design report shall be provided which includes calculations for active forces based on an associated geotechnical analysis of the soils.
  - Clearly show the limits of proposed construction
- ☒ **Water Plans**
- ☒ **Sewer Plans**
- ☒ **Paving Plans (including striping & signage)**

- ┐ **Structural Plans (including details & calculations)**
- ┐ **Final Plat**
- ┐ **Map of Dedication**

## **ENGINEERING REPORTS**

### **☑ Final Drainage Report.**

- Include final calculations and detailed analyses that demonstrate consistency with the conceptual drainage report and plan accepted in concept by the Current Planning Services Division.
- Include calculations and details that demonstrate how the stormwater storage requirement will be met. The drainage exhibit shall show the location, configuration, depth of water and high water surface elevations for all stormwater storage basins.
- Include an exhibit that indicates where the site lies within the FEMA designated areas and define all pertinent FEMA designations.
- Show all upstream contributing basin areas, including calculations and analyses for the peak runoff entering the site.
- Include a discussion of how the lowest floor elevations are established.
- Discuss how stormwater storage basins will be drained (by gravity out-fall, pump, etc.). Include bleed-off calculations that demonstrate the discharge rate and time to drain.
- Demonstrate that historical flow through the site has been maintained and that stormwater runoff exiting this site has a safe place to flow.
- Include calculations for rip-rap lined channels and rip-rap outlet structures using the design criteria for characteristic sizing, gradation, thickness and filter-blanket requirements from the Drainage Design Manual for Maricopa County, Volume II, Section 6.5.3.

### **┐ Water Basis of Design Report (BOD)**

- Identify the location, size, condition, and availability of existing water lines and water related facilities such as valves, service lines, fire hydrants, etc.

### **┐ Sewer Basis of Design Report (BOD)**

- Identify the location of, size, condition, and availability of existing sanitary sewer lines and wastewater-related facilities.

### **ENGINEER'S ESTIMATES (FOR PAYMENT IN-LIEU)**

- ☐ Street improvements
- ☐ Signalization

### **REFERENCE DOCUMENTS**

- ☐ Master Drainage Report \*\*
- ☐ Master Water Report\*\*
- ☐ Basis Of Design Report – Water\*\*
- ☐ Basis Of Design Report – Sewer\*\*
- ☐ Master Circulation Report\*\*
- ☐ Final Circulation Report\*\*
- ☐ Master Signalization Plan\*\*
- ☐ Final Signalization Plan\*\*
- ☐ Geotechnical Report

\*\*Note: Requires copies of approved reports before submittal of Improvement Plans for Plan Review. Developer shall, as a minimum, provide a copy of the cover sheet with City Staff signatures of acceptance.

### **OTHER**

- ☐ Structural Report
- ☐ The approved Stormwater Storage Waiver Request Form (must be signed by City Staff)
- ☐ \_\_\_\_\_
- ☐ \_\_\_\_\_
- ☐ \_\_\_\_\_

### **PLANNING**

3. Provide one (1) set of the selected Improvement Plans (#5 above), and the following items:

- ☐ Landscape & irrigation plans
- ☐ Slope Analysis
- ☐ NAOS graphic & calculation worksheet
- ☐ Map of Dedication for NAOS
- ☐ Native plant program, or confirmation of compliance
- ☐ Fountain/Water feature details and elevations

EDIT THE FOLLOWING REQUIREMENTS BY DELETING THOSE THAT DO NOT APPLY TO THE SCOPE OF THE PROJECT

### **ADDITIONAL REQUIREMENTS**

#### **Arizona Department of Environmental Quality (ADEQ):**

- The developer shall be responsible for conformance with ADEQ regulations and requirements for submittals, approvals, and notifications. The developer shall demonstrate compliance with Engineering Bulletin #10 Guidelines for the Construction of Water Systems, and applicable chapters of the Arizona Administrative Code, Title 18, Environmental Quality. In addition:

#### **Maricopa County Environmental Services Department (MCESD):**

- Before approval of final improvement plans by the Plan Review and Permit Services Division, the developer shall submit a cover sheet for the final improvement plans with a completed signature and date of approval from the Maricopa County Environmental Services Department (MCESD).
- Before issuance of encroachment permits by city staff, the developer shall provide evidence to city staff that a Certificate of Approval to Construct Water and or Wastewater Systems has been submitted to the MCESD. This evidence will be on a document developed and date stamped by the MCESD staff.
- Before commencing construction, the developer shall submit evidence to city staff that Notification of Starting Construction has been submitted to the MCESD. This evidence shall be on a document developed and date stamped by the MCESD staff.
- Before issuance of Letters of Acceptance by the City's Inspection Services Division, the developer shall provide to the City a final set of as-built mylars of the improvements.

#### **Water and Wastewater Requirements:**

- The developer shall pay a Sewer Development Fee for City sewer service in accordance with City Ordinance. This fee shall be paid at the time, and as a condition of the issuance of a building permit, or if the development does not require a building permit, prior to connection to the City sewer system. All questions may be referred to Water Resources at 480-312-5650.
- Connection to the sanitary sewer system may be made without payment of a connection fee. Please provide sanitary sewer tap location on engineering plans.
- The developer shall pay a Water Development Fee and Water Resources Development Fee for City water supply in accordance with City Ordinance. This fee shall be paid at the time, and as a condition of the issuance of a building permit, or if the development does not require a building permit, prior to connection to the City water system. All questions may be referred to Water Resources at 480-312-5650.
- Prior to the issuance of any building permit, the developer shall pay a Water Meter Fee for connection to the City water system in accordance with City Ordinance. If there is an existing water meter for this project, applicable water meter fees must be paid only if a larger meter is required.

#### **Arizona Department of Environmental Quality (ADEQ) Requirements:**

- All construction activities that disturb one or more acres shall obtain coverage under the Arizona Pollutant Discharge Elimination System (AZPDES) Construction General Permit. To gain coverage, operators of construction sites must:
- Submit a Notice of Intent (NOI) to ADEQ;
- Prepare a Stormwater Pollution Prevention Plan (SWPPP) and keep a copy on site;
- Send a Notice of Termination (NOT) to ADEQ when construction is completed.
- Contact ADEQ at 602-771-4449 for further information. Forms are available from the City of Scottsdale One Stop Shop, or from ADEQ.