Request for Stormwater Storage Waiver

City of Scottsdale Case Numbers:

619 - PA - 2012 ____ - ZN - ____ ____ - UP - ____ ____ - DR - ____ ____ - PP - ____ PC#____

The applicant/developer must complete and submit this form to the city for processing and obtain approval of waiver request ***before submitting improvement plans***. Denial of the waiver may require the developer to submit a revised site plan to the Development Review Board.

Date 4/9/13 **Project Name** Scottsdale Bible Church

Project Location 7601 E. Shea Blvd., Scottsdale 85260

Applicant Contact Wade E. Cooke, P.E. **Company Name** Landcor Consulting, PC

Phone 480-223-8573 Fax 480-827-7661 E-mail wade@landcorconsulting.com

Address 2663 E. Hobart Street, Gilbert 85296

Waiver Criteria

A project must meet at least one of three criteria listed below for the city to consider waiving some or all required stormwater storage. **However, regardless of the criteria, a waiver will only be granted if the applicant can demonstrate that the effect of a waiver will not increase the potential for flooding on any property.** Check the applicable box and provide a signed engineering report and supporting engineering analysis that demonstrate the project meets the criteria and that the effect of a waiver will not increase the potential for flooding on any property.

If the runoff for the project has been included in a storage facility at another location, the applicant must demonstrate that the stormwater storage facility was specifically designed to accommodate runoff from the subject property and that the runoff will be conveyed to this location through an adequately designed conveyance facility.

☑ 1. The development is adjacent to a conveyance facility that an engineering analysis shows is designed and constructed to handle the additional runoff from the site as a result of development.

☐ 2. The development is on a parcel less than one-half acre in size.

☐ 3. Stormwater storage requirements conflict with requirements of the Environmentally Sensitive Lands Ordinance (ESLO).

For a full storage waiver, a conflict with ESLO is limited to:

- Property located in the hillside landform as defined in the city Zoning Ordinance
- Property in the upper desert landform that has a land slope steeper than 5% as defined in the city Zoning Ordinance
- Property within the ESL zoning overlay district where the only viable location for a stormwater storage basin requires blasting

This full waiver only applies to those portions of property meeting one of these three requirements.

Partial waivers are available for projects or portions of properties within the Environmentally Sensitive Lands Zoning Overlay District, not meeting any of the three full waiver criteria above, if post-development peak discharge rates do not exceed pre-development conditions, based on the 10- and 100-year storm events.

By signing below, I certify that the stated project meets the waiver criteria selected above as demonstrated by the attached documentation.

Engineer

4/9/13
Date

Planning, Neighborhood & Transportation Division

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 • Phone: 480-312-2500 • Fax: 480-312-7781

Request for Stormwater Storage Waiver

City of Scottsdale Case Numbers:

___ - PA - ____ ____ - ZN - ____ ____ - UP - ____ ____ - DR - ___ ____ - PP - ____ PC#_____

CITY STAFF TO COMPLETE THIS PAGE

Project Name _____

Check Appropriate Boxes:

☐ Meets waiver criteria (specify): ☐ 1 ☐ 2 ☐ 3

☐ Recommend approve waiver.

☐ Recommend deny waiver:
- ☐ None of waiver criteria met.
- ☐ Downstream conditions prohibit waiver of any storage.
- ☐ Other:

Explain: _____

_____

☐ Return waiver request:
- ☐ Insufficient data provided.
- ☐ Other: _____

Explain: _____

_____

Recommended Conditions of Waiver:
- ☐ All storage requirements waived.
- ☐ Post-development peak discharge rates do not exceed pre-development conditions.
- ☐ Other:

Explain: _____

_____

☐ **Waiver approved per above conditions.**

☐ **Waiver denied.**

_____ _____

Floodplain Administrator or Designee Date

Planning, Neighborhood & Transportation Division

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 • Phone: 480-312-2500 • Fax: 480-312-7781

Request for Stormwater Storage Waiver

City of Scottsdale Case Numbers:

6 - PA - 2012 ____ - ZN - ____ ____ - UP - ____ ____ - DR - ____ ____ - PP - ____ PC#_____

In-Lieu Fee and In-Kind Contributions

In-lieu fees are only applicable to projects where post-development peak discharge rates exceed pre-development levels, based on the 10- and 100-year storm events. If the city grants a waiver, the developer is required to calculate and contribute an in-lieu fee based on what it would cost the city to provide a storage basin, sized as described below, including costs such as land acquisition, construction, landscaping, design, construction management, and maintenance over a 75-year design life. The fee for this cost is $1.87 per cubic foot of stormwater storage for a virtual storage basin designed to mitigate the increase in runoff associated with the 100-year/2-hour storm event. The applicant may submit site-specific in-lieu fee calculations subject to the Floodplain Administrator's approval.

The Floodplain Administrator considers in-kind contributions on a case-by-case basis. An in-kind contribution can serve as part of or instead of the calculated in-lieu fee. In-kind contributions must be stormwater related and must constitute a public benefit. In-lieu fees and in-kind contributions are subject to the approval of the Floodplain Administrator or designee.

Project Name Scottsdale Bible Church

The waived stormwater storage volume is calculated using a simplified approach as follows:

$V = \Delta CRA$; where

V = stormwater storage volume required, in cubic feet,
ΔC = increase in weighted average runoff coefficient over disturbed area ($C_{post} - C_{pre}$),
R = 100-year/2-hour precipitation depth, in feet (DSPM, Appendix 4-1D, page 11), and
A = area of disturbed ground, in square feet

Furthermore,

$V_w = V - V_p$; where
V_w = volume waived,
V = volume required, and
V_p = volume provided

R = 2.2
ΔC= 0
A = _____
V = 0
V_p= _____
V_w= _____

☐ An in-lieu fee will be paid, based on the following calculations and supporting documentation:
In-lieu fee ($) = V_w (cu. ft.) x $1.87 per cubic foot = _____

☐ An in-kind contribution will be made, as follows:

_____
_____
_____

☑ No in-lieu fee is required. Reason:
This waiver is for that portion of the required strormwater storage for the adjacent half street. Street improvements in Shea Blvd. and Miller Road are existing. Therefore, there will be no increase in runoff with this Project. (Delta C = 0)

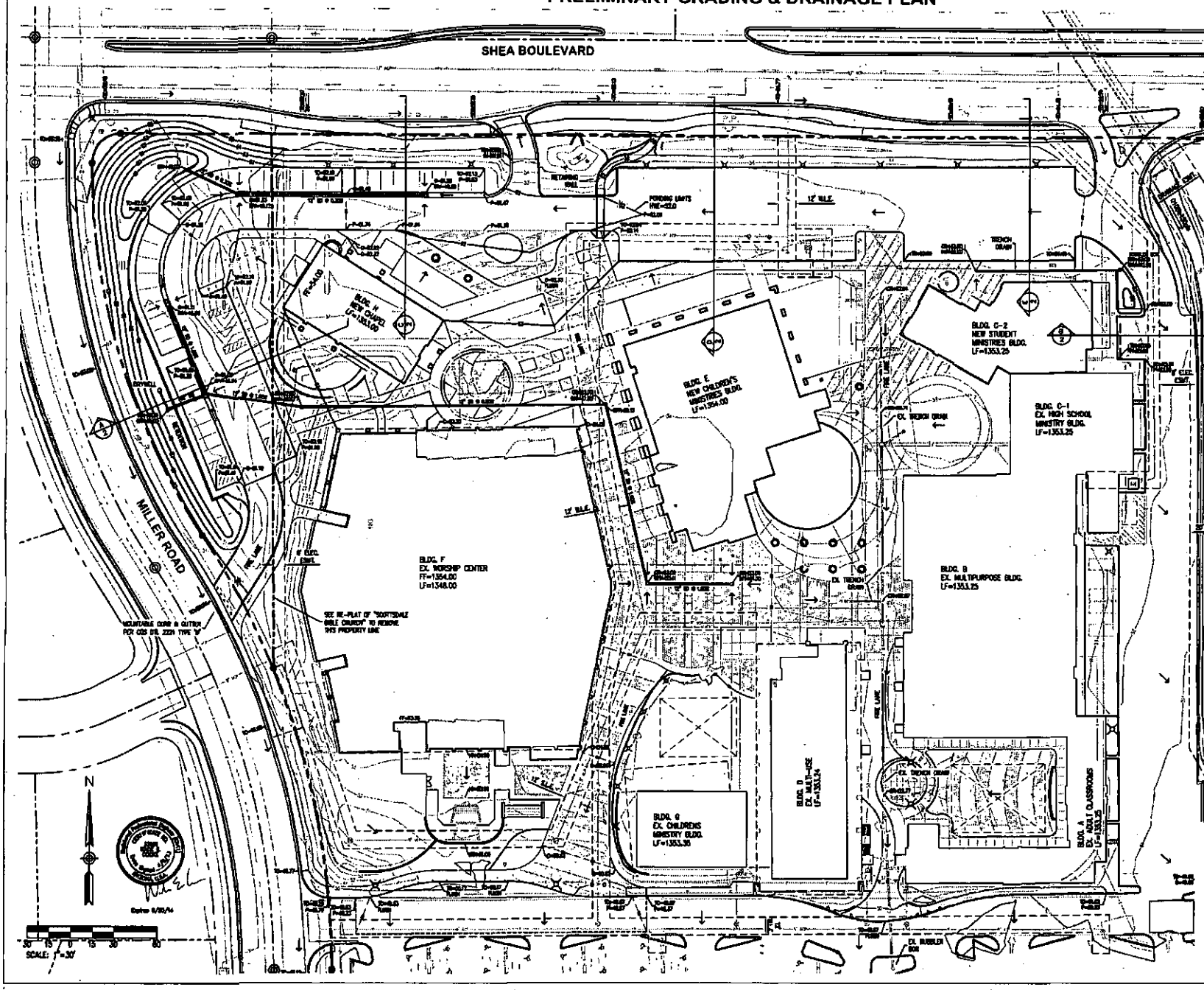
Approved by:

_____ _____
Floodplain Administrator or Designee Date

Planning, Neighborhood & Transportation Division
7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 • Phone: 480-312-2500 • Fax: 480-312-7781

POCKET FOLDER

PRELIMINARY GRADING & DRAINAGE PLAN





VICINITY MAP

OWNER

SCOTTSDALE BIBLE CHURCH
7901 E. SHEA BLVD.
SCOTTSDALE, ARIZONA 85260
PHONE: (480) 824-7200
FAX: (480) 707-0499
CONTACT: TOM SHARDA
tshardaBibleco.org

CIVIL ENGINEER

LANDCOR CONSULTING, P.C.
2663 E. HOBART STREET
GILBERT, AZ 85296
PHONE: (480) 223-8573
FAX: (480) 827-7661
CONTACT: WADE E. COOKE, P.E.
wade@landcorconsulting.com

ARCHITECT

VISIONEERING STUDIOS
2050 MAIN ST., SUITE #400
IRVINE, CA 92608
PHONE: (949) 417-5732
CONTACT: ART VELASCO
[illegible]

SITE INFORMATION

APN:	175-47-008A, 175-47-008C & 175-48-100
ADDRESS:	7901 E. SHEA BLVD. SCOTTSDALE, AZ 85260
EXISTING ZONING:	R1-35 & R1-18 PRD
GROSS ACREAGE:	927,180 S.F. OR 21.28 ACRES
NET ACREAGE:	803,551 S.F. OR 18.45 ACRES

LEGEND

- FLOW DIRECTION
- GRADE BREAK
- AREA DRAIN INLET
- CATCH BASIN (MAG TYPE)
- PROPOSED CONTOUR
- EXISTING CONTOUR (INDEX)
- EXISTING CONTOUR (INTERMEDIATE)

ABREVIATIONS:

LOWEST FLOOR ELEV. (NAVD 88)	LF
TOP OF CURB	TC
GUTTER	G
PAVEMENT	P
INVERT	INV
GRATE	GR
RIGHT-OF-WAY	R/W

NO	DESCRIPTION OF REVISIONS	DATE
1		
2		
3		

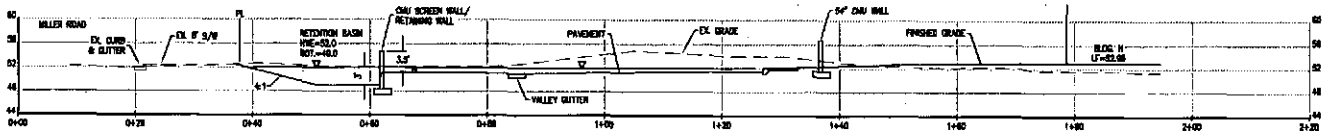
LANDCOR CONSULTING
2663 E. Hobart Street
Gilbert, Arizona 85296
Ph (480) 223-8573
Fax (480) 827-7661

SCOTTSDALE BIBLE CHURCH
PRELIMINARY GRADING & DRAINAGE PLAN

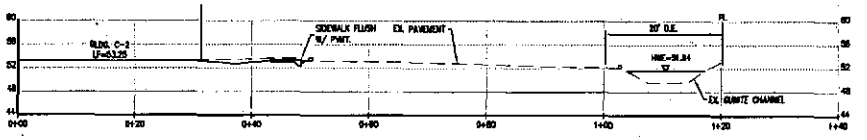
DR-31

JOB NO.: 1341 | DATE: 4/8/13 | 1 OF 2

SITE CROSS SECTIONS



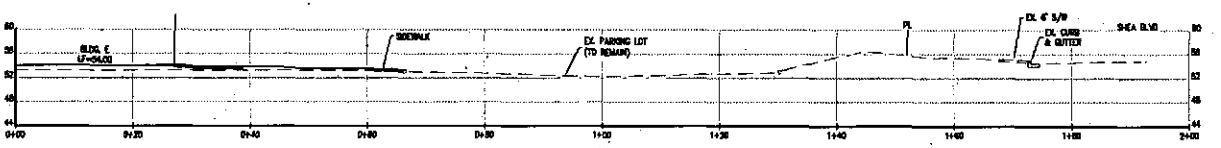
SECTION A



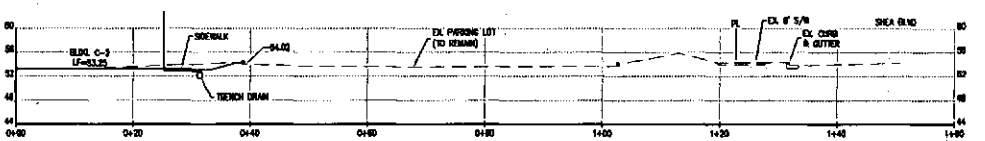
SECTION B



SECTION C



SECTION D



SECTION E

PRELIMINARY
NOT FOR
CONSTRUCTION

NO	DESCRIPTION OF REVISIONS	DATE
1		
2		
3		

LANDCOR CONSULTING
2660 E. Hopkins Street
Gilbert, Arizona 85296
PH (480) 223-0573
FX (480) 827-7651

SCALE: 1"=10'

SCOTTSDALE BIBLE CHURCH
SITE CROSS SECTIONS

DR-21

JOB NO.: 1341 | DATE: 6/19/13

2 OF 2