

***ADDENDUM No. 2 TO THE
MASTER DRAINAGE REPORT
FOR SILVERSTONE***

Prepared For:

*Mark-Taylor Residential
6623 North Scottsdale Road
Scottsdale, Arizona 85250*

Prepared By:

*Kimley-Horn and Associates, Inc.
7740 North 16th Street
Suite 300
Phoenix, Arizona 85020*

191769002
April 2015
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ADDENDUM No.2

COS #425-SA-2006, 315-ZN-2006, PC#3476-06-2

- Addendum No.2 to the Master Drainage Report Silverstone- March 2007
- City of Scottsdale, Stormwater Management Division, Approved 3/18/07 (Original) Addendum No. 1 approved 3/6/14.
- Justification #1: Parcel E as shown is will provide a single detention basin in the scenic corridor along Scottsdale Road. Prior to the Rawhide wash improvements, storm water was conveyed south along Scottsdale Road to Williams Road. With the completed improvements to Rawhide Wash Channel upstream of Parcel E, the existing channel in the scenic corridor is now underutilized. To be consistent with the natural land form, the existing channel along Scottsdale Road will be utilized as the detention basin area. The single location of detention along Scottsdale Road in lieu of the two previous basins, provides for more developable area of the adjacent parcel and contains basin overflow to the Scenic Corridor area; therefore eliminating the unnecessary storm water burden on the downstream parcels. This single basin along Scottsdale Road also eliminates the proposed drainage corridor that divides the parcel to the south, therefore allowing for increased development opportunities. The ultimate outfall for the Master Drainage Plan remains unchanged from the intersection of Scottsdale Road and Williams Road. See attached exhibit Plate 3A for parcels E and D revised drainage map.
- Justification #2: The single retention basin for Parcel E will provide a detention for the pre-versus-post development. Per the City of Scottsdale Policy, areas of the proposed development that were previously developed are required to provide a storage volume equal to the increase in the runoff volume generated by the proposed development during the design storm event (100-year 2-hr). Parcel E is part of the previously developed Rawhide development which included parking and an elevated race track.

Revisions to the Master Drainage Report (MDR) are as follows:

- Table 4.1 – Parcel Detention Requirements is revised as shown below

Table 4.1- Parcel Detention Requirements

Parcel 1 Basin	Tributary Area (ac)	Weighted runoff coefficient	Required Volume (cf)	Required Volume (ac-ft)
A&B*	4.5	0.9	41,274	0.95
C	12.35	See Appendix B	47,766	1.10
D**	13.5	0.9	106,291	2.44
E	16.7	See Appendix B	43,534	0.99
F**	22.1	0.76	146,936	3.37
G**	23.8	0.76	158,239	3.63
H*	32.8	0.76	254,867	5.85
Park *	1.9	0.33	6,998	0.16

*These parcels are built out. Volumes are not updated

** Required detention volumes for these parcels are updated based upon updated rainfall depth data. Recent changes in C.O.S. stormwater storage policy for previously developed sites may allow for a reduction in required storage volume, but this reduction was not explored for these parcels in this or previous addendums.

- Plate 3A- Silverstone Drainage Map (Enlarged Parcel E and D), which displays the location of proposed detention basins and drainage ways for Parcels E and D. Plate 3A is provided to supplement the existing Plate 3 for Parcels E and D. Appendix B.

Additions to the Master Drainage Report are as follows:

- The following are added to Appendix B.
 - Table B4- *Parcel E required Stormwater Detention Volume.*
 - Table B5- *Parcel E Pre-Existing Condition Runoff Coefficients*
 - Table B6- *Parcel E Post-Development Condition Runoff Coefficients*
 - Exhibit 3- *Pre-Existing Condition Map Parcel E*
 - Exhibit 4- *Post Developed Condition Map Parcel E*

PLATE 3A

Silverstone Drainage Map
(Enlarged Parcels D and E)

SCALE IN FEET
0 160

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PLATE 3A - SILVERSTONE DRAINAGE MAP
(ENLARGED PARCEL E AND D)

LEGEND



PROPOSED DETENTION BASIN
(POSSIBLE LOCATIONS)



PROPOSED FLOW DIRECTION



TEMPORARY/PROPOSED
DRAINAGE CORRIDOR PER
FINAL PARCEL DETAILS
(APPROXIMATE LOCATION)

DETENTION REQ.=1.00

DETENTION REQ.=2

APPENDIX B

Table B4- Parcel E Required Stormwater Detention Volume

Table B5- Parcel E Pre-Existing Runoff Coefficients

Table B6- Parcel E Post-Developed Condition Runoff Coefficients

Exhibit 3- Pre-Existing Condition Map Parcel E

Exhibit 4- Post-Developed Condition Map Parcel E

Table B4 - Parcel E Required Stormwater Detention Volume, $V_{REQ'D}$

Project: Addendum to Master Drainage Report for Silverstone
Location: Scottsdale, Arizona
Description: Calculation of required stormwater detention volume
References: Design Standards and Policies Manual, Chapter 4 - Grading & Drainage, City of Scottsdale, January 2010
 NOAA Atlas 14, Volume 1, Version 5, Point Precipitation Frequency Estimates

Known Values: Design storm: 100-year, 2-hour
 Rainfall, P: 2.41 inches

Calc. Values¹: $V_{REQ'D} = \frac{P}{12} \times A \times C$

Where:
 $V_{REQ'D}$ = Required stormwater detention volume
 P = Rainfall depth for design storm event
 A = Area of watershed contributing
 C = Runoff coefficient (see below for calculation)

For Pre-Existing Developed Areas²: $C = C_{POST} - C_{PRE}$

Where:
 C_{PRE} = Runoff coefficient for pre-existing condition
 C_{POST} = Runoff coefficient for post-developed condition

Notes:

1. Based upon current C.O.S. stormwater storage requirements, areas of the proposed development that were previously developed are required to provide a storage volume equal to the increase in runoff volume generated by the proposed development during the design storm event (100-year, 2-hr storm)
2. For previously developed areas, the required storage volume is calculated using a runoff coefficient equal to the increase in the runoff coefficient from the pre-existing to the post-developed condition ($C = C_{POST} - C_{PRE}$).
3. Refer to Exhibit 3 - *Pre-Existing Condition Map Parcel E* and Exhibit 4 - *Post-Developed Condition Map Parcel E* for area delineation.

Table B4 - Parcel E Required Stormwater Detention Volume, $V_{REQ'D}$

Drainage Area ³	Area [A]		Pre-Existing Runoff Coefficient, C _{PRE}	Post-Developed Runoff Coefficient, C _{POST}	C = C _{POST} - C _{PRE}	V _{REQ}	
	sf	ac				cf	ac-ft
5	19,696	0.45	0.45	0.45	0.00	0	0.000
10	4,291	0.10	0.45	0.95	0.50	431	0.010
15	6,063	0.14	0.45	0.95	0.50	609	0.014
20	4,293	0.10	0.45	0.95	0.50	431	0.010
25	1,093	0.03	0.45	0.45	0.00	0	0.000
30	7,500	0.17	0.45	0.95	0.50	753	0.017
35	7,920	0.18	0.45	0.95	0.50	795	0.018
40	2,678	0.06	0.45	0.45	0.00	0	0.000
45	4,331	0.10	0.45	0.45	0.00	0	0.000
50	2,232	0.05	0.45	0.95	0.50	224	0.005
55	3,622	0.08	0.45	0.95	0.50	364	0.008
60	12,086	0.28	0.45	0.95	0.50	1,214	0.028
65	1,057	0.02	0.45	0.45	0.00	0	0.000
70	7,490	0.17	0.45	0.95	0.50	752	0.017
75	7,967	0.18	0.45	0.95	0.50	800	0.018
80	4,323	0.10	0.45	0.45	0.00	0	0.000
85	7,377	0.17	0.45	0.95	0.50	741	0.017
90	6,659	0.15	0.45	0.45	0.00	0	0.000
95	32,732	0.75	0.45	0.95	0.50	3,287	0.075
100	2,620	0.06	0.45	0.95	0.50	263	0.006
105	3,000	0.07	0.45	0.45	0.00	0	0.000
110	1,465	0.03	0.45	0.45	0.00	0	0.000
115	8,995	0.21	0.45	0.95	0.50	903	0.021
120	9,306	0.21	0.45	0.95	0.50	934	0.021
125	6,410	0.15	0.45	0.45	0.00	0	0.000
130	16,977	0.39	0.45	0.45	0.00	0	0.000
135	1,067	0.02	0.45	0.45	0.00	0	0.000
140	7,426	0.17	0.45	0.95	0.50	746	0.017
145	8,036	0.18	0.45	0.95	0.50	807	0.019

Table B4 - Parcel E Required Stormwater Detention Volume, $V_{REQ'D}$

Drainage Area ³	Area [A]		Pre-Existing Runoff Coefficient, C_{PRE}	Post-Developed Runoff Coefficient, C_{POST}	$C = C_{POST} - C_{PRE}$	V_{REQ}	
	sf	ac				cf	ac-ft
150	21,451	0.49	0.45	0.45	0.00	0	0.000
155	1,101	0.03	0.45	0.45	0.00	0	0.000
160	20,699	0.48	0.45	0.95	0.50	2,079	0.048
165	12,644	0.29	0.45	0.95	0.50	1,270	0.029
170	1,066	0.02	0.45	0.45	0.00	0	0.000
175	7,453	0.17	0.45	0.95	0.50	748	0.017
180	8,008	0.18	0.45	0.95	0.50	804	0.018
185	21,094	0.48	0.45	0.45	0.00	0	0.000
190	2,620	0.06	0.45	0.95	0.50	263	0.006
195	6,733	0.15	0.45	0.45	0.00	0	0.000
200	13,566	0.31	0.45	0.95	0.50	1,362	0.031
205	3,961	0.09	0.45	0.95	0.50	398	0.009
210	1,470	0.03	0.45	0.45	0.00	0	0.000
215	9,008	0.21	0.45	0.95	0.50	905	0.021
220	9,294	0.21	0.45	0.95	0.50	933	0.021
225	8,014	0.18	0.45	0.45	0.00	0	0.000
230	3,863	0.09	0.45	0.95	0.50	388	0.009
235	6,370	0.15	0.45	0.45	0.00	0	0.000
240	2,608	0.06	0.45	0.95	0.50	262	0.006
245	8,299	0.19	0.45	0.45	0.00	0	0.000
250	1,470	0.03	0.45	0.45	0.00	0	0.000
255	9,020	0.21	0.45	0.95	0.50	906	0.021
260	9,281	0.21	0.45	0.95	0.50	932	0.021
265	2,232	0.05	0.45	0.95	0.50	224	0.005
270	10,359	0.24	0.45	0.95	0.50	1,040	0.024
271	7,978	0.18	0.45	0.95	0.50	801	0.018
275	12,998	0.30	0.45	0.45	0.00	0	0.000
280	2,673	0.06	0.45	0.95	0.50	268	0.006

Table B4 - Parcel E Required Stormwater Detention Volume, $V_{REQ'D}$

Drainage Area ³	Area [A]		Pre-Existing Runoff Coefficient, C_{PRE}	Post-Developed Runoff Coefficient, C_{POST}	$C = C_{POST} - C_{PRE}$	V_{REQ}	
	sf	ac				cf	ac-ft
285	12,053	0.28	0.45	0.95	0.50	1,210	0.028
290	9,934	0.23	0.45	0.95	0.50	998	0.023
295	6,929	0.16	0.45	0.45	0.00	0	0.000
300	9,130	0.21	0.45	0.95	0.50	917	0.021
305	9,137	0.21	0.45	0.95	0.50	918	0.021
310	1,503	0.03	0.45	0.45	0.00	0	0.000
315	5,732	0.13	0.45	0.95	0.50	576	0.013
320	4,445	0.10	0.45	0.45	0.00	0	0.000
325	8,848	0.20	0.45	0.95	0.50	888	0.020
330	1,083	0.02	0.45	0.95	0.50	109	0.002
335	6,625	0.15	0.45	0.45	0.00	0	0.000
340	9,651	0.22	0.45	0.95	0.50	969	0.022
345	8,592	0.20	0.45	0.95	0.50	863	0.020
350	1,515	0.03	0.45	0.45	0.00	0	0.000
355	3,411	0.08	0.45	0.95	0.50	343	0.008
360	903	0.02	0.45	0.45	0.00	0	0.000
365	1,633	0.04	0.45	0.95	0.50	164	0.004
370	5,702	0.13	0.45	0.95	0.50	573	0.013
375	4,478	0.10	0.45	0.45	0.00	0	0.000
380	2,621	0.06	0.45	0.95	0.50	263	0.006
385	5,608	0.13	0.45	0.95	0.50	563	0.013
390	2,235	0.05	0.45	0.45	0.00	0	0.000
395	4,186	0.10	0.45	0.95	0.50	420	0.010
400	1,059	0.02	0.45	0.45	0.00	0	0.000
405	7,424	0.17	0.45	0.95	0.50	745	0.017
410	7,997	0.18	0.45	0.95	0.50	803	0.018
415	28,662	0.66	0.45	0.45	0.00	0	0.000
420	1,290	0.03	0.45	0.45	0.00	0	0.000

Table B4 - Parcel E Required Stormwater Detention Volume, $V_{REQ'D}$

Drainage Area ³	Area [A]		Pre-Existing Runoff Coefficient, C_{PRE}	Post-Developed Runoff Coefficient, C_{POST}	$C = C_{POST} - C_{PRE}$	V_{REQ}	
	sf	ac				cf	ac-ft
425	11,797	0.27	0.45	0.95	0.50	1,185	0.027
430	33,776	0.78	0.45	0.95	0.50	3,392	0.078
435	14,014	0.32	0.45	0.45	0.00	0	0.000
440	6,102	0.14	0.45	0.45	0.00	0	0.000
445	58,293	1.34	0.45	0.45	0.00	0	0.000
OS1	14,368	0.33	0.45	0.95	0.50	1,443	0.033
OS2	12,874	0.30	0.45	0.95	0.50	1,293	0.030
TOTAL	730,413	16.77	-	-	-	43,534	0.999

Table B5 - Parcel E Pre-Existing Condition Runoff Coefficients, C_{PRE} - 100 Year Storm Event

Project: Addendum to Master Drainage Report for Silverstone
Location: Scottsdale, Arizona
Description: Calculation of pre-existing runoff coefficients, C_{PRE} , for the 100-year storm event
References: Design Standards and Policies Manual, Chapter 4 - Grading & Drainage, City of Scottsdale, January 2010
 Figure 4.1-4 Runoff Coefficients for use with Rational Method

Drainage Area ¹	Surface Type ²	Area (SF)	Area (AC)	100-YR C Value ² (C_{PRE})
Entire Site	Desert or desert landscaping	730,413	16.768	0.45

Notes:

1. Refer to Exhibit 3 - *Pre-Existing Condition Map Parcel E* for area delineation.
2. Surface type and associated C value per Figure 4.1-4 - *Runoff Coefficients for use with Rational Method* of the C.O.S. Design Standards and Policies Manual.

Table B6 - Parcel E Post-Developed Condition Runoff Coefficients, C_{POST} - 100 Year Storm Event

Project: Addendum to Master Drainage Report for Silverstone
Location: Scottsdale, Arizona
Description: Calculation of post-developed runoff coefficients, C_{POST} , for the 100-year storm event
References: Design Standards and Policies Manual, Chapter 4 - Grading & Drainage, City of Scottsdale, January 2010
 Figure 4.1-4 Runoff Coefficients for use with Rational Method

Notes:

1. Refer to Exhibit 4 - *Post-Developed Condition Map Parcel E* for area delineation.
2. Surface type and associated C value per Figure 4.1-4 - *Runoff Coefficients for use with Rational Method* of the C.O.S. Design Standards and Policies Manual.

Drainage Area ¹	Surface Type ²	Area (SF)	Area (AC)	100-YR C Value ² (C_{POST})
5	Desert Landscaping (no impervious weed barrier)	19,696	0.452	0.45
10	Pavement	4,291	0.099	0.95
15	Pavement	6,063	0.139	0.95
20	Pavement	4,293	0.099	0.95
25	Desert Landscaping (no impervious weed barrier)	1,093	0.025	0.45
30	Roof	7,500	0.172	0.95
35	Roof	7,920	0.182	0.95
40	Desert Landscaping (no impervious weed barrier)	2,678	0.061	0.45
45	Desert Landscaping (no impervious weed barrier)	4,331	0.099	0.45
50	Roof	2,232	0.051	0.95
55	Pavement	3,622	0.083	0.95
60	Pavement	12,086	0.277	0.95
65	Desert Landscaping (no impervious weed barrier)	1,057	0.024	0.45
70	Roof	7,490	0.172	0.95
75	Roof	7,967	0.183	0.95
80	Desert Landscaping (no impervious weed barrier)	4,323	0.099	0.45
85	Pavement	7,377	0.169	0.95

Drainage Area ¹	Surface Type ²	Area (SF)	Area (AC)	100-YR C Value ² (C _{POST})
90	Desert Landscaping (no impervious weed barrier)	6,659	0.153	0.45
95	Pavement	32,732	0.751	0.95
100	Roof	2,620	0.060	0.95
105	Desert Landscaping (no impervious weed barrier)	3,000	0.069	0.45
110	Desert Landscaping (no impervious weed barrier)	1,465	0.034	0.45
115	Roof	8,995	0.206	0.95
120	Roof	9,306	0.214	0.95
125	Desert Landscaping (no impervious weed barrier)	6,410	0.147	0.45
130	Desert Landscaping (no impervious weed barrier)	16,977	0.390	0.45
135	Desert Landscaping (no impervious weed barrier)	1,067	0.024	0.45
140	Roof	7,426	0.170	0.95
145	Roof	8,036	0.184	0.95
150	Desert Landscaping (no impervious weed barrier)	21,451	0.492	0.45
155	Desert Landscaping (no impervious weed barrier)	1,101	0.025	0.45
160	Pavement	20,699	0.475	0.95
165	Pavement	12,644	0.290	0.95
170	Desert Landscaping (no impervious weed barrier)	1,066	0.024	0.45
175	Roof	7,453	0.171	0.95
180	Roof	8,008	0.184	0.95
185	Desert Landscaping (no impervious weed barrier)	21,094	0.484	0.45
190	Roof	2,620	0.060	0.95
195	Desert Landscaping (no impervious weed barrier)	6,733	0.155	0.45
200	Pavement	13,566	0.311	0.95
205	Pavement	3,961	0.091	0.95
210	Desert Landscaping (no impervious weed barrier)	1,470	0.034	0.45
215	Roof	9,008	0.207	0.95
220	Roof	9,294	0.213	0.95
225	Desert Landscaping (no impervious weed barrier)	8,014	0.184	0.45
230	Pavement	3,863	0.089	0.95
235	Desert Landscaping (no impervious weed barrier)	6,370	0.146	0.45

Drainage Area ¹	Surface Type ²	Area (SF)	Area (AC)	100-YR C Value ² (C _{POST})
240	Roof	2,608	0.060	0.95
245	Desert Landscaping (no impervious weed barrier)	8,299	0.191	0.45
250	Desert Landscaping (no impervious weed barrier)	1,470	0.034	0.45
255	Roof	9,020	0.207	0.95
260	Roof	9,281	0.213	0.95
265	Roof	2,232	0.051	0.95
270	Pavement	10,359	0.238	0.95
271	Pavement	7,978	0.183	0.95
275	Desert Landscaping (no impervious weed barrier)	12,998	0.298	0.45
280	Roof	2,673	0.061	0.95
285	Pavement	12,053	0.277	0.95
290	Roof	9,934	0.228	0.95
295	Desert Landscaping (no impervious weed barrier)	6,929	0.159	0.45
300	Roof	9,130	0.210	0.95
305	Roof	9,137	0.210	0.95
310	Desert Landscaping (no impervious weed barrier)	1,503	0.035	0.45
315	Pavement	5,732	0.132	0.95
320	Desert Landscaping (no impervious weed barrier)	4,445	0.102	0.45
325	Pavement	8,848	0.203	0.95
330	Roof	1,083	0.025	0.95
335	Desert Landscaping (no impervious weed barrier)	6,625	0.152	0.45
340	Roof	9,651	0.222	0.95
345	Roof	8,592	0.197	0.95
350	Desert Landscaping (no impervious weed barrier)	1,515	0.035	0.45
355	Pavement	3,411	0.078	0.95
360	Desert Landscaping (no impervious weed barrier)	903	0.021	0.45
365	Pavement	1,633	0.037	0.95
370	Pavement	5,702	0.131	0.95
375	Desert Landscaping (no impervious weed barrier)	4,478	0.103	0.45
380	Roof	2,621	0.060	0.95

Drainage Area ¹	Surface Type ²	Area (SF)	Area (AC)	100-YR C Value ² (C _{POST})
385	Pavement	5,608	0.129	0.95
390	Desert Landscaping (no impervious weed barrier)	2,235	0.051	0.45
395	Pavement	4,186	0.096	0.95
400	Desert Landscaping (no impervious weed barrier)	1,059	0.024	0.45
405	Roof	7,424	0.170	0.95
410	Roof	7,997	0.184	0.95
415	Desert Landscaping (no impervious weed barrier)	28,662	0.658	0.45
420	Desert Landscaping (no impervious weed barrier)	1,290	0.030	0.45
425	Pavement	11,797	0.271	0.95
430	Pavement	33,776	0.775	0.95
435	Desert Landscaping (no impervious weed barrier)	14,014	0.322	0.45
440	Desert Landscaping (no impervious weed barrier)	6,102	0.140	0.45
445	Desert Landscaping (no impervious weed barrier)	58,293	1.338	0.45
OS1	Pavement	14,368	0.330	0.95
OS2	Pavement	12,874	0.296	0.95

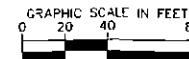
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EXHIBIT 3 - PRE-EXISTING
CONDITION MAP
PARCEL E

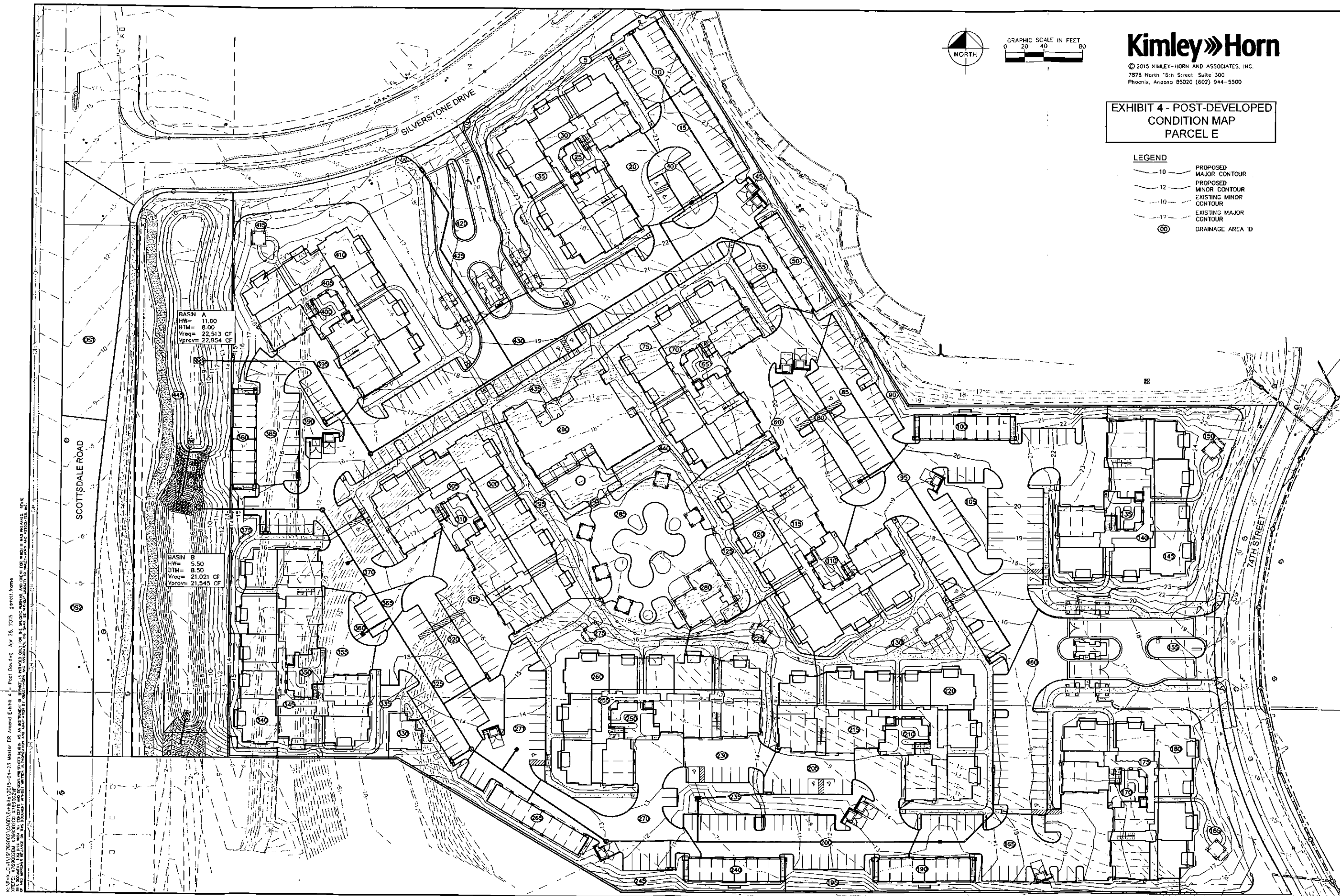




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7878 North 16th Street, Suite 300
Phoenix, Arizona 85020 (602) 944-5500

LEGEND

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Appendix E

Letter of Map Revision Technical Data Notebook



Stormwater Management

7447 E. Indian School Road, Suite 125
Scottsdale, AZ 85251

PHONE 480-312-2500
FAX 480-312-7781
WEB www.ScottsdaleAZ.gov

June 26, 2014

LOMC Clearinghouse
847 South Pickett Street
Alexandria, VA 22304-4605

Attention: LOMC Reviewer(s)

Subject: Community Concurrence Letter, Rawhide Wash LOMR at Silverstone, Case No. 13-09-1958P

Dear LOMC Reviewer:

The City of Scottsdale has reviewed the supplementary technical data for the subject LOMR application. Both of FEMA's/Baker's outstanding review comments have been addressed to the city's satisfaction, so we support the approval of this LOMR application.

Please let me know if we can be of further assistance regarding this LOMR application.

Best regards,

A handwritten signature in cursive script that reads "C. Ashley Couch".

C. Ashley Couch, P.E., CFM
Stormwater Manager & Floodplain Administrator

CAC/cac