

**Exterior Building Color & Material Samples**

**Color Drawdowns**

**Drainage Reports**

**TIMA**

**Abbreviated Water & Sewer Need Report**

**Archaeological Resources**

**Airport Vicinity Development Checklist**

**Parking Study**

**Trip Generation Comparison**

**Parking Master Plan**

**Water Study**

**Wastewater Study**

**Stormwater Waiver Application**



# Request for Stormwater Storage Waiver

City of Scottsdale Case Numbers:

PA

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 \_\_\_\_\_ Project Name Let 50 Holiday Park  
Project Location 6637 E. Monterey Way, Scottsdale, AZ 85251  
Applicant Contact Nick Mancusi Company Name Mancusi Design, LLC  
Phone 603.401.1548 Fax \_\_\_\_\_ E-mail Nick@MancusiDesign.com  
Address 6637 PO Box 305, Scottsdale, AZ 85252

## 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.

Brenda Ryika

Engineer

9/10/15

Date

## Planning, Neighborhood & Transportation Division

7417 E Indian School Road, Suite 105, Scottsdale, AZ 85251 • Phone: 480-312-2500 • Fax: 480-312-7781



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## 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

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# Request for Stormwater Storage Waiver

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## 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 Lot 50 Holiday Park

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

$V = \Delta C R A$ ; where

$V$  = stormwater storage volume required, in cubic feet,

$\Delta C$  = 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

$R = 0.179 \text{ ft}$   
 $\Delta C = 0.49$   
 $A = 9932 \text{ ft}^2$   
 $V = 871 \text{ ft}^3$   
 $V_p = 0$   
 $V_w = 871 \text{ ft}^3$

☐ 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:

\_\_\_\_\_  
\_\_\_\_\_

Approved by:

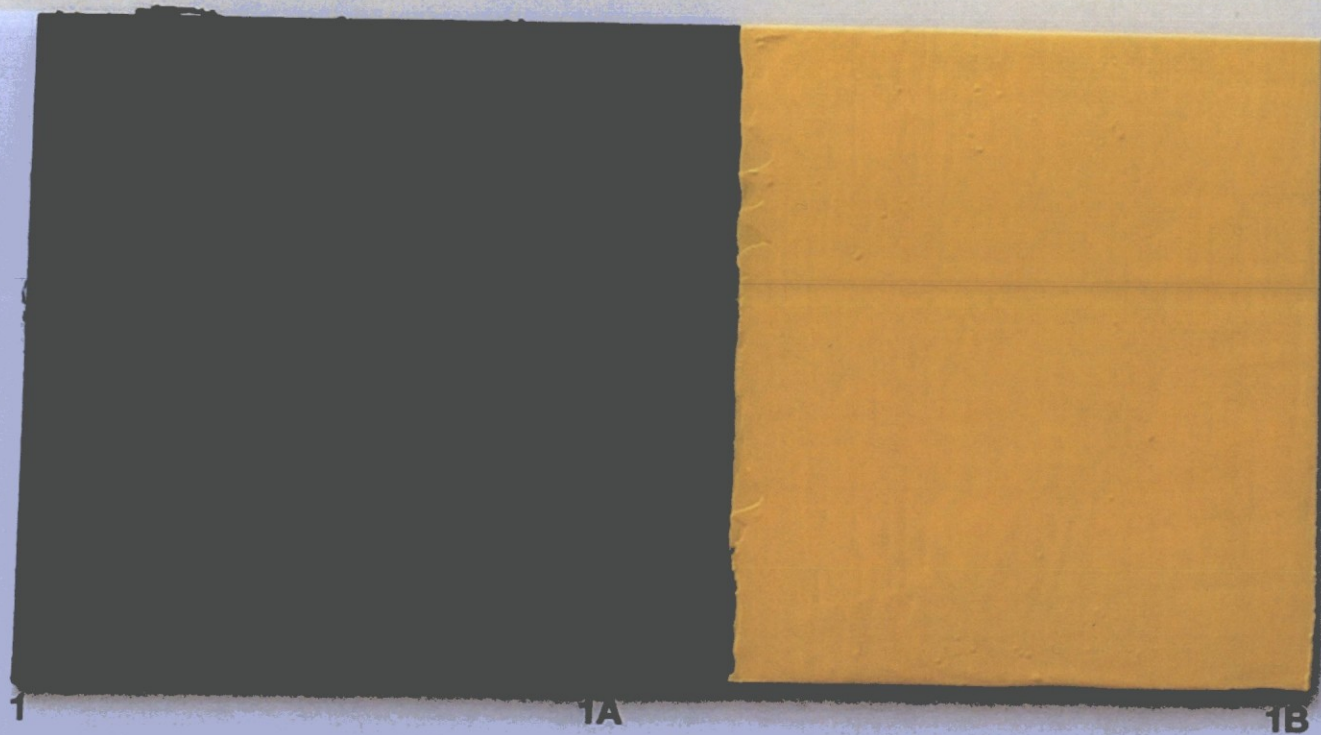
\_\_\_\_\_  
Floodplain Administrator or Designee

\_\_\_\_\_  
Date

## Planning, Neighborhood & Transportation Division

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# Keynotes

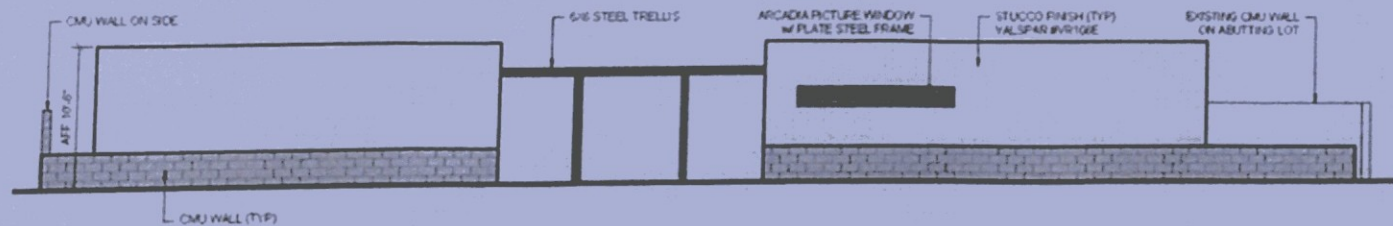
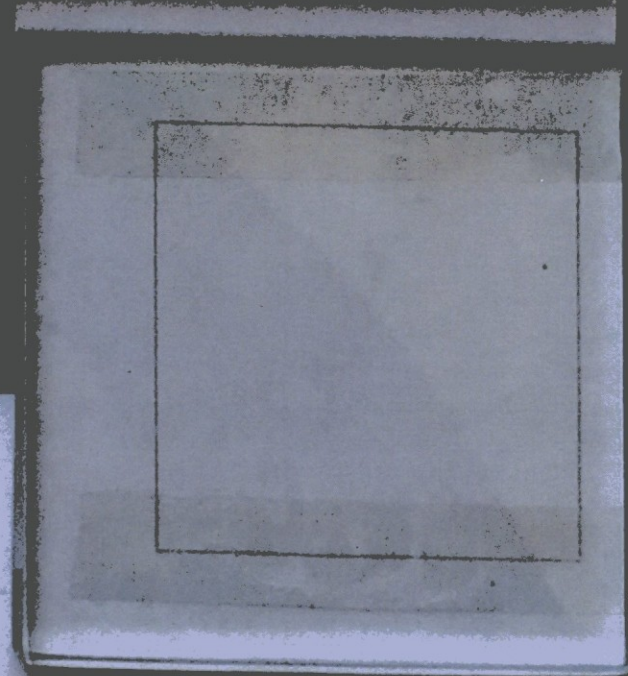
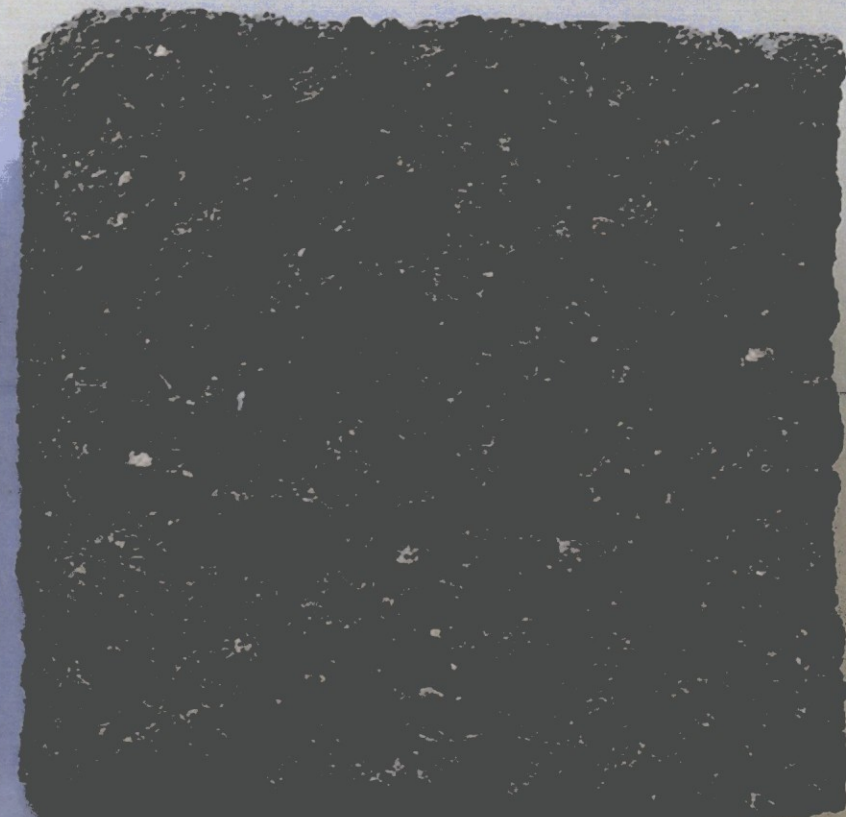
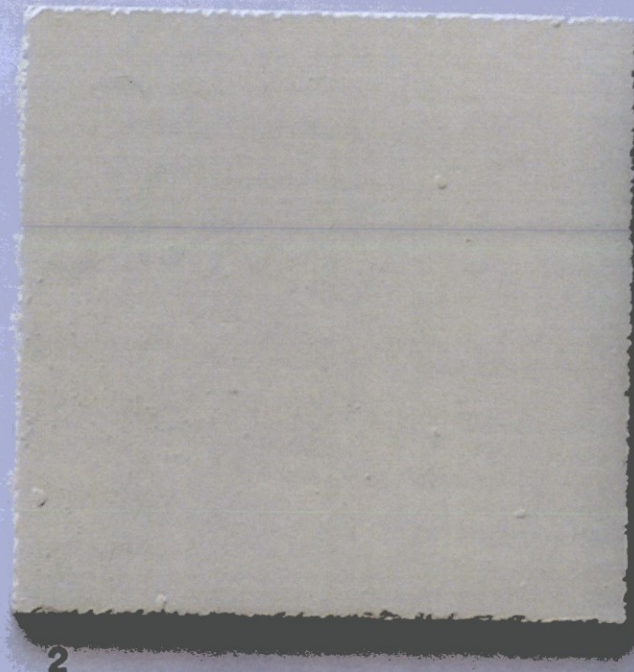
1. Steel (For Trellis, Columns, Gate, Bike Hooks and Details)
- 1A. Steel Painted in Valspar VR107A
- 1B. Steel Painted in Valspar VR012B
2. Stucco (For Building Walls) Painted in Valspar VR106E
3. Shotblast Block in Gray via Western Block (Site Walls)
4. Aluminum Window Frames in Anodized Bronze via Heritage Windows
3. Low E-Clear Glazing via Heritage Windows

# The Holiday

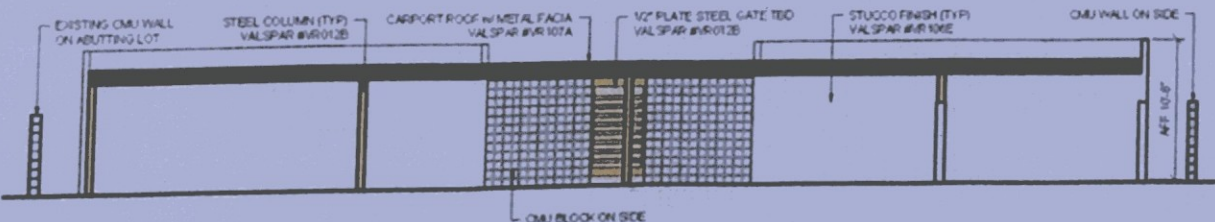
6637 E Monterey Way, Scottsdale, AZ 85251  
 Nick Mancusi and Ada Rose Mancusi  
 6125 E Indian School Rd  
 Scottsdale, AZ 85251

**Mancusi**  
 Design LLC

Mancusi



▲ North Elevation



◀ South Elevation

Scale: Unit = 8'

# Paint Swatches

35-DR-2015  
 7/27/2015