

Drainage Reports

Abbreviated Water & Sewer Need Reports

Water Study

Wastewater Study

Stormwater Waiver Application

PRELIMINARY DRAINAGE REPORT FOR DUNKIN DONUTS

COS Plan No: _____

Case No: _____

Scottsdale, Arizona

October 16, 2017

PREPARED FOR

Bar Napkin Productions
2828 North Central Ave, Suite 1300
Phoenix, Arizona 85004

DEVELOPER

ABDD IV NYRE, LLC
550 West 54th Street, Suite 25a
New York, New York 10019

SITE ADDRESS

7919 East Thomas Road
Scottsdale, Arizona 85257

Plan # _____
Case # 42-PR-2017
Q-S # _____
☒ Accepted
☐ Corrections
DG 11/9/17
Reviewed By Date

PREPARED BY

CYPRESS
CIVIL DEVELOPMENT
strength + sustainability

4450 north 12th street, #228

phoenix, arizona 85014

CYPRESS # 17.074



I. INTRODUCTION

1. PROJECT NAME AND LOCATION

The Project is known as 'Dunkin Donuts' and is located in Scottsdale, Arizona at 7919 East Thomas Road, just west of the intersection of Thomas Road and Hayden Road.

The overall parcel is 8.23 acres and project site occupies approximately 0.80 acres and is currently developed as a parking lot for a retail shopping center. The Project has street frontage and access to Thomas Road along its northern boundary. To the south and west is a retail shopping center and to the east is drive-thru restaurant and gas station. Refer to Appendix A for Location Map and Aerial Photo.

The project lies within an area that historically has been irrigated farm land but has been commercially developed since the 1970's. The area has slopes consistently and gently to the west with average slopes in the range of 0.5% and 1.0%.

The proposed Project consists of the demolition of a portion of the existing parking lot and the construction of a multi-tenant, drive-thru coffee building. Site improvements include modifications to the hardscape and additional landscape areas.

2. PURPOSE

The intent of this Drainage Report is to provide the drainage scheme for the Project in support the Preliminary Improvement Plan Submittal.

3. EXISTING STUDIES & REGIONAL DRAINAGE PLAN

The Project lies within the existing Indian River Plaza, originally developed in the 1970's. In 2002, a parking lot was added to the area of current project site. The grading and drainage plans dated 7/2/2002 prepared by Brady Aulerich & Associates were available for the original development along with the drainage report entitled *Final Drainage Report for Indian River Plaza*, herein referred to as the "Master Drainage Report". This project is developed in conformance to the approved Master Drainage Report.

4. FEMA FLOOD ZONE

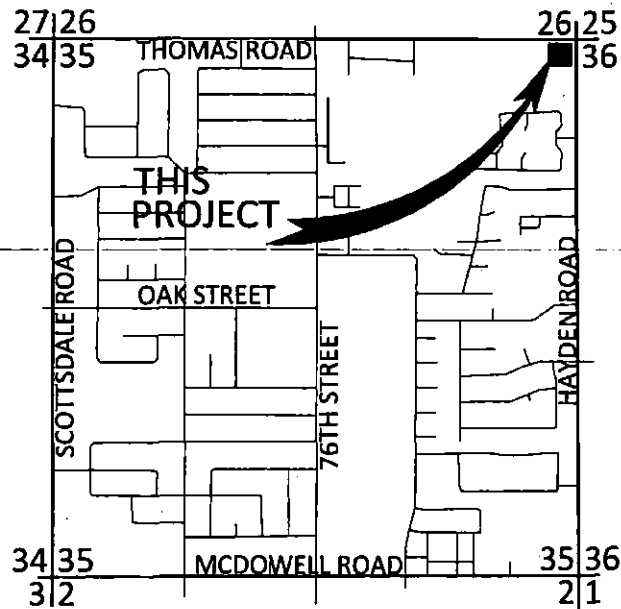
According to the Federal Emergency Management Agency Flood Insurance Rate Map Panel Number 04013C2235L, dated October 16, 2013 the Parcel is located in the Zone X (shaded) area, which is defined as areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood. Refer to Appendix B for FEMA FIRM Map.

3. STORM WATER RETENTION REQUIREMENTS

According to the Master Drainage Report, the retention for the Project is provided by the Indian River Plaza development via a surface retention basin located at the northwest corner of the development. This basin shall remain unchanged in the developed condition. As previously mentioned, the Project improvements include removing portions of the existing parking lot and replacing it with pervious landscaping. In the existing condition, the Project area has 6,390 square feet of pervious landscape area. In the developed condition, the pervious landscape area is increased by 22% to 7,805 square feet. This increase in pervious area shall have the result of decreasing the volume of runoff generated by the Project area.

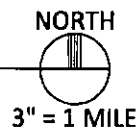
IV. SUMMARY AND CONCLUSION

This Drainage Report is to accompany the Preliminary Improvement Plan Submittal for the Dunkin Donuts development project. This Report was written utilizing generally accepted engineering practices and all information herein has been researched through archived documents and all calculations were accomplished through applying the City of Scottsdale Engineering Standards and the Hydrology/Hydraulic Manual published by the Maricopa County Flood Control District.



IN THE NW 1/4 OF THE NW 1/4 OF SECTION 35, T.
2 N., R. 4 E., G.&S.R.M., CITY OF SCOTTSDALE,
MARICOPA COUNTY, ARIZONA

LOCATION MAP



APPENDIX B
(FEMA FIRM Map)

APPENDIX C

(Existing Conditions Watershed Map)

APPENDIX D
(Proposed Conditions Watershed Map)