



Drainage Reports

Drainage Report

for

Flynn Residence

Site Location:

9588 N 120th Street
Scottsdale, Arizona 85259

Prepared For:

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Prepared By:



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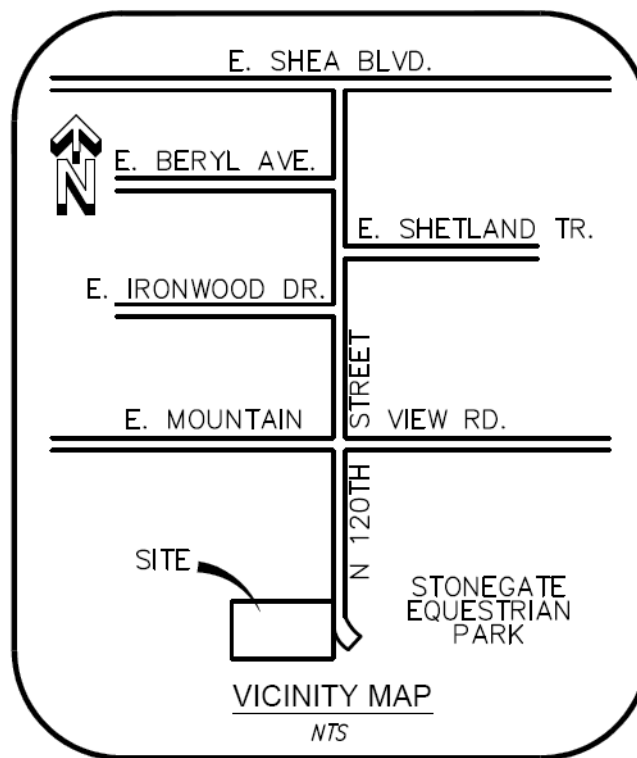
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1.0 PROJECT LOCATION & DESCRIPTION

This report has been prepared to provide an overview of the existing and proposed drainage characteristics of this development. This report will address the offsite flows and define how they are currently routed through this property and how they will be routed upon the completion of this development.

Development consists of a single family residence (2,304sf) and barn (11,940sf) along with typical site improvements. Purpose of this report is to verify that the existing water system has capacity for this development.

Project location is shown below.



2.0 EXISTING DRAINAGE CONDITIONS

This lot is relatively flat with a sheet flow surface drainage pattern towards the south / southwest.



3.0 OFFSITE WATERSHEDS

Existing watershed from the north is of a sheet flow condition.

4.0 ONSITE WATERSHEDS

This site is currently vacant with typical desert vegetation and terrain with a steep slope towards the South.

5.0 FEMA REGULATED FLOODZONE

The Federal Emergency Management Agency (FEMA) publishes flood insurance rate map (FIRM) information for communities that participate in FEMA's flood insurance program. This project is within firm map number 04013C1780L, revised October 16, 2013. This project lies within the area designated as zone "X". Zone "X" 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% chance flood.

6.0 ONSITE STORM WATER MANAGEMENT

See grading and drainage plan. Overall the goal is to continue to convey the storm water flows through the site towards the south and southwest.

7.0 STORM WATER RETENTION / DETENTION FACILITIES

No new facilities are planned.

8.0 STORM DRAIN FACILITIES AND HYDRAULIC STRUCTURES

No new facilities are planned.



9.0 LOWEST FINISHED FLOOR ELEVATIONS

Lowest finished floor elevations for the proposed house within this development have been set to meet or exceed county requirements. Proposed site grading will provide protection from the 100 year 2 hour event.

10.0 PROPOSED DRAINAGE PLAN

Please refer to the Grading and Drainage Plan. In summary rain fall flows from the North property line through the site then exits the property along the south property line.

11.0 CONCLUSSIONS

Based on this analysis it can be concluded that:

- Post development Offsite Flows from the North will be routed through the developed lot and will re-enter into their historic locations pre development.
- This drainage analysis has been prepared in accordance with the current versions of the Maricopa County Drainage Policies and Standards, Drainage Design Manuals for Maricopa County, Volume 1 - Hydrology, Volume 2 - Hydraulics, and section 1205 of the Maricopa County Zoning Ordinance.

