

DRAINAGE MEMO

Shoeman Lane Scottsdale

SEC of E. Shoeman Ln. and N. Wells Fargo Ave.

Prepared For:

Stockdale Partners

6824 E. Indian School Road,
Scottsdale, AZ 85251
and



Prepared by:



Sustainability Engineering Group

8280 E. Gelding Drive, Suite 101
Scottsdale, AZ 85260
480.588.7226 www.azSEG.com

Project Number: 200922

Date: September 30, 2020

Case No.: TBD

Plan Check No.: TBD

This statement represents the storm water analysis for the new two-story commercial/retail building proposed within Scottsdale's Entertainment District at 7333 E. Shoeman Lane in Scottsdale, Arizona. The purpose of this report is to analyze storm water drainage requirements. Included within this memo are discussions defining the storm water management concepts for collection, conveyance, and retention systems necessary to comply with the drainage requirements of the City of Scottsdale and Maricopa County.

The existing site consists of three parcels of land (APN: 173-41-136, 173-41-137, 173-41-138) totaling 6,517 square feet currently developed under commercial land use. No storm water retention system exists onsite. Runoff from the site is overland and is directed towards the existing storm water system on Wells Fargo Avenue.

The property is proposed to be re-developed with a new two-story 9,491 s.f. commercial office building. The maximum height is anticipated to remain at 35 feet. Development will include modifications to a portion of the parking area.

Offsite Existing Drainage Conditions:

The site is bound as follows:

- South: Alley – The south side of the property is bound by an alley which drains via curb and gutter towards an existing catch basin on Wells Fargo Avenue.
- West: Wells Fargo Avenue - Consists of a catch basin connecting to a 48" R.G.R.C.P. storm main taking storm water runoff from Wells Fargo Avenue. The storm water travels to this storm structure via curb & gutter.
- North: East Shoeman Lane – The north side of the property is bound by E. Shoeman Lane. There is an existing catch basin connecting to a 24" R.G.R.C.P. storm pipe taking storm water runoff from Shoeman Lane. The storm water travels to this storm structure via curb & gutter.
- East: APN 173-41-135A – The east side of the property is bound by an existing building to remain in place.

The proposed development maintains the existing drainage conditions on the ROW's via curb & gutter to existing storm structure on Wells Fargo Avenue and no off-site flows affect the site.

Onsite Proposed Drainage Conditions:

On-site drainage will be overland and ultimately go to the existing catch basin on Wells Fargo Avenue. All existing drainage patterns will be maintained.

Per firm map number 04013C1770M dated 09/18/2020, this site is designated as Zone X (No screen) which is further described as an area of minimal flood hazard.

Retention Volume Required:

The City of Scottsdale requires stormwater storage based on maintaining existing retention volume plus the difference between the pre vs. post development runoff from the 100-year 2-hour storm event or first flush, whichever is greater. The runoff coefficient for both the pre and post development conditions is set at 0.86 for

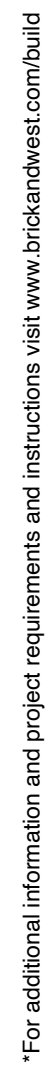
commercial land use and storm frequency of 100-year. The proposed project provides the same amount of pervious areas, thereby maintaining the required retention volume compared to existing conditions.

Since the total area for the site is less than 1 acre (0.15 acres) and the proposed project does not change existing flow contributing to the storm water system, first flush volume was not considered.

Site plan is attached for reference.

Summary:

1. On-site storm water will be conveyed to match existing conditions. No retention system is required.
2. Off-site storm water will be conveyed to match existing conditions and will not affect the site.
3. The design is done in compliance with the City of Scottsdale Storm Water Policies and Standards.



THIS DRAWING IS PART OF A SET OF WORKING DRAWINGS. THE INFORMATION CONTAINED ON THIS DRAWING MUST BE COORDINATED WITH THE BALANCE OF THE DRAWINGS, AND CANNOT BE TAKEN AS A STAND-ALONE INSTRUCTION. ALL GENERAL NOTES AND SPECIFICATIONS APPLY TO EVERY SHEET IN THIS SET.

[illegible]

Shoeman Lane Scottsdale
Scottsdale, Arizona
Contact: Boyce O'Brien
bohen@stockdatacapital.com
602-757-9324

CONSULTANTS: _____

CERTIFICATION: _____

BRICK 3 WEST
DESIGN

