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May 4, 2021

Mr. Richard Anderson
City of Scottsdale
Planning & Development Department

RE: 31-DR-2020 V2
Wild West Storage
11420 East Shea Blvd

Please accept this as our response to comments associated with the civil comments for the Wild West Storage project at 11420 East Shea Blvd. We have made the necessary changes requested in your review and comments.

Drainage Report

Provide a seal. This report is preliminary not draft.

Report and plans have been sealed.

Confirm this will work with architect. This is a large area. Provide an on-site hydrologic exhibit showing the watershed area draining into the basin.

The building is proposing a shed roof with no roof drains, downspouts or scuppers. Grading has been provided to pick up the drainage in inlets along the south boundary of the site. There is one drain connection to pick up any interior drainage that makes it to the foundation of the site. Rock rip rap has been provided to diminish any erosion potential from the drainage conditions.

The project must address first flush storm water quality. Discuss in report. (existing basins provide volume)

First flush calculations have been provided.

I didn't understand purpose of basin south of building. Please clarify.

The building is proposing a shed roof with no roof drains, downspouts or scuppers. Grading has been provided to pick up the drainage in inlets along the south boundary of the site.

Marked out 10 minutes.

The hydrology has been updated using the 5 minute time of concentration.

Recheck your watershed boundary. The area north of Sahuaro Drive contributes runoff to the subject wash albeit through detention basins. The watershed you show is also attenuated through basins. WE need accurate hydrology for flows affecting the site. See info to right.

Watershed boundary has been updated per your request.

Rational method must be done by DDMSW with a minimum time of concentration of 5 minutes. Update on 2nd.

Rational method has been updated by DDMSW with a minimum time of concentration of 5 minutes.

Provide an additional section at upstream end of building per plan markup.

An additional section 7 has been provided at the upstream end of the building.

Grading and Drainage Plans

Sheet C-2

Provide engineering seal of plans. This is a preliminary not a draft

Report and plans have been sealed.

In accordance with Chapter 4 of the DSPM, this project shall provide a preliminary grading and plan. See DSPM section 4--1.501 for requirements and provide a plan that generally meets a 75% level of design and analysis. This was discussed in the preapp meeting for the project. The project will need to provide a cover sheet with cover sheet information generally per DSPM section 1-3. The preliminary grading and plan should include the site sections in the plan. You can also include the utility in the plan and call it a prelim improvement plan. See comments on the plan view for a partial list of some of information needed.

Grading plan has been updated with a coversheet and relabeled as preliminary improvement plans.

Show and label proposed drainage easement for new basin if for stormwater storage.

This area is simply grading. It is not intended to be a new basin for stormwater storage.

Label as LF88 =

The finished floor has been labeled as LF88.

See comments in drainage report. I didn't understand the purpose of this basin.

The building is proposing a shed roof with no roof drains, downspouts or scuppers. Grading has been provided to pick up the drainage in inlets along the south boundary of the site. There is one drain connection to pick up any interior drainage that makes it to the foundation of the site. Rock rip rap has been provided to diminish any erosion potential from the drainage conditions.

Label Sections

Sections have been labeled.

Evaluate erosion potential in drainage report and mitigate if warranted based on the evaluation. If a small flow rate, likely not an issue.

Rock Rip rap has been shown where steeper grades (4:1 max) have been shown in order to mitigate any erosion potential.

Clearly show and label 100-year flow rates from the report.

100 year flow rates have been added to the plans from the report.

Label 100-year floodplains or put on legend.

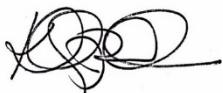
100 year floodplains have been labeled and added to the legend.

Show and label property lines and extend this section through parcel.

Property lines have been shown and labeled on the sections. The section already extends through the parcel.

Please let us know if you have any questions or need additional information.

Sincerely,



Kelly J. Bell, PE

President/ Managing Member