

Request for Stormwater Storage Waiver



City of Scottsdale Plan/Case Numbers:

52 - DR - 2018 - PP - _____ PC# _____

Requests for stormwater storage waivers are reviewed as part of case submittals for the associated project. This form should be included in the preliminary drainage report with the applicant's portion completed. The preliminary drainage report shall include supporting documentation and analysis as needed to support the requested waiver.

Date 11/09/18 Project Name Winery Suites of Scottsdale
Project Location Southwest Corner of 1st Street and Goldwater Boulevard
Applicant Contact Clayton Neilsen Company Name Bowman Consulting Group
Phone 480-346-1429 E-mail cneilsen@bowman.com
Address 1295 W Washington Street, Suite 108, Tempe, AZ 85281

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 and sealed 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.

It should be noted that reductions in stormwater storage relating to

- 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.

100-year/2-hour storage is allowed, but not required for redevelopment projects and development within the ESL zoning overlay. Rather, these projects must store enough stormwater to attenuate post-development flows to predevelopment levels, considering the 10- and 100-year storm events (S.R.C. Sections 37-50 and 37-51).

By signing below, I certify that the stated project meets the waiver criteria selected above as demonstrated by the attached documentation.

11/09/18

Stormwater Management Department

7447 E Indian School Road, Suite 125, Scottsdale, AZ 85251 ♦ Phone: 480-312-2500

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CITY STAFF TO COMPLETE THIS PAGE

Project Name Winery Suites of Scottsdale

Check Appropriate Boxes:

Meets waiver criteria (specify): 1 2 3

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.

C. Ashley Couch

Floodplain Administrator or Designee

12/11/18

Date

Stormwater Management Department

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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 \$3.00 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 Winery Suites of Scottsdale

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

$V = \Delta CRA$; where

V = stormwater storage volume required, in cubic feet,

ΔC = 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,

$R =$ 2.16

$\Delta C =$ 0.09

$A =$ 16,548

$V_w = V - V_p$; where

$V =$ 268

V_w = volume waived,

$V_p =$ N/A

V = volume required, and

$V_w =$ 268

V_p = volume provided

An in-lieu fee will be paid, based on the following calculations and supporting documentation:

In-lieu fee (\$) = V_w (cu. ft.) x \$3.00 per cubic foot = \$804

An in-kind contribution will be made, as follows:

No in-lieu fee is required. Reason:

Approved by:

C. Ashley Couch

Floodplain Administrator or Designee

12/11/18

Date

Stormwater Management Department

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