

Preliminary Drainage Memo
For

The Bishop

3702, 3638 & 3632 North Bishop Lane

7125 East Second Avenue

Scottsdale, AZ 85251

ELCE Job 24041

12-DR-2024



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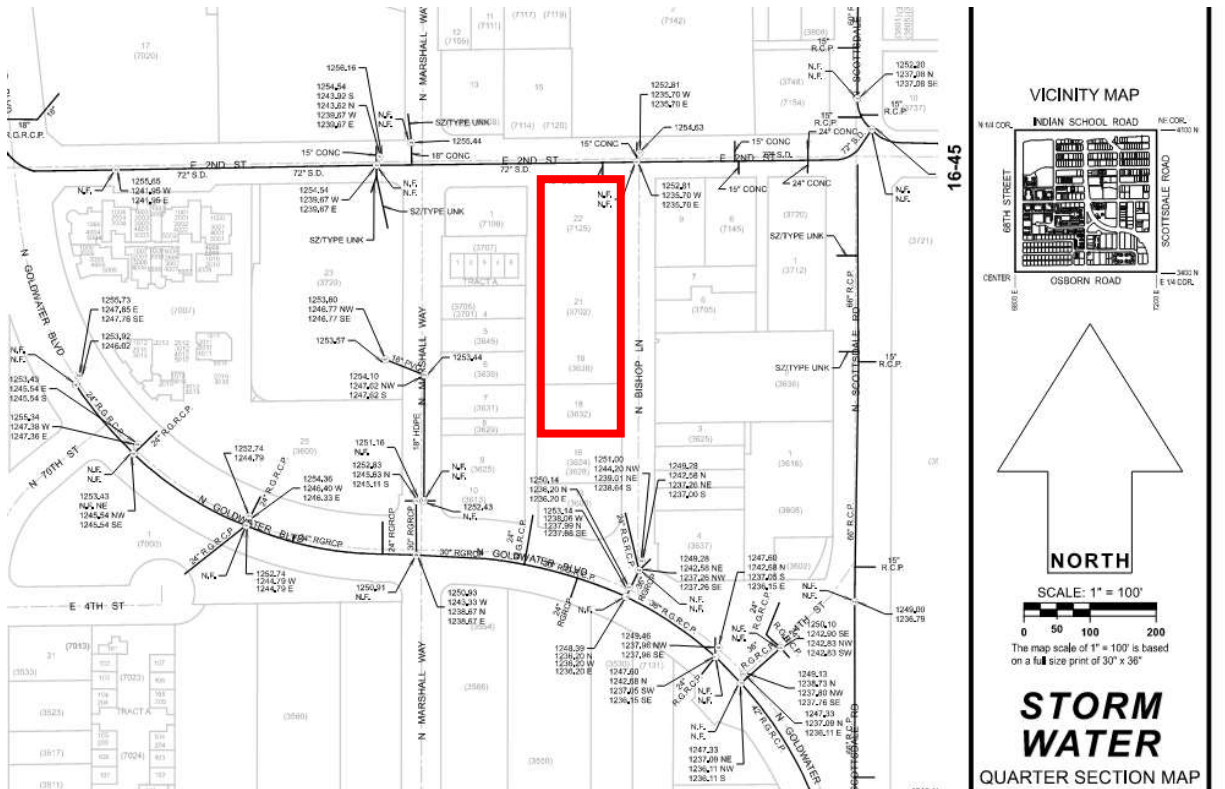
INTRODUCTION

This preliminary drainage memo has been prepared on behalf of Drewett Works Architecture, Next Gen Bishop LLC, Next Gen Old Town, LLC to outline the proposed redevelopment project, The Bishop. The site is located south of 2nd Street and west of Bishop Lane occupying 7125 East 2nd Street and 3702, 3638 and 3632 North Bishop Lane, Scottsdale, AZ 85251.



EXISTING CONDITIONS

The project site is currently developed with various structures, paving, landscape improvements and fencing. Re-development will clear the site of all existing improvements. The adjacent Bishop Lane and 2nd Street rights of way are fully improved with asphalt paving and concrete sidewalk. Bishop Lane is improved with 4" rolled curb on the west half-street and 6" vertical curb and gutter on the east half-street. 2nd Street is improved with 6" curb and gutter on both sides of the street. A paved alley is present along the west side of the proposed development. Overhead utilities are present in the paved alley. City mapping was used to determine the extent of available storm water conveyance infrastructure in the vicinity of the property. An excerpt from the City's quarter section map is provided below.



Further a site inspection did not reveal any obvious signs of off-site storm water impacting the site. This is consistent with the information made available through the Maricopa County Flood Control District's Flo-2D public access website. An image of the Flo-2D routing of the Lower Indian Bend Wash ADMP indicating storm water is contained within the adjacent street limits follows as Attachment 1.

REGULATORY SETTING

The project is not located in an area designated as a Special Flood Hazard Area (SFHA) by the Federal Emergency Management Agency (FEMA). Additionally, the site offers no evidence that any Waters' of the United States or 404 washes exist. A reduced copy of the applicable FEMA Flood Insurance Rate Map, panel 04013C2235M, is attached as Attachment 2. The map indicates the site is located in an area designated as Zone "X". Zone "X" indicates areas of 500-year flood, areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile, and areas protected by levees from 100-year flood.

STORM WATER RETENTION

The property was developed prior to 1950 and graded for agricultural use prior to 1937. The City's DSPM requires, in the case of re-development properties, that retention only be provided

for the increased site run-off due to added impervious area or the treatment of the first-flush run-off. In this case the site is effectively 100% impervious in both the existing and re-developed condition so additional on-site retention is not required. Retention will be provided to retain on-site the run-off expected from the first-flush. The first-flush volume is provided below grade via a hdpe storage tank. Retained water will be dissipated via direct percolation into the site's soils.

FINISHED FLOOR ELEVATION

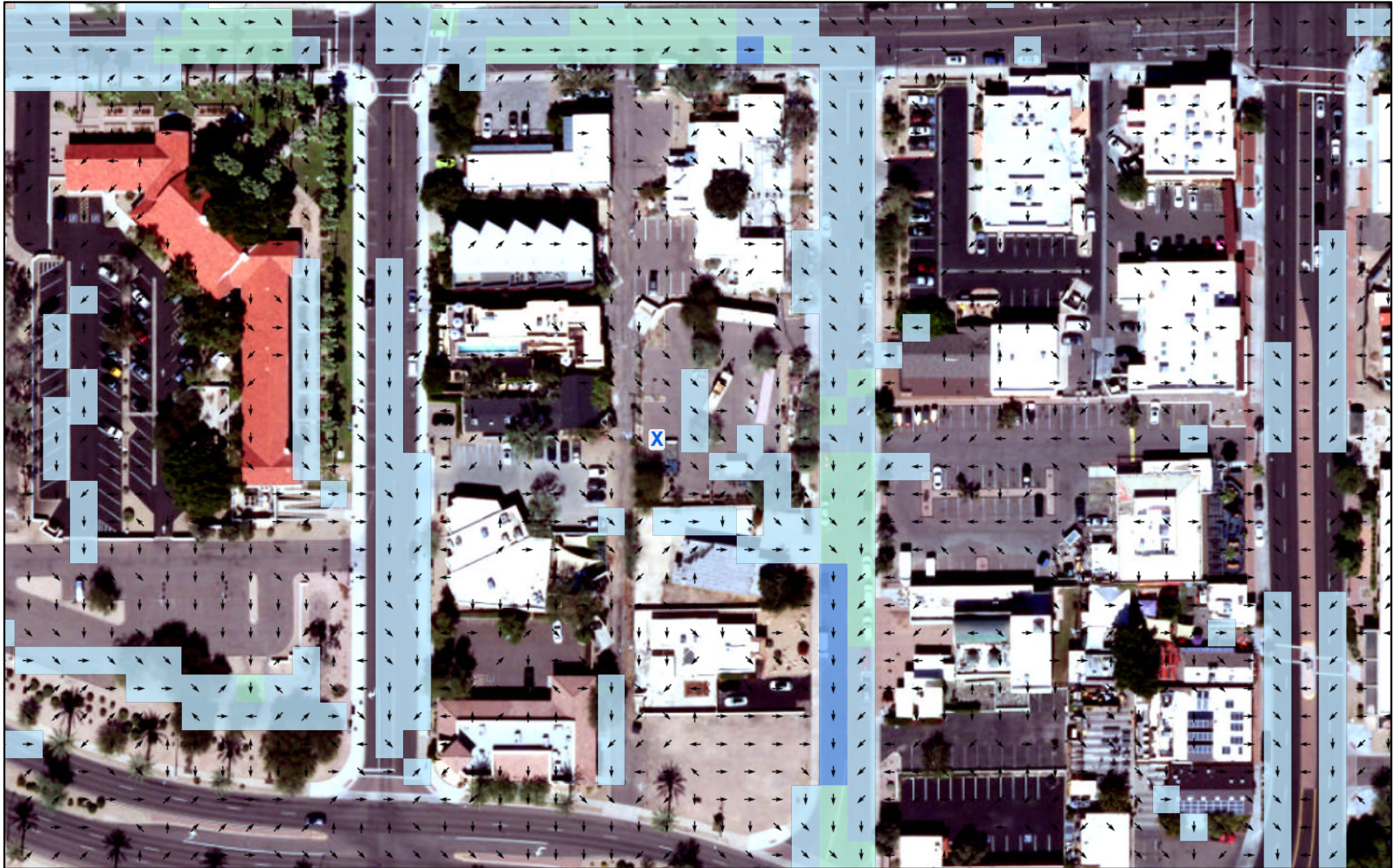
The project site is not located in a special flood hazard area with an established base flood elevation. Finished floors will be established to be a minimum of 6" above the high adjacent grade and a minimum of 18" above the lot outfall.

CONCLUSION

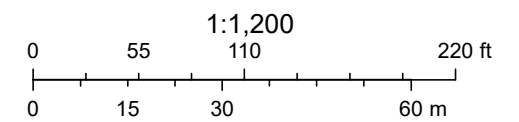
Development of the site is consistent with the City's DSPM and no adverse impacts from the proposed development are anticipated.

ATTACHMENT 1 – FLO-2d EXHIBIT

The Bishop



May 17, 2024

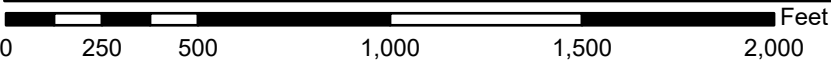
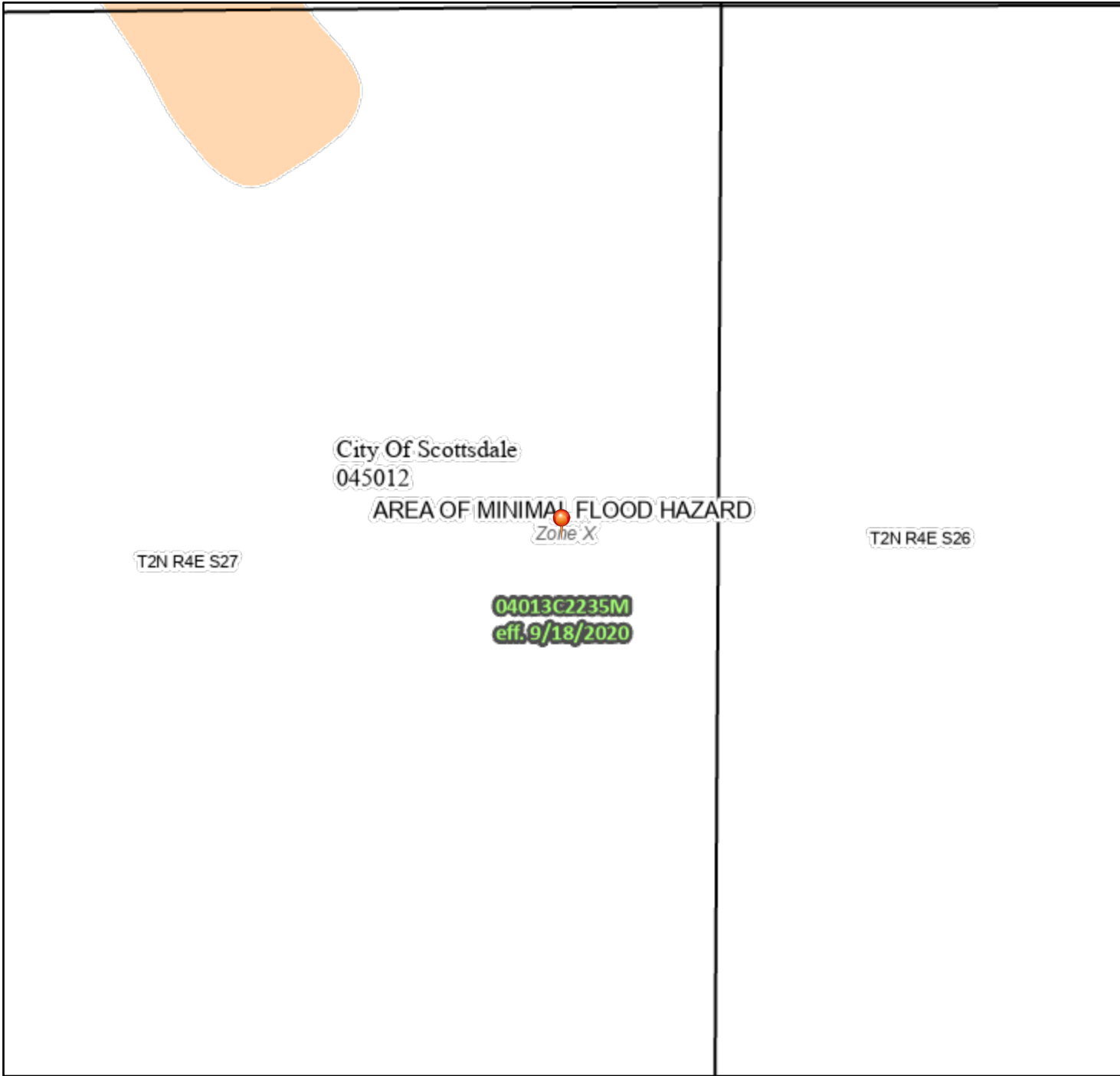


ATTACHMENT 2 – FEMA FIRMETTE

National Flood Hazard Layer FIRMette



111°55'58"W 33°29'42"N



1:6,000

111°55'20"W 33°29'12"N

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
		Area of Undetermined Flood Hazard Zone D
GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **5/17/2024 at 5:39 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.