



DRAINAGE REPORT

Scottsdale UMC Multifamily Multi-Family Development

Parcel 173-52-001A
4140 North Miller Road
Scottsdale, AZ 85251

RICK Job No. 7251
October 2nd, 2025

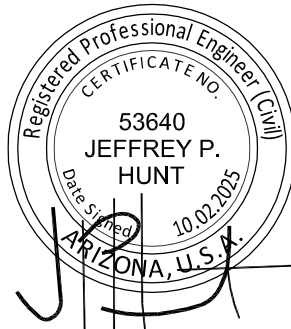


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DRAINAGE REPORT
COS#: 14-DR-2025

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October 2, 2025

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I. INTRODUCTION

1. PROJECT NAME AND LOCATION

The Project is known as 'Scottsdale UMC Multifamily' and is located at 4140 N Miller Road in Scottsdale, Arizona.

The Project site occupies approximately 4.49 acres and is currently a developed parcel. The Project has street frontage and access to N Miller Road along the eastern boundary and N 75th Street along the western boundary. To the north is a condominium complex and to the south are commercial developments. Refer to Appendix A for Location Map and Aerial Photo. The area has slopes consistently and gently to the east with average slopes in the range of 0.5% and 1.0%.

The Project consists of the construction of consists of two new buildings that make up an 83-unit multifamily residential housing complex and associated paved parking, fire system and drainage infrastructure.

2. PURPOSE

The intent of this Drainage Report is to provide the drainage scheme for the Project in support of the Preliminary Improvement Plan Submittal.

3. EXISTING STUDIES & REGIONAL DRAINAGE PLAN

No existing or regional drainage studies were located for the area.

4. FEMA FLOOD ZONE

According to the Federal Emergency Management Agency Flood Insurance Rate Map Panel Number 04013C2235M, dated September 18 2020, the Parcel is located in the Zone X (unshaded) area, which is defined as an area of minimal flood hazard. Refer to Appendix B for FEMA FIRM Map.

II. EXISTING DRAINAGE INFRASTRUCTURE

1. OFFSITE

According to a recent topographic survey and field investigations the Project is not impacted by offsite runoff. Runoff generated by N Miller Road flows south within the right-of-way and is intercepted by an existing City of Scottsdale curb inlet located at the northwest corner of E Indian School Road and N Miller Road. Runoff generated by N 75th Street flows south within the right-of-way and is eventually intercepted by a City of Scottsdale curb inlet located at the northeast corner of E Indian School Road.

2. ONSITE

There is no existing retention infrastructure located onsite. Runoff generated by the existing site is conveyed onto N Miller Road as shallow sheet flow and also to an onsite catch basin that further conveys runoff to the existing 24" storm drain pipe within the N Miller Road right-of-way.

III. PROPOSED DRAINAGE INFRASTRUCTURE

1. CONVEYANCE OF RUNOFF

In the developed condition, the site is divided into a series of 9 drainage areas (DA) based on proposed grading. DA1 through DA9 consist of parking lot, buildings, landscape, and various amenity areas. Runoff from DA1, DA2, and DA4-DA9 is conveyed as shallow sheet flow to a series of catch basins that are connected via a storm drain system that outfalls to the existing 24" storm drain within Miller Road's right of way. Runoff from DA2 is conveyed as shallow sheet flow to the southeast corner of the site and outfalls to Miller Road's right of way. This runoff is then collected by an existing City of Scottsdale catch basin located south of the project that enters the same 24" storm drain pipe as mentioned prior. Refer to Appendix C for the Proposed Watershed Map.

2. STORM WATER RETENTION

Per the City of Scottsdale Design Standards & Policies Manual, Chapter 4, C-1-b, sites that have been previously developed, or portions of a site thereof, shall be required to retain a volume equal to the Pre vs Post retention volume. For all portions of the site remaining unchanged, no retention volume is proposed.

Since the site cannot discharge to Miller Road hydraulically, the disturbed portion of the site will retain the 100-yr/2-hr retention volume. Further, this will assist in alleviating impacts of local floodplain moving through the project site. Refer to Appendix D for Drainage Calculations.

3. FINISHED FLOOR ELEVATION

The northern new building has a finished floor elevation of 1250.00. This was set via being 12" higher than the adjacent high curb of 1249.00. The southern new building has a finished floor elevation of 1249.30. This was set via being 12" higher than the adjacent high curb of 1248.30.

In addition, according to Maricopa County Flo2D Modeling, there is flow being conveyed through the Project. Along the north side of the site, there are 2

concentration points that we have reviewed and analyzed through the Project site:



Cross Section A – 3.18 cfs total

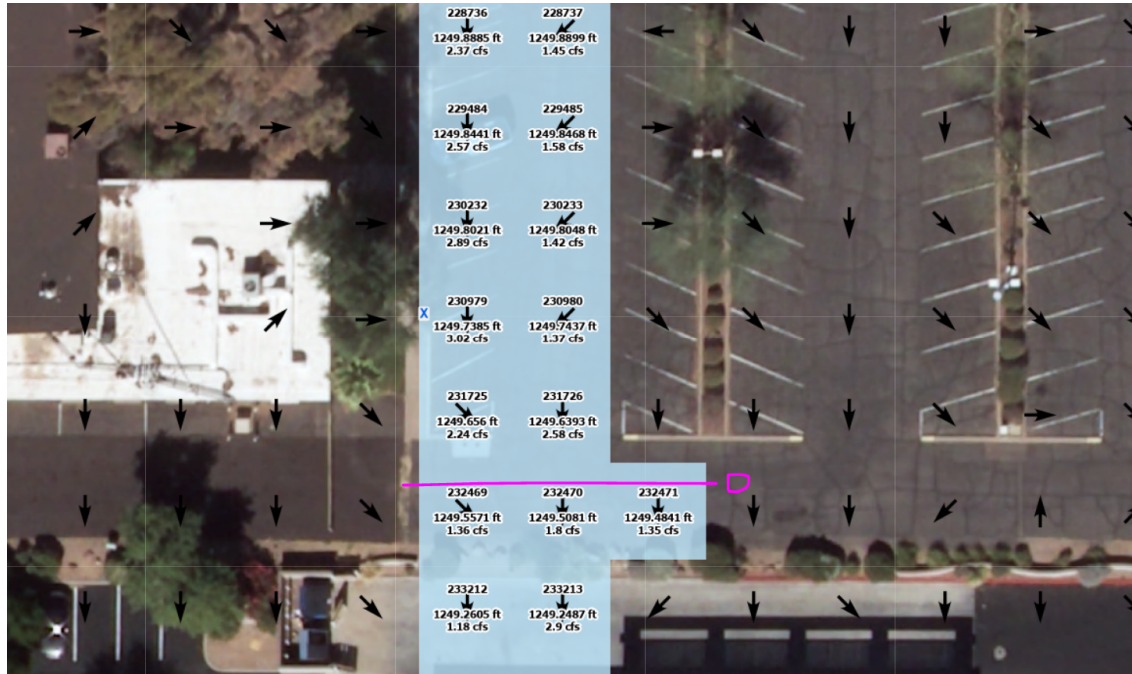
Cross Section B – 8.04 cfs total

In the center of the site, flow moves through the existing courtyard and this will be improved with the removal of the building south of the flow:



Cross Section C – 6.87 cfs total

Existing the parking lot toward the south is an additional concentration of flow that currently flows along the east side of the existing building to be removed:



Cross Section D – 4.51 cfs total

The cross section analysis and water surface elevation information included in Appendix D, Drainage Calculations. The FFEs exceed the analyzed high water elevations in this conservative analysis. A new retention system and new storm drain conveyance will relieve the impact of the Flo2d modeled flow.

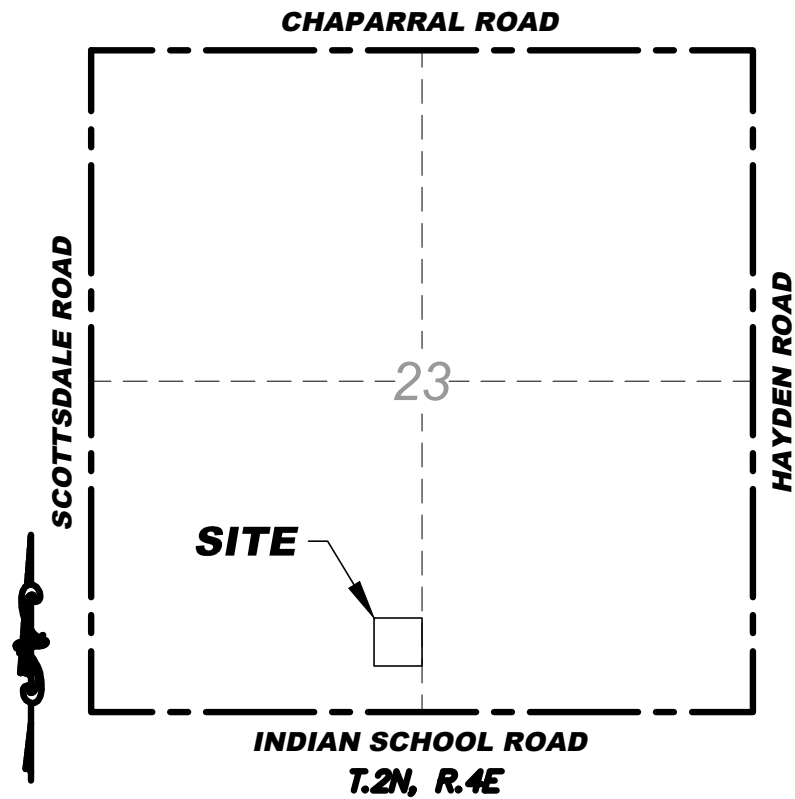
It should be noted that the Flo2d analysis does not take into account roadway curbs and site walls that permit theoretical flow to combine and concentrate in the model in ways that will not happen in practice. Flow from development to the north is shown being conveyed into the Project site however, there is no physical way that could happen. In addition, flow is pushed through courtyards in the center of the site with no respect for parking lot curbing or storm drain piping. This further substantiates the depiction that our cross section analysis and setting of finished floors to exceed the modeled flow is a very conservative approach in this specific case.

IV. SUMMARY AND CONCLUSION

This Drainage Report is to accompany the Preliminary Improvement Plan submittal for the Scottsdale UMC Multifamily development project. The Project is designed to convey the 100-year storm event to the existing City of Scottsdale infrastructure. This Report was written utilizing generally accepted engineering practices and all

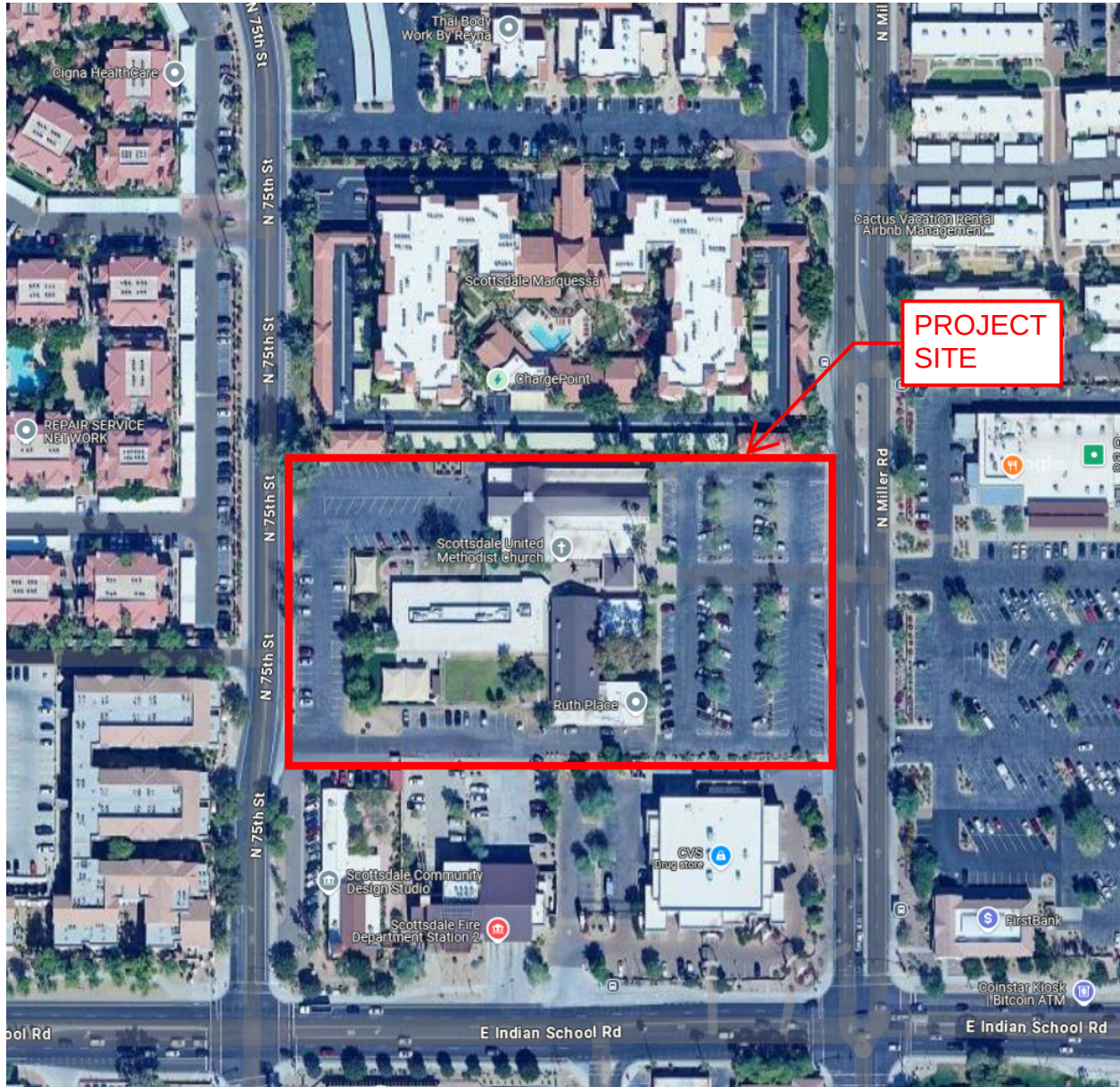
information herein has been researched through archived documents and all calculations were accomplished through applying the City of Scottsdale Design Standards & Policies Manual and the Hydrology/Hydraulic Manual published by the Maricopa County Flood Control District.

APPENDIX A
(Location Map + Aerial Photo)



VICINITY MAP

N.T.S.



AERIAL MAP

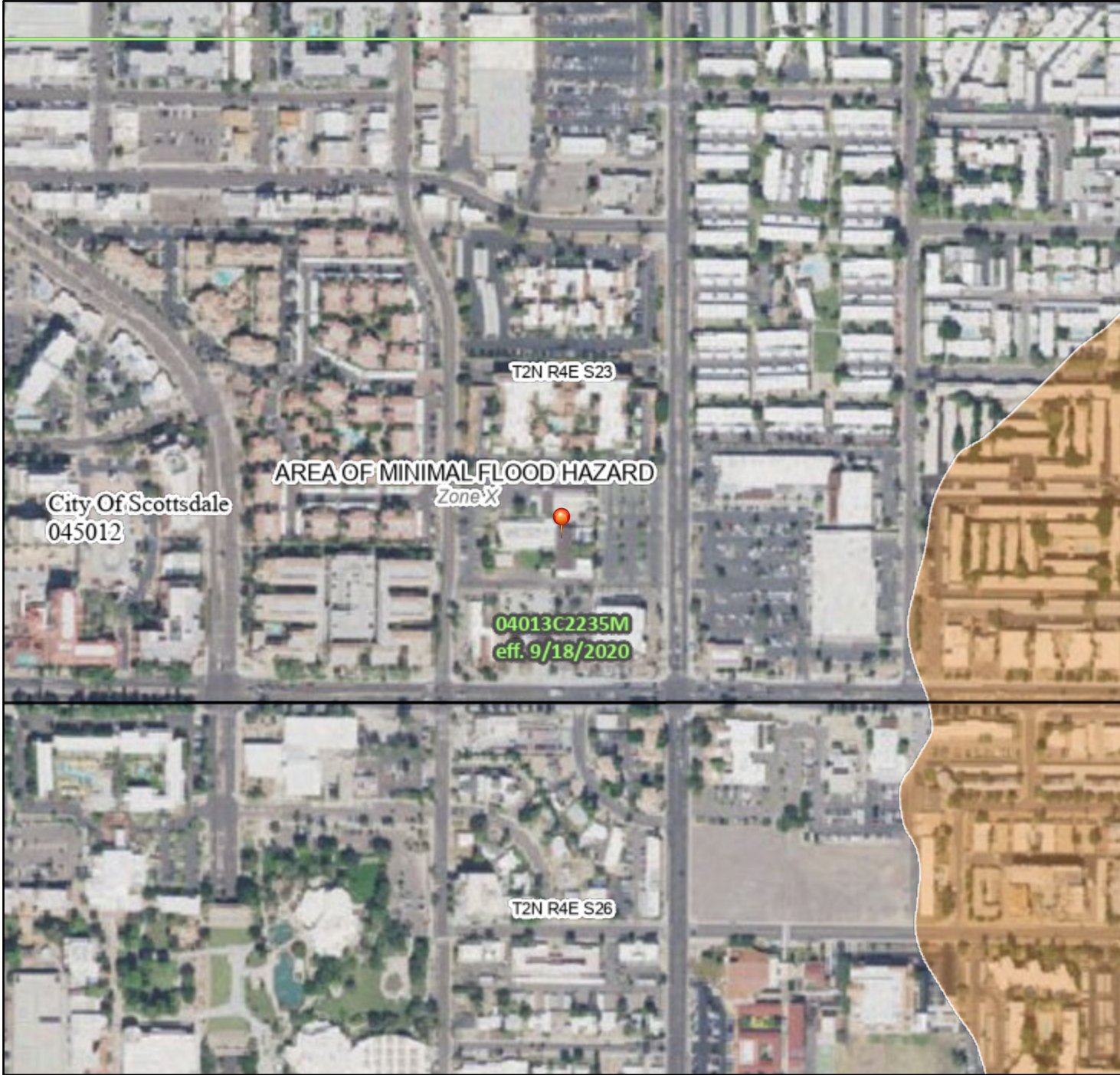
APPENDIX B

(FEMA FIRM Map)

National Flood Hazard Layer FIRMette



111°55'26"W 33°30'1"N



0 250 500 1,000 1,500 2,000 Feet

1:6,000

111°54'48"W 33°29'31"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 Cross Sections with 1% Annual Chance Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
		Profile 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.

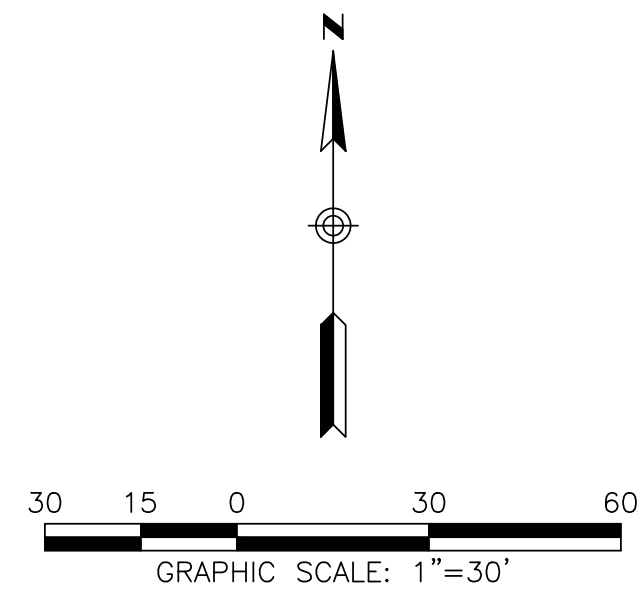
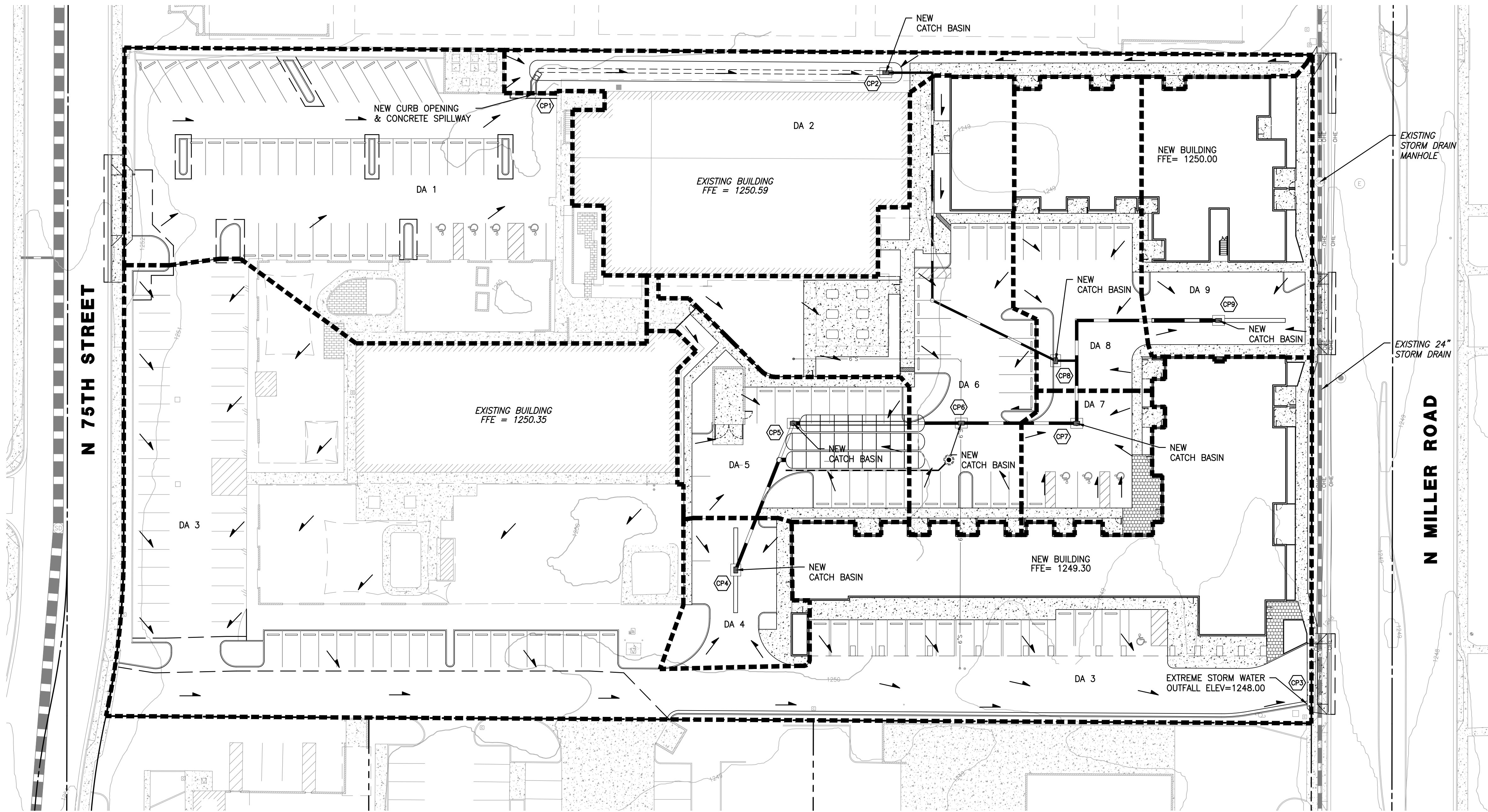
This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **10/16/2024 at 11:05 AM** 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.

APPENDIX C

(Proposed Watershed Map)



- LEGEND
- EXISTING RIGHT-OF-WAY
 - PROJECT/NEW PROPERTY LINE
 - ROADWAY CENTERLINE
 - FLOW ARROW
 - WATERSHED BOUNDARY
 - CONCENTRATION POINT
 - EXISTING STORM DRAIN PIPE
 - NEW STORM DRAIN PIPE
 - EXISTING CONTOUR
 - NEW CONTOUR
 - FLOW-LINE

SCOTTSDALE UMC MULTIFAMILY
PROPOSED CONDITIONS HYDROLOGY MAP

2401 W PEORIA AVE, SUITE 130
PHOENIX, AZ 85029

602-957-3350
rickengineering.com

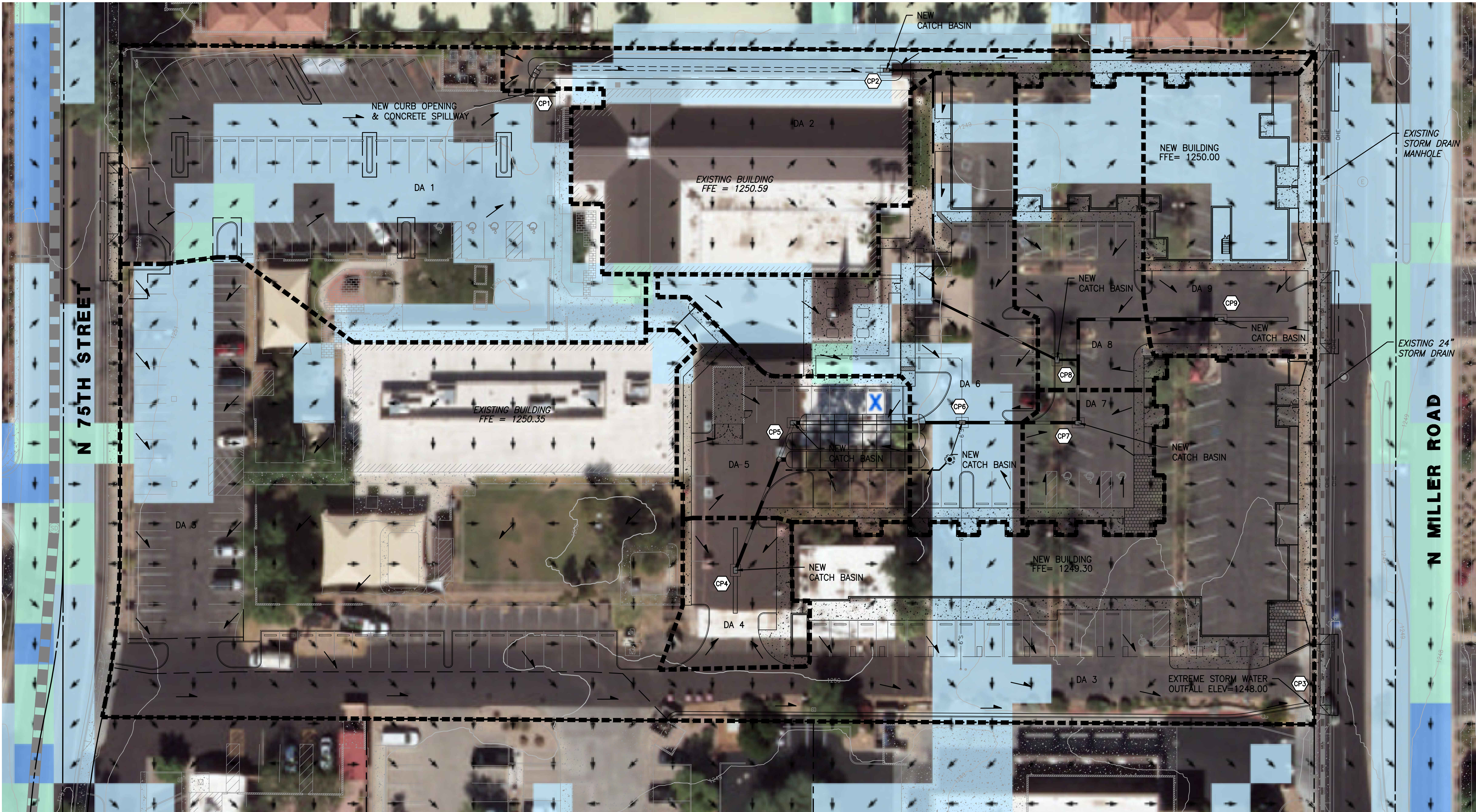


SAN DIEGO ORANGE RIVERSIDE SACRAMENTO SAN LUIS OBISPO
SANTA CLARITA PHOENIX TUCSON LAS VEGAS DENVER

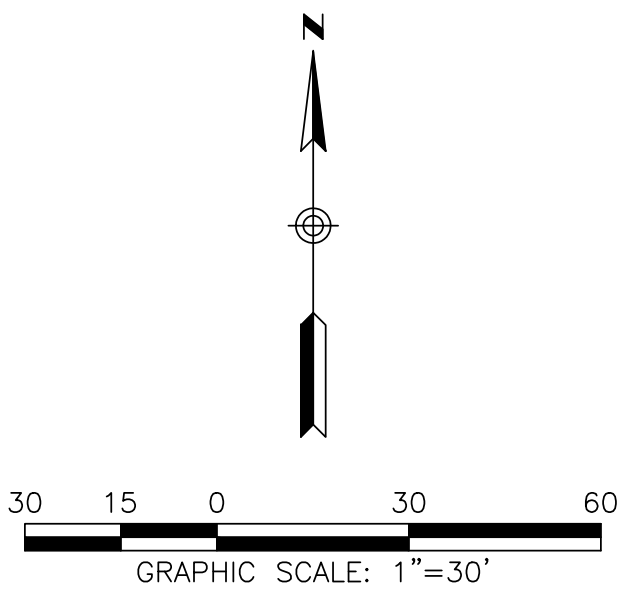
PROJECT NO: 7251

DRAWING NO.

SHEET NO. 1 OF 1



- LEGEND
- EXISTING RIGHT-OF-WAY
 - PROJECT/NEW PROPERTY LINE
 - ROADWAY CENTERLINE
 - FLOW ARROW
 - WATERSHED BOUNDARY
 - CONCENTRATION POINT
 - EXISTING STORM DRAIN PIPE
 - NEW STORM DRAIN PIPE
 - EXISTING CONTOUR
 - NEW CONTOUR
 - FLOW-LINE



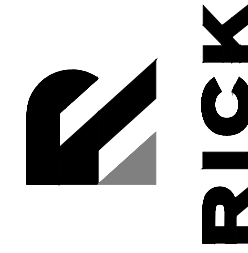
SCOTTSDALE UMC MULTIFAMILY
PROPOSED CONDITIONS WITH COUNTY FLOOD

DRAWING NO.

SHEET NO. 1 OF 1

2401 W PEORIA AVE, SUITE 130
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SAN DIEGO ORANGE RIVERSIDE SACRAMENTO SAN LUIS OBISPO
SANTA CLARITA PHOENIX TUCSON LAS VEGAS DENVER

PROJECT NO: 7251

APPENDIX D

(Drainage Calculations)

**RICK****PROPOSED WATERSHED SUMMARY**PROJECT **SCOTTSDALE UMC MULTIFAMILY**

WATERSHED ID	CONCENTRATION POINT	AREA ROOF + PAVEMENT C= 0.95 (SF)	AREA LANDSCAPING C= 0.50 (SF)	TOTAL AREA (AC)	WEIGHTED 'C'
ONSITE					
DA1	1	26,152	4,000	0.69	0.89
DA2	2	18,107	2,500	0.47	0.90
DA3	3	72,477	15,000	2.01	0.87
DA4	4	4,242	200	0.10	0.93
DA5	5	9,196	200	0.22	0.94
DA6	6	17,472	300	0.41	0.94
DA7	7	4,439	100	0.10	0.94
DA8	8	9,271	250	0.22	0.94
DA9	9	11,640	50	0.27	0.95



NOAA Atlas 14, Volume 1, Version 5
Location name: Scottsdale, Arizona, USA*
Latitude: 33.4962°, Longitude: -111.9186°
Elevation: 1250 ft**

* source: ESRI Maps

** source: USGS



POINT PRECIPITATION FREQUENCY ESTIMATES

Sanja Perica, Sarah Dietz, Sarah Heim, Lillian Hiner, Kazungu Maitaria, Deborah Martin, Sandra Pavlovic, Ishani Roy, Carl Trypaluk, Dale Unruh, Fenglin Yan, Michael Yekta, Tan Zhao, Geoffrey Bonnin, Daniel Brewer, Li-Chuan Chen, Tye Parzybok, John Yarchoan

NOAA, National Weather Service, Silver Spring, Maryland

[PF tabular](#) | [PF graphical](#) | [Maps & aerals](#)

PF tabular

PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches)¹										
Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	0.184 (0.154-0.225)	0.240 (0.202-0.294)	0.327 (0.273-0.397)	0.393 (0.326-0.475)	0.483 (0.394-0.580)	0.552 (0.445-0.661)	0.622 (0.492-0.743)	0.695 (0.540-0.828)	0.791 (0.598-0.944)	0.865 (0.641-1.03)
10-min	0.280 (0.234-0.342)	0.366 (0.308-0.446)	0.497 (0.415-0.604)	0.598 (0.496-0.723)	0.735 (0.599-0.884)	0.840 (0.677-1.01)	0.947 (0.749-1.13)	1.06 (0.821-1.26)	1.20 (0.911-1.44)	1.32 (0.976-1.57)
15-min	0.347 (0.290-0.423)	0.454 (0.382-0.553)	0.616 (0.515-0.749)	0.741 (0.615-0.896)	0.911 (0.743-1.10)	1.04 (0.839-1.25)	1.17 (0.928-1.40)	1.31 (1.02-1.56)	1.49 (1.13-1.78)	1.63 (1.21-1.95)
30-min	0.467 (0.391-0.570)	0.611 (0.514-0.745)	0.830 (0.693-1.01)	0.998 (0.828-1.21)	1.23 (1.00-1.48)	1.40 (1.13-1.68)	1.58 (1.25-1.89)	1.76 (1.37-2.10)	2.01 (1.52-2.40)	2.20 (1.63-2.63)
60-min	0.578 (0.484-0.706)	0.756 (0.636-0.922)	1.03 (0.858-1.25)	1.24 (1.02-1.49)	1.52 (1.24-1.82)	1.74 (1.40-2.08)	1.96 (1.55-2.34)	2.18 (1.70-2.60)	2.49 (1.88-2.97)	2.72 (2.02-3.25)
2-hr	0.670 (0.571-0.801)	0.867 (0.738-1.04)	1.16 (0.984-1.38)	1.38 (1.16-1.65)	1.69 (1.40-2.00)	1.92 (1.57-2.27)	2.17 (1.74-2.55)	2.41 (1.91-2.84)	2.74 (2.12-3.23)	3.00 (2.26-3.56)
3-hr	0.731 (0.619-0.882)	0.938 (0.798-1.14)	1.23 (1.04-1.48)	1.46 (1.23-1.76)	1.79 (1.48-2.13)	2.05 (1.67-2.44)	2.32 (1.86-2.76)	2.61 (2.05-3.09)	3.00 (2.28-3.56)	3.32 (2.46-3.94)
6-hr	0.880 (0.761-1.04)	1.11 (0.968-1.31)	1.43 (1.23-1.68)	1.68 (1.44-1.96)	2.02 (1.71-2.35)	2.29 (1.90-2.65)	2.57 (2.10-2.97)	2.85 (2.29-3.31)	3.24 (2.54-3.76)	3.55 (2.71-4.13)
12-hr	0.981 (0.858-1.14)	1.24 (1.08-1.44)	1.57 (1.37-1.82)	1.83 (1.58-2.12)	2.18 (1.86-2.51)	2.45 (2.07-2.82)	2.73 (2.27-3.14)	3.01 (2.47-3.46)	3.39 (2.71-3.92)	3.68 (2.89-4.29)
24-hr	1.16 (1.04-1.32)	1.48 (1.32-1.68)	1.92 (1.71-2.17)	2.27 (2.01-2.56)	2.75 (2.42-3.10)	3.13 (2.74-3.52)	3.52 (3.06-3.96)	3.93 (3.39-4.42)	4.50 (3.83-5.06)	4.95 (4.18-5.58)
2-day	1.26 (1.12-1.42)	1.61 (1.44-1.82)	2.12 (1.88-2.39)	2.52 (2.23-2.84)	3.08 (2.72-3.47)	3.53 (3.09-3.97)	4.00 (3.48-4.51)	4.49 (3.88-5.07)	5.18 (4.42-5.85)	5.73 (4.84-6.50)
3-day	1.33 (1.19-1.51)	1.71 (1.52-1.93)	2.24 (1.99-2.53)	2.68 (2.37-3.01)	3.29 (2.90-3.70)	3.78 (3.30-4.25)	4.30 (3.73-4.84)	4.84 (4.17-5.46)	5.61 (4.78-6.33)	6.24 (5.25-7.04)
4-day	1.41 (1.25-1.59)	1.80 (1.60-2.03)	2.37 (2.11-2.67)	2.84 (2.51-3.19)	3.50 (3.07-3.93)	4.03 (3.52-4.52)	4.60 (3.99-5.16)	5.20 (4.47-5.85)	6.05 (5.13-6.80)	6.74 (5.66-7.60)
7-day	1.56 (1.39-1.77)	2.00 (1.78-2.26)	2.64 (2.34-2.98)	3.15 (2.79-3.56)	3.89 (3.41-4.38)	4.48 (3.91-5.03)	5.10 (4.42-5.74)	5.77 (4.96-6.50)	6.71 (5.69-7.56)	7.47 (6.27-8.43)
10-day	1.70 (1.51-1.92)	2.17 (1.93-2.45)	2.87 (2.54-3.22)	3.42 (3.03-3.85)	4.21 (3.70-4.72)	4.84 (4.23-5.41)	5.50 (4.78-6.16)	6.20 (5.35-6.95)	7.18 (6.11-8.06)	7.97 (6.72-8.95)
20-day	2.09 (1.86-2.34)	2.68 (2.39-3.01)	3.54 (3.16-3.96)	4.20 (3.72-4.69)	5.07 (4.48-5.66)	5.74 (5.06-6.41)	6.43 (5.64-7.19)	7.12 (6.21-7.97)	8.06 (6.96-9.04)	8.78 (7.53-9.86)
30-day	2.44 (2.17-2.73)	3.13 (2.79-3.52)	4.13 (3.67-4.62)	4.89 (4.34-5.46)	5.90 (5.21-6.59)	6.69 (5.88-7.45)	7.49 (6.55-8.34)	8.30 (7.23-9.25)	9.40 (8.12-10.5)	10.2 (8.78-11.5)
45-day	2.82 (2.52-3.16)	3.64 (3.25-4.07)	4.79 (4.28-5.35)	5.64 (5.03-6.30)	6.76 (6.01-7.56)	7.61 (6.74-8.50)	8.47 (7.46-9.46)	9.32 (8.18-10.4)	10.4 (9.10-11.7)	11.3 (9.77-12.7)
60-day	3.12 (2.80-3.48)	4.03 (3.61-4.49)	5.30 (4.74-5.90)	6.22 (5.56-6.93)	7.42 (6.62-8.26)	8.31 (7.38-9.26)	9.20 (8.14-10.3)	10.1 (8.87-11.2)	11.2 (9.82-12.5)	12.1 (10.5-13.5)

¹ Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS).

Numbers in parenthesis are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and average recurrence interval) will be greater than the upper bound (or less than the lower bound) is 5%. Estimates at upper bounds are not checked against probable maximum precipitation (PMP) estimates and may be higher than currently valid PMP values.

Please refer to NOAA Atlas 14 document for more information.

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PF graphical



RICK

RETENTION VOLUME

PROJECT **SCOTTSDALE** UMC MULTIFAMILY

$$V = \left(\frac{P}{12} \right) \times A \times C$$

V= Volume (cubic feet)

P= NOAA Depth of Rainfall (100-YR, 2-HR) =

2.17 (inches)

A= Area of watershed (square feet)

C= Weighted C Value

ONSITE

WATERSHE

D ID	AREA	WEIGHTED C	VOLUME REQUIRED	VOLUME PROVIDED
DA4	4,442	0.93	747	
DA5	9,396	0.94	1,597	
DA6	17,772	0.94	3,021	
DA7	4,539	0.94	772	
DA8	9,521	0.94	1,618	
DA9	11,690	0.95	2,008	
TOTAL			7,419	7,641

*PROVIDED VIA 26 MC-7200 STORMTECH CHAMBERS AND END CAPS

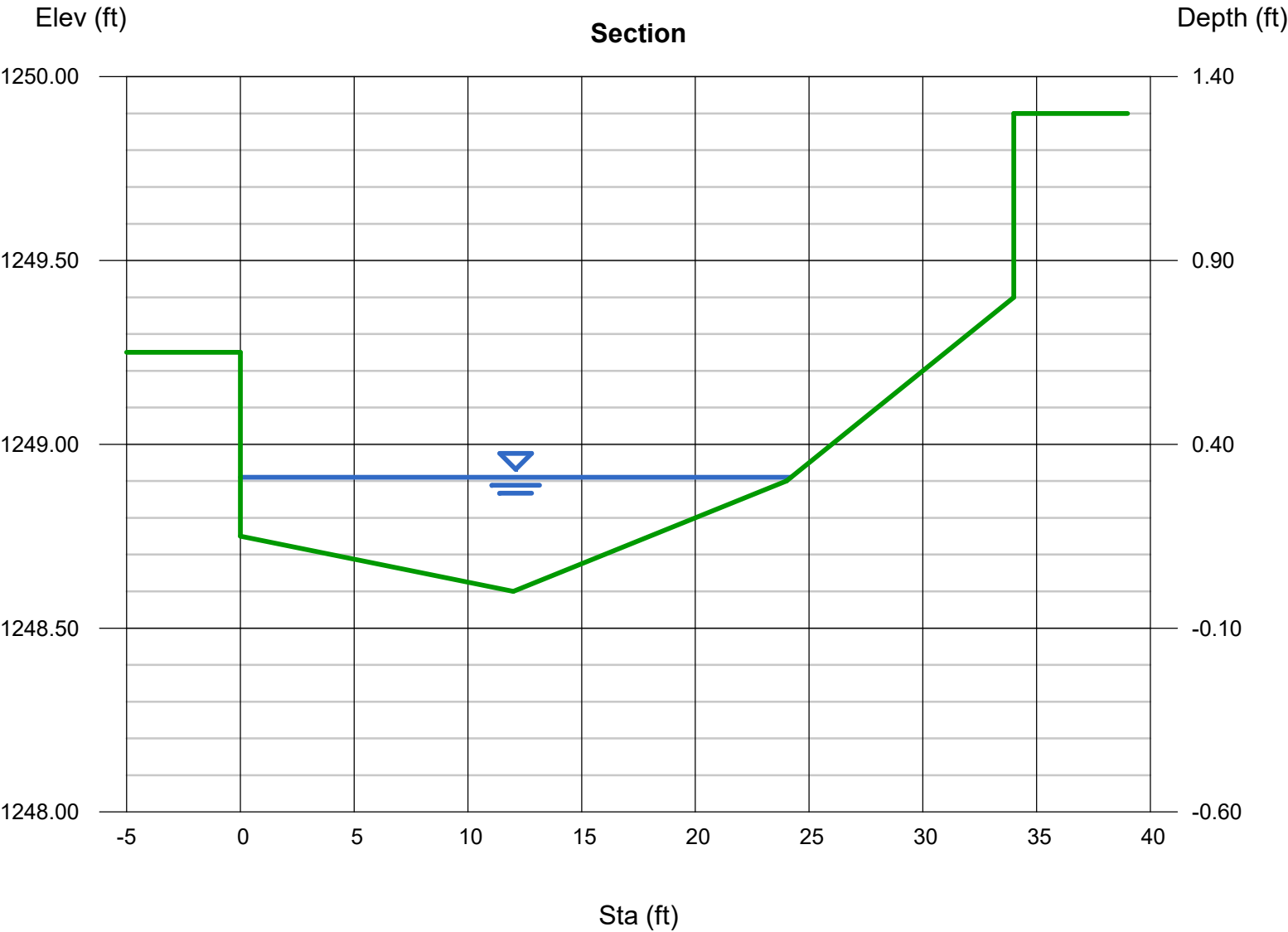
Channel Report

CROSS SECTION C AND D AT MILLER DRIVEWAY

User-defined		Highlighted	
Invert Elev (ft)	= 1248.60	Depth (ft)	= 0.31
Slope (%)	= 0.40	Q (cfs)	= 11.38
N-Value	= 0.013	Area (sqft)	= 4.74
		Velocity (ft/s)	= 2.40
		Wetted Perim (ft)	= 24.37
		Crit Depth, Yc (ft)	= 0.31
		Top Width (ft)	= 24.20
		EGL (ft)	= 0.40

(Sta, El, n)-(Sta, El, n)...

(0.00, 1249.25)-(12.00, 1248.60, 0.013)-(24.00, 1248.90, 0.013)-(34.00, 1249.40, 0.013)-(34.00, 1249.90, 0.013)



Channel Report

CROSS SECTION A AT NORTH PROPERTY BOUNDARY

User-defined		Highlighted	
Invert Elev (ft)	= 1249.55	Depth (ft)	= 0.28
Slope (%)	= 0.15	Q (cfs)	= 3.180
N-Value	= 0.018	Area (sqft)	= 2.63
		Velocity (ft/s)	= 1.21
		Wetted Perim (ft)	= 10.51
		Crit Depth, Yc (ft)	= 0.17
		Top Width (ft)	= 10.00
		EGL (ft)	= 0.30

(Sta, El, n)-(Sta, El, n)...

(0.00, 1250.00)-(7.00, 1249.55, 0.018)-(10.00, 1249.55, 0.018)-(10.00, 1249.90, 0.018)

