

SARA JACOBY

Landscape Design

Attn: Bob Lee
Town of Paradise Valley, Building Department
6401 E. Lincoln Dr.
Paradise Valley, AZ 85253
P 480.348.3692

02.13.17

RE: Project Narrative for site improvements at 5506 E. Morrison Dr.

Dear Mr. Lee and Committee Members:

This project narrative serves to describe the purpose and nature of the improvements proposed for the property at 5506 E. Morrison Dr., owned by Jami and Fred Pryor. The principal reasons for the site improvements are to improve access, usability, and aesthetics of the site based on elements of comparable properties in the immediate vicinity. The areas of the site where improvements are proposed are as follows; the entry and driveway, the frontage and east/west perimeter landscape, and the front door entry area. All of the proposed improvements will be made to previously disturbed areas of the site.

Entry and Driveway

The driveway grade is of concern to the Pryors due to the fact that the slope of the driveway and crowning of the sloped street and rolled curb cause damage to the fenders and bumpers of vehicles including their own and those of visitors. Not only do the vehicles sustain damage, but the paving as well. They seek to remedy this problem by re-grading the driveway and entry so as to match the slope of the street with a longer transition uphill toward the residence. To do this would require lowering the grade of the driveway at the entry, and cutting the existing rolled curb to install a new driveway apron. Surrounding areas will need to be re-graded as well to transition and ensure the flow of drainage off the property. The new driveway paving will be concrete pavers with a flagstone

band edge to blend with the surrounding desert areas. A new mailbox will have to be built due to widening the driveway to level the grade at the existing mailbox location. All work in the R.O.W. will be reviewed under a separate R.O.W. permit.

Frontage and Perimeter Landscaping

The proposed frontage and perimeter landscaping will improve screening of the driveway pavement from views at higher elevations, increase site security by providing a perceived barrier, and stabilize hillside slopes while complimenting the architecture. Frontage plantings will include low water use shrubs, accents, and groundcover, with lower profile plantings at entries and accents at focal points. The plantings will help with erosion control on the slope along the Morrison Dr. frontage. In addition, natural boulders relocated from on-site are proposed to stabilize the mass of the slope along the Morrison Dr. frontage. Frontage improvements will be reviewed under a separate R.O.W. permit as well.

The west slope retaining wall with finishes to match the architecture will provide slope stabilization while providing a landscape space that is accessible to maintenance personnel. The east slope includes low water use plantings that will stabilize the slope and provide enhanced views from the residence toward the uphill slope. Synthetic turf along the east side of the residence will provide a low water use, walkable space for improved drainage from the northeast corner of the property. A drip irrigation system will supply water to proposed plantings and low voltage lighting is proposed to accent planting at focal points and paths of travel.

Front Door Entry

The proposed front door entry area will enhance security with low view walls, decorative railings, and columns that match the architectural finishes and metalwork of the house. The proposed front door entry area view walls and columns will be setback within the perimeter of the allowable building area and not extend past the existing architecture. This area will also function to provide a focal point for the front door entry of the house while obscuring views into front windows with planting and the low walls and columns. Enhanced paving of the front entry area will be natural flagstone.

Jami and Fred Pryor hope that the committee and town staff will find that these improvements are reasonable and in keeping with the Town of Paradise Valley's Hillside ordinance intent and goals. They have personally spoken with their neighbors regarding the project and their plans for improvement have been well received. We look forward to your recommendation for approval.

Respectfully submitted,

A handwritten signature in dark ink, appearing to read "Sara Jacoby", written in a cursive style.

Sara Jacoby, RLA