



March 31, 2017

To: Mr. George Burton
Planner
Town of Paradise Valley
6401 E Lincoln Drive
Paradise Valley, AZ 85253

Re: **6199 N 44th Street – Hillside Application – Site Drainage Improvements**
Marsoner Residence
LDG Project #1608081

PROJECT NARRATIVE

Dear Mr. Burton:

In accordance with the Town of Paradise Valley Hillside Ordinance, we have prepared this submittal package that covers proposed site drainage improvements on the subject property, located at 6199 N 44th Street, Paradise Valley, AZ 85253, parcel 169-20-115, being a portion of the SW $\frac{1}{4}$ of Section 7, Township 2 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

The property is surrounded by streets on its north, east and west sides and large residential lot on the south side. There is an existing 10,153 s.f. single family residence constructed in 2004-2005. Original survey and civil plans prepared in 2003 by Land Survey Services, PLLC and Gannet Fleming, Inc are enclosed in this submittal. Based on our review of these plans and the historic aerial topography maps, there are no washes that existed on this property. The lot is covered with native vegetation. The existing terrain slopes northeasterly with an average slope of 15%, which is similar to the slopes, prior to the construction of the house. No offsite flows enter the subject property. Ultimate outfall of the site is located at the northeasterly property corner at an elevation of 1348.25. The original Grading and Drainage plan that was approved by the Town of Paradise Valley proposed the sheet flows to be routed around the house perimeter via swales and piping. Riprap at each point of pipe discharge and in a portion of the swales was specified as well. As seen on the historic aerial photos, the amount of erosion control that was installed on site was not sufficient to address the site generated runoff. During storms, great amounts of silt and debris washed out from the site onto the public streets, near the intersection of Valley Vista Lane and 44th Place.

The owner of the property hired a licensed landscape contractor to address the existing erosion issues on site and to mitigate the drainage impact to the Town's right-of-way and neighboring properties downstream by placing riprap rock and creating artificial swales. Unfortunately, the work that was done in 2015 was with no engineering or permitting through the Town.

As of now the Owner was presented with two choices - to either put back everything as it is shown on the original plans or to permit all work that was completed. Our firm was retained to evaluate these options and after thorough review of the existing and historic site conditions, we believe that certain site drainage improvements, as shown on our plans, would benefit not only the subject property but the Town as well. In addition, our plans show some of the disturbed areas to be restored and revegetated to their historic conditions. We presented our plan during a site meeting with Mr. Richard Edwards on October 26th, 2016 and the proposed plan as presented herein was found acceptable.

A surface water test conducted on March 15th, 2017 by the Town of Paradise Valley Public Works crew. Water was sprayed on the pavement of 44th Street, Valley Vista Lane, and 44th Place. Water test cannot create conditions similar to 100-year design storm event, however it could clearly identify existing diversions, flow splits and confirm location of the ultimate outfall.

Water test was witnessed by the Town's officials, homeowners of 6199 N 44th Street and 4424 E Valley Vista Ln, LDG and Gookin engineers. There were no evident diversions of the historic flows observed. Improvements of 6199 N 44th Street property do not have an adverse impact to downstream properties. The runoff ultimately reaches a point west of the driveway entrance of 4424 E Valley Vista Ln. The entire test was video recorded and a disc was provided to Mr. Richard Edwards.

Drainage Narrative

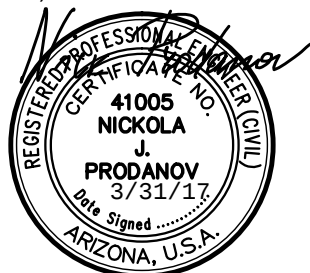
Site is located in FEMA Flood Zone "X" according to Flood Insurance Rate Map (FIRM) #: 04013C, Panel 1765 of 4425, Suffix L, dated October 16th, 2013, as published by FEMA. The FIRM Panel defines Zone "X" as follows: "Areas determined to be outside the 0.2% annual chance floodplain".

At each point of discharge, rock outlet structures are proposed as energy dissipaters. Rock outlet structures will be installed with harvested from the site large boulders for erosion protection and to minimize the visual impact of the pipe opening. Existing excessive riprap that currently sits above the adjacent grade will be removed from the site. Riprap that will remain on site will be set in colored concrete to blend in with the surrounding native desert colors typical for the subject site. Historic drainage patterns and magnitudes are restored and preserved.

On-site retention with 50% reduction coefficient as directed by the Town Engineer is provided near the site outfall. This retention basin will attenuate the flows that currently leave the property and will keep the silt on site instead of depositing onto the street right-of-way.

In conclusion, the project site has the potential to collect, convey and discharge runoff safely and effectively. The proposed improvements reduce the drainage impact to the neighboring lots downstream and will not result in changes to the existing and historic drainage patterns or magnitudes.

Respectfully Submitted,



Nick Prodanov, PE, PMP EXPIRES 06/30/2019
Principal
Land Development Group, LLC

Enclosures:

- Maps and Photos Exhibits
- Topographic Survey
- Grading and Drainage Plan
- Previously Approved Civil Plans
- Aerial Map with Proposed Improvements

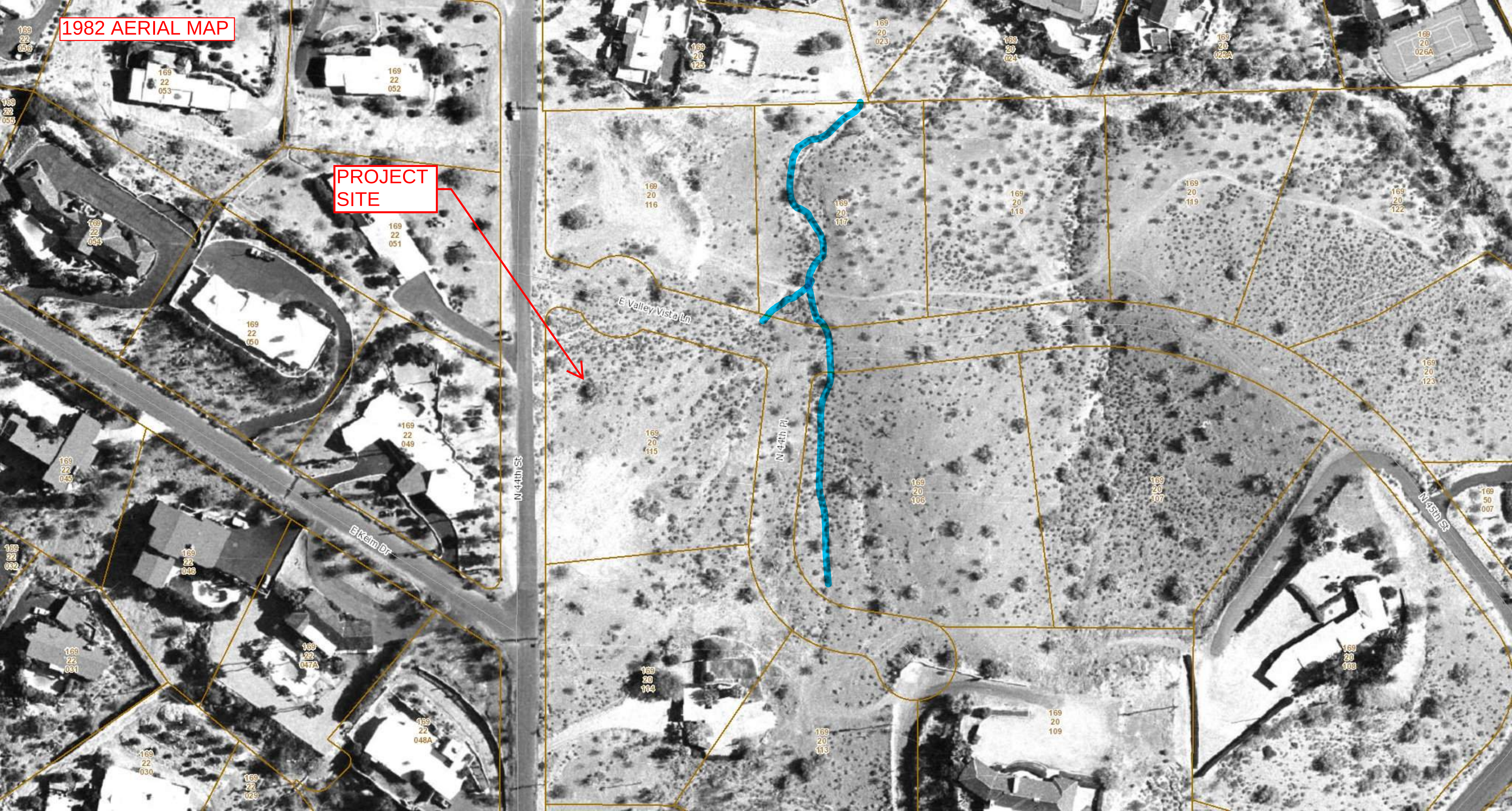
1959 AERIAL MAP

PROJECT
SITE



1982 AERIAL MAP

PROJECT
SITE



1999 AERIAL MAP

PROJECT
SITE



2002 AERIAL MAP

PROJECT
SITE



2004 AERIAL MAP

PROJECT
SITE



2006 AERIAL MAP

PROJECT
SITE



2010 AERIAL MAP

PROJECT
SITE



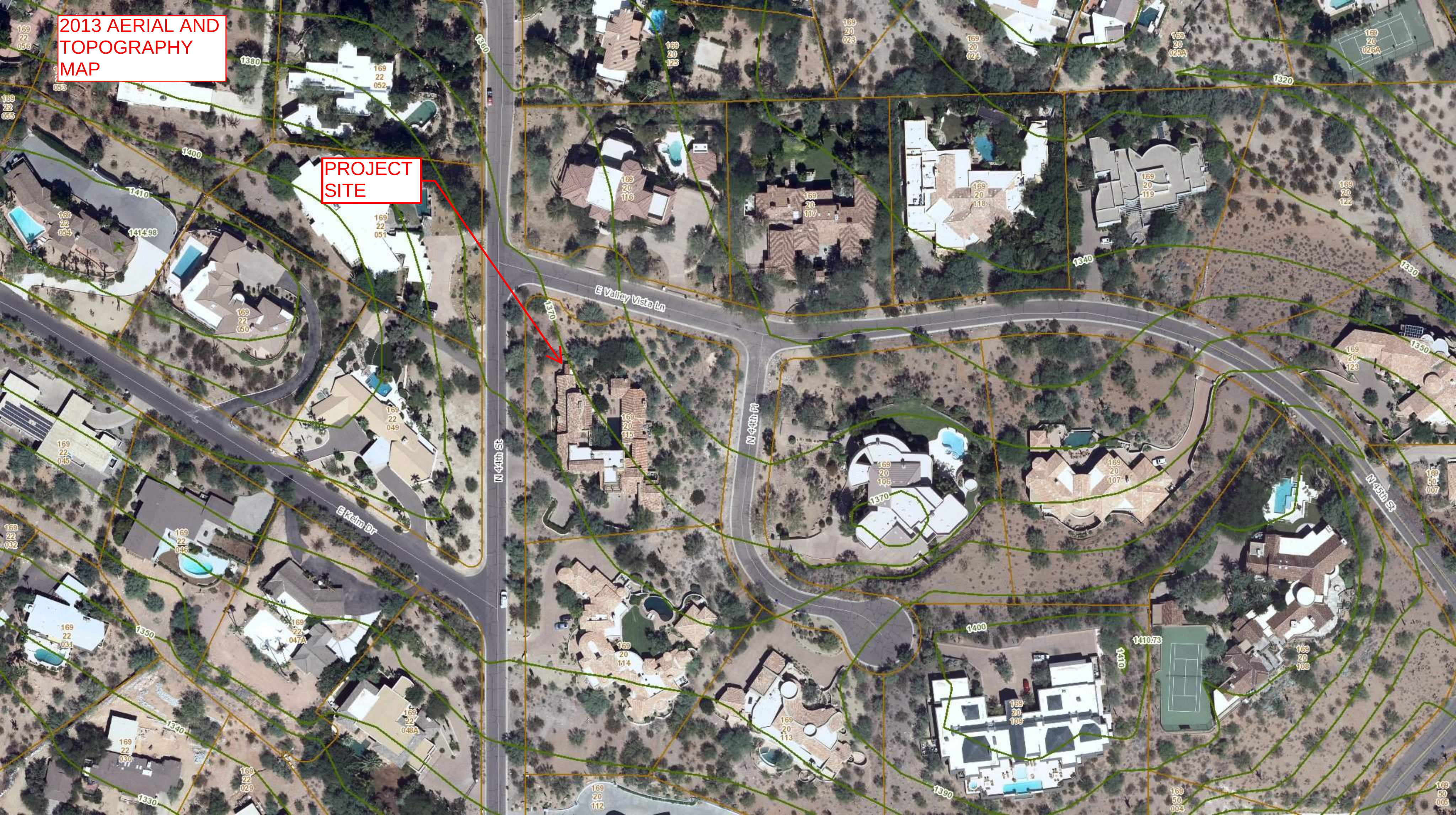
2011 AERIAL MAP

PROJECT
SITE



2013 AERIAL AND
TOPOGRAPHY
MAP

PROJECT
SITE



GOOGLE STREET VIEW
2008

PROJECT
SITE



GOOGLE STREET VIEW
2011

PROJECT
SITE

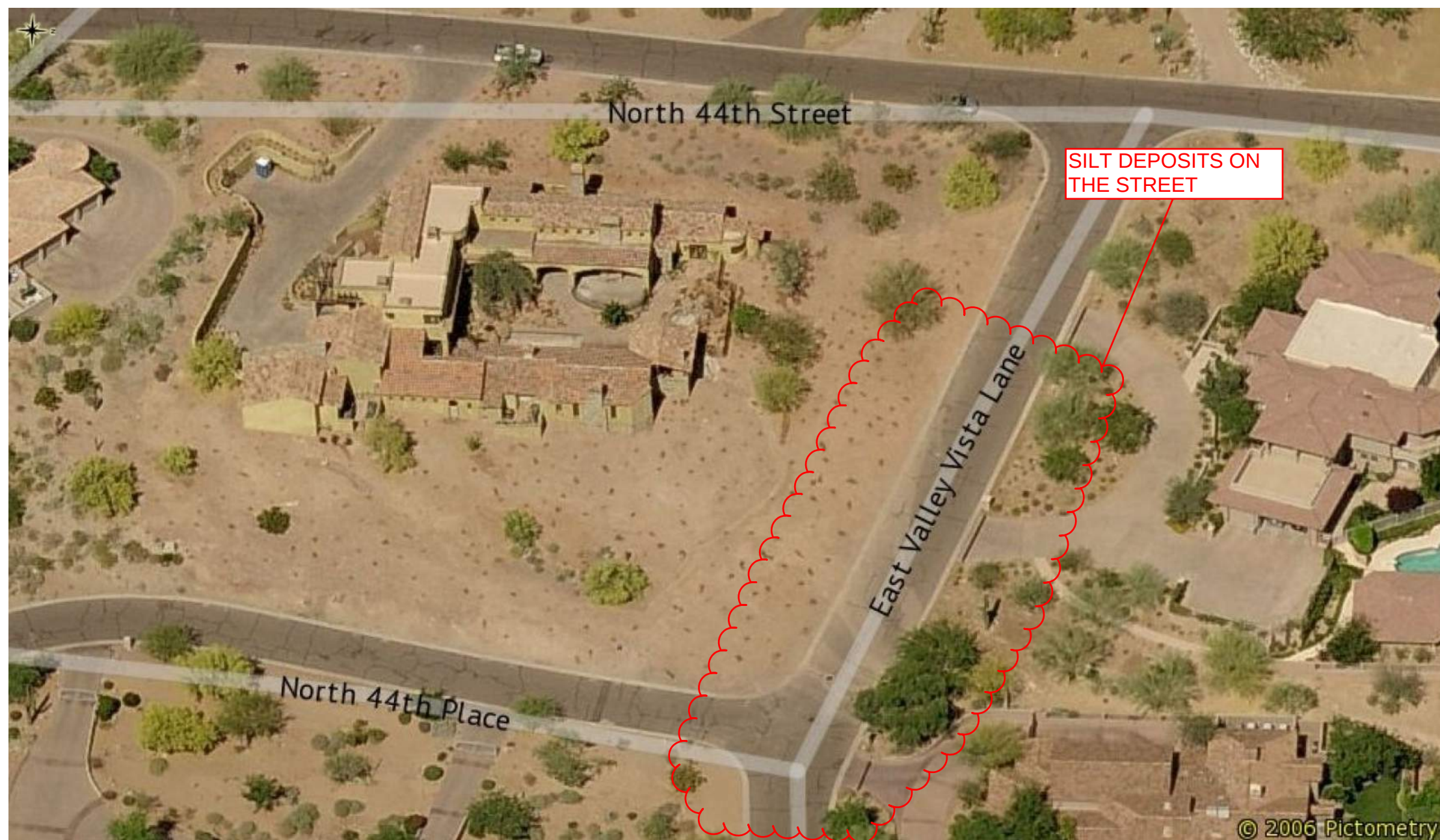


GOOGLE STREET VIEW
2014

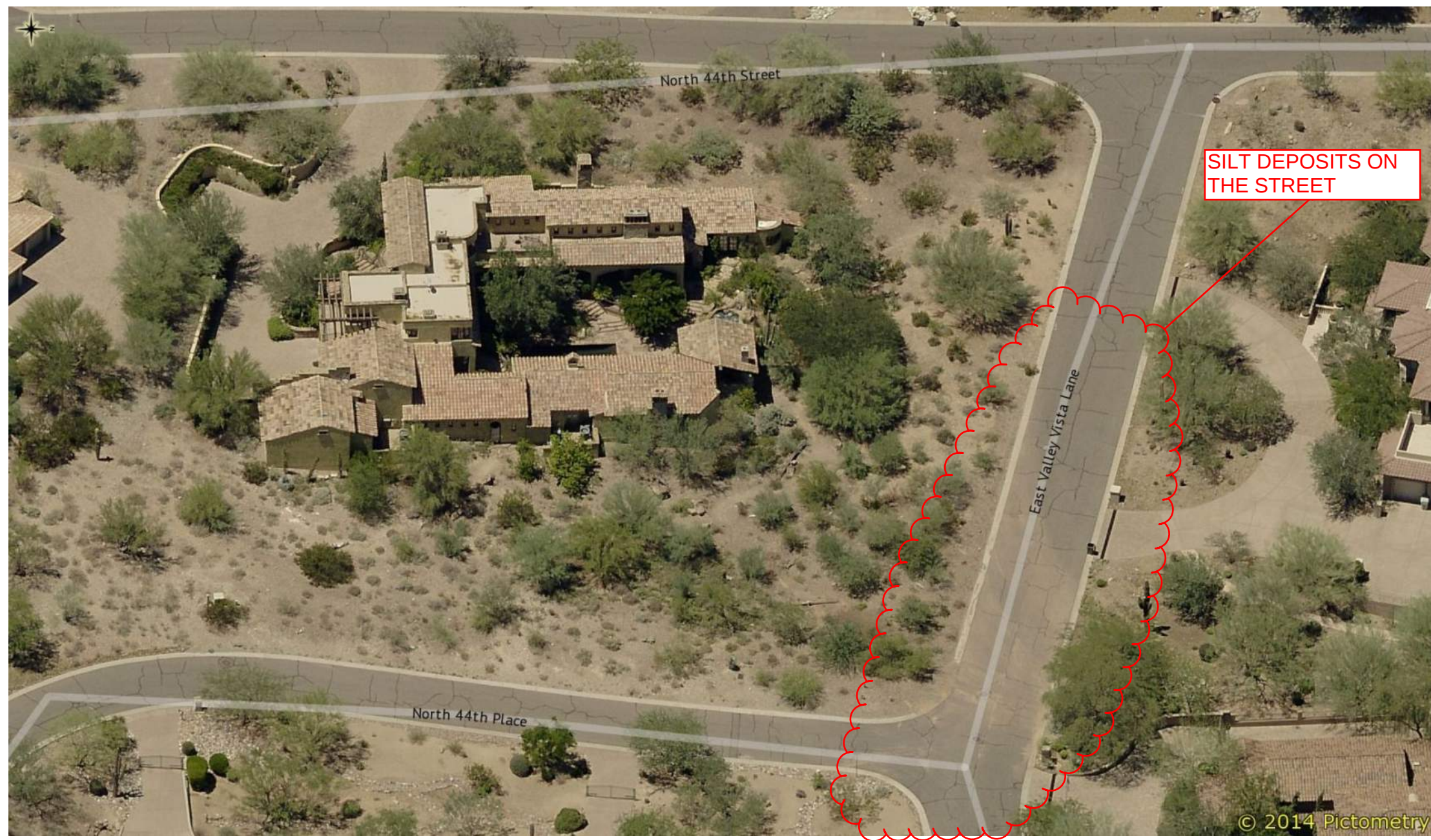
PROJECT
SITE



2006 Aerial NE



2014 Aerial NE



08/20/2014

FOUND BRASS CAP IN HANDHOLE

PRAYING MONK VIEW ESTATES
BOOK 158 - PAGE 49

VILLA MADEROS del CUENTA
BOOK 127 - PAGE 2

FINAL PLAT 375-04

THE SANCTUARY A HILLSIDE SUBDIVISION

A SUBDIVISION OF A PORTION OF LOT 11, SECTION 1, T.2 N., R.4 E.,
G. & S.R.B. & M., MARICOPA COUNTY, ARIZONA.

DEDICATION:

State of Arizona ss.
County of Maricopa ss.

KNOW ALL MEN BY THESE PRESENTS: THAT ROSALEE ARIZONA CACTUS, INC., A DELAWARE CORPORATION, AS LEGAL OWNER OF SAID REAL PROPERTY, HAS SUBDIVIDED UNDER THE NAME OF 'THE SANCTUARY', A PORTION OF LOT 11, SECTION 1, T.2 N., R.4 E., G. & S.R.B. & M., MARICOPA COUNTY, ARIZONA, AS SHOWN AND PLATTED HEREON, AND HEREBY PUBLISHES THIS PLAT AND HEREBY DECLARES THAT THIS PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS AND STREETS CONSTITUTING SAME AND THAT EACH LOT AND STREET SHALL BE KNOWN BY THE NUMBER OR NAME GIVEN TO EACH RESPECTIVELY ON THIS PLAT, AND HEREBY DEDICATES AND GRANTS TO THE TOWN OF PARADISE VALLEY THE STREETS AND RIGHTS OF WAY SHOWN ON THIS PLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES. EASEMENTS ARE HEREBY DEDICATED FOR THE PURPOSES SHOWN.

SCALE: 1"=80'

STATE OF ARIZONA ss.
County of Maricopa ss.
I hereby certify that the within instrument was filed and recorded at request of
Town of Paradise Valley
4-21-94 4:42
in Book 375
on page 4
Witness my hand and official seal the day and year aforesaid.
Vicki Duncanson County Recorder
By John P. Miller Deputy Recorder
94-352460 RECORDING NUMBER

IN WITNESS WHEREOF: ROSALEE ARIZONA CACTUS, INC., AS OWNER, HAS HEREUNTO CAUSED ITS CORPORATE NAME TO BE AFFIXED BY THE UNDERSIGNED OFFICER, THEREUNTO DULY AUTHORIZED THIS 15th DAY OF MARCH, 1994.

BY: [Signature] ATTEST: [Signature]

ACKNOWLEDGEMENTS:

State of Arizona ss.
County of Maricopa ss.

THIS 15th DAY OF MARCH, 1994, THE FOLLOWING PERSONS PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC: John P. Miller AND John P. Miller WHO ACKNOWLEDGED (S) THEMSELVES TO BE OFFICER AND CLERK OF THE TOWN OF PARADISE VALLEY AND ACKNOWLEDGED (S) THEMSELVES TO BE THE LEGAL OWNERS OF THE PROPERTY PLATTED HEREON, AND ACKNOWLEDGED (S) THAT THEY AS LEGAL OWNER, EXECUTED THIS INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

IN WITNESS WHEREOF: I HERETO SET MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: 9/30/97 FRED FLEET

RATIFICATION:

State Savings Bank, FSB
AS MORTGAGEE(S) OF THE SANCTUARY, HEREBY RATIFIES, APPROVES AND ACQUIRES IN THE DEDICATIONS AS STATED IN THIS DEDICATION.

BY: John P. Miller A.P.

ACKNOWLEDGEMENT:

State of Arizona ss.
County of Maricopa ss.

THIS 23rd DAY OF MARCH, 1994, THE FOLLOWING PERSONS PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC: John P. Miller AND John P. Miller WHO ACKNOWLEDGED (S) THEMSELVES TO BE OFFICER AND CLERK OF THE TOWN OF PARADISE VALLEY AND ACKNOWLEDGED (S) THEMSELVES TO BE THE LEGAL OWNERS OF THE PROPERTY PLATTED HEREON, AND ACKNOWLEDGED (S) THAT THEY AS LEGAL OWNER, EXECUTED THIS INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED BY SIGNING THE NAME OF AS.

IN WITNESS WHEREOF: I HERETO SET MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: 9-9-94 Julie M. Griffin

CERTIFICATION:

THIS IS TO CERTIFY THAT (1) THE SURVEY OF THE PREMISES DESCRIBED AND PLATTED HEREIN WAS MADE UNDER MY DIRECTION DURING THE MONTH OF SEPTEMBER, 1993, AND (2) THIS PLAT IS CORRECT AND ACCURATE, AND (3) THE MONUMENT OR MONUMENTS SHOWN HEREIN HAVE BEEN LOCATED AS DESCRIBED.

BY: [Signature] REGISTERED LAND SURVEYOR

APPROVAL:

APPROVED BY THE TOWN COUNCIL OF THE TOWN OF PARADISE VALLEY, ARIZONA, THIS 10th DAY OF MARCH, 1994.

BY: John P. Miller MAYOR ATTEST: Anne Hancock TOWN CLERK
John P. Miller TOWN ENGINEER 4/15/94 4/15/94 PLANNING DIRECTOR

GROSS AREA
26.30 ACRES

CASTRO • FLEET ENGINEERING, INC.
1702 EAST HIGHLAND AVENUE, #200 - PHOENIX, ARIZONA 85016 - PHONE (602) 264-3335

Sheet
1/3

FOOTHILLS UNIT 2
BOOK 12 - PAGE 14

14

— INDICATES FOUND 1/2" REBAR (UNLESS NOTED OTHERWISE).
— INDICATES FOUND 3/4" IRON PIPE (UNLESS NOTED OTHERWISE).

CURVE DATA TABLE					
C 1	R: 12.00'	L: 15.11'	T: 9.21'	Δ: 15°00'00"	
C 2	R: 12.00'	L: 21.39'	T: 15.64'	Δ: 105°00'00"	
C 3	R: 45.00'	L: 89.36'	T: 67.35'	Δ: 112°30'21"	
C 4	R: 45.00'	L: 89.36'	T: 67.35'	Δ: 112°30'21"	
C 5	R: 200.00'	L: 77.37'	T: 39.17'	Δ: 22°09'51"	
C 6	R: 120.00'	L: 17.11'	T: 10.38'	Δ: 81°42'57"	
C 7	R: 12.00'	L: 18.18'	T: 11.35'	Δ: 86°41'53"	
C 8	R: 120.00'	L: 154.83'	T: 97.18'	Δ: 88°42'39"	
C 9	R: 20.00'	L: 23.52'	T: 13.33'	Δ: 67°22'48"	
C 10	R: 45.00'	L: 89.36'	T: 67.35'	Δ: 247°22'48"	
C 11	R: 45.00'	L: 89.36'	T: 67.35'	Δ: 112°30'26"	

DRAINAGE EASEMENT RESTRICTIONS:

FURTHER TO A.R.S. 9-463.01(C), AND ARTICLE 6-4 (E) (J) AND SECTION 6-3-8 OF THE CODE OF ORDINANCES OF THE TOWN OF PARADISE VALLEY, DRAINAGE EASEMENTS ARE FOR THE PURPOSES OF ALLOWING STORM, FLOOD AND OTHER WATERS TO PASS OVER, UNDER OR THROUGH THE LAND SET ASIDE FOR THE EASEMENT AND NOTHING WHICH MAY, TO ANY DEGREE, IMPEDE THE FLOW OF SUCH WATERS SHALL BE CONSTRUCTED, PLACED, PLANTED, OR ALLOWED TO GROW ON OR IN SUCH EASEMENTS. THE MAINTENANCE AND CLEARING OF THESE DRAINAGE EASEMENTS SHALL BE THE SOLE RESPONSIBILITY AND DUTY OF THE OWNER OF THE PROPERTY ON WHICH SAID EASEMENTS ARE PLATTED. HOWEVER, THE TOWN OF PARADISE VALLEY, A MUNICIPAL CORPORATION, MAY, IF THE TOWN DEEMS IT TO BE IN THE BEST INTERESTS OF THE HEALTH, SAFETY, OR WELFARE OF THE TOWN OF PARADISE VALLEY, CONSTRUCT AND/OR MAINTAIN DRAINAGE FACILITIES ON OR UNDER SUCH EASEMENTS. AGENTS AND EMPLOYEES OF THE TOWN OF PARADISE VALLEY SHALL HAVE FREE ACCESS TO AND FROM ALL PORTIONS OF SUCH EASEMENTS AT ALL TIMES.

NOTICE REGARDING WATER SUPPLY:

ON JUNE 9TH, 1993, THE ARIZONA DEPARTMENT OF WATER RESOURCES DESIGNATED PARADISE VALLEY WATER COMPANY AS A DESIGNATED WATER SERVICE AREA WHERE AN ASSURED WATER SUPPLY EXISTS.

FOUND 1/2" REBAR
SE CORNER CAMELHEAD VISTA
AND SE CORNER LOT 11, T.2 N., R.4 E.

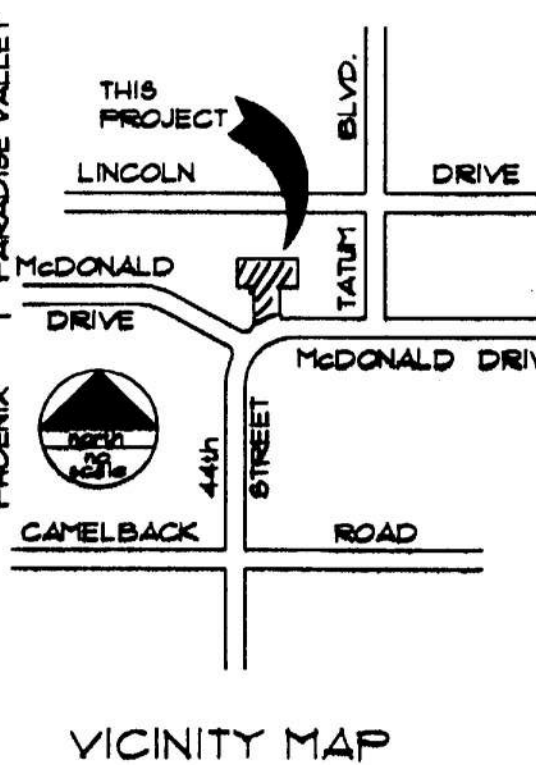
BENCH MARK:

BRASS CAP AT THE INTERSECTION OF 44th STREET & McDONALD DRIVE
ELEVATION = 1310.29

NOTE:

ALL FINISHED FLOORS ARE TO BE A MINIMUM OF 12" ABOVE SURROUNDING TERRAIN PER SECTION 1024 OF THE TOWN OF PARADISE VALLEY ZONING ORDANCE

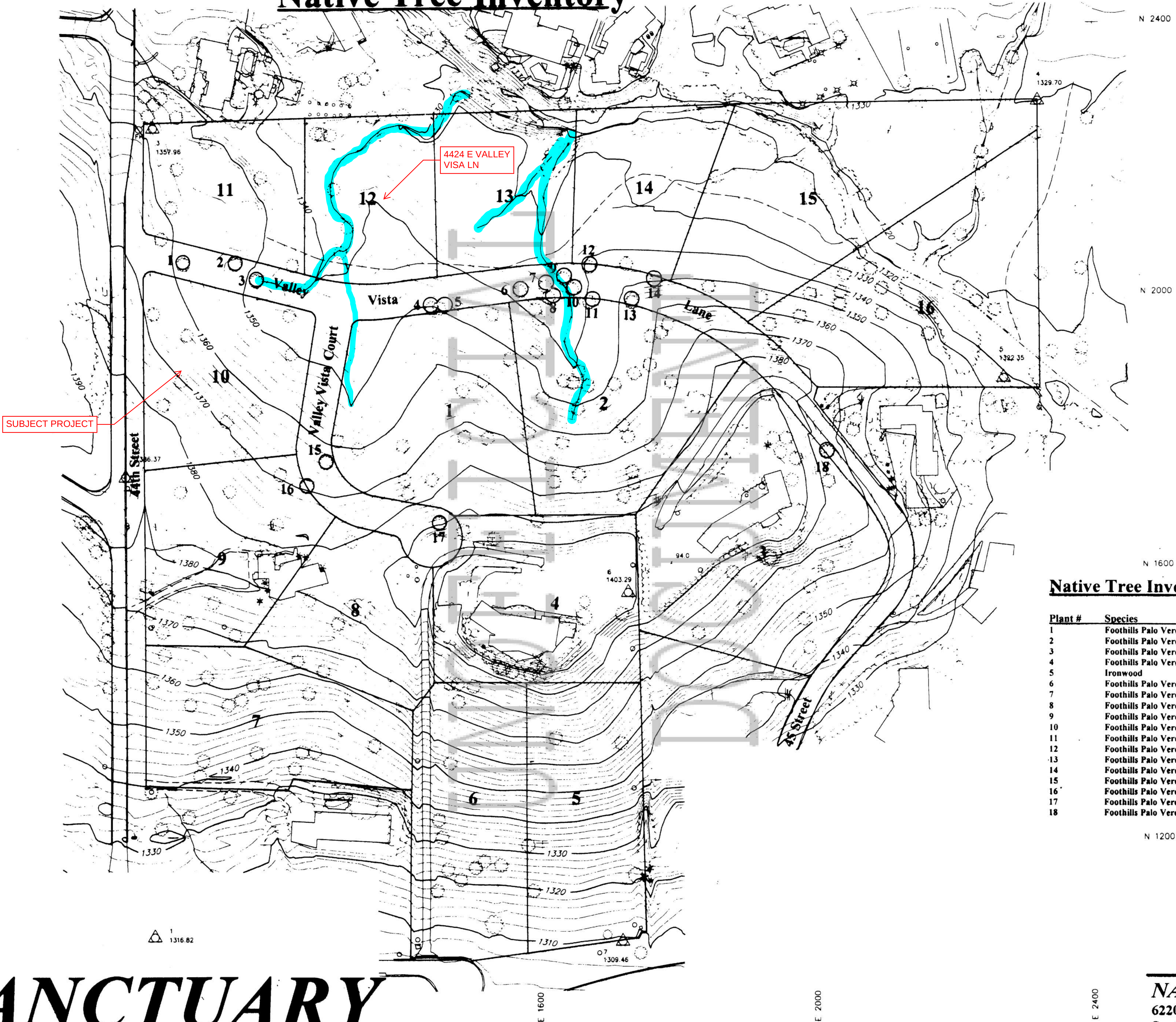
FOUND BRASS CAP
0.07' N, 14.95' E
SE CORNER LOT 11,
SECTION 1, T.2 N., R.4 E.



STATE OF ARIZONA | SS
County of Maricopa
I hereby certify that the within
instrument was filed and recorded
at request of
County of Paradise Valley
4-21-94 4:42
in Book 375
on page 4
Witness my hand and official
seal the day and year aforesaid.
Helen Powell County Recorder
By *L. Mary Ward* Deputy Recorder
94-322460
RECORDING NUMBER

RECORDED ORIGINAL

Native Tree Inventory



Native Tree Inventory Plant List

Plant #	Species	Diameter	Salvagable
1	Foothills Palo Verde	8"	No(unhealthy)
2	Foothills Palo Verde	12"	Yes
3	Foothills Palo Verde	12"	No(unstable)
4	Foothills Palo Verde	3"	Yes
5	Ironwood	8"	Yes
6	Foothills Palo Verde	8"	Yes
7	Foothills Palo Verde	8"	No(unhealthy)
8	Foothills Palo Verde	8"	Yes
9	Foothills Palo Verde	6"	No(unstable)
10	Foothills Palo Verde	8"	No(unstable)
11	Foothills Palo Verde	8"	No(unstable)
12	Foothills Palo Verde	12"	No(unstable)
13	Foothills Palo Verde	12"	Yes
14	Foothills Palo Verde	8"	Yes
15	Foothills Palo Verde	12"	No(unhealthy)
16	Foothills Palo Verde	8"	No(too steep)
17	Foothills Palo Verde	8"	No(too steep)
18	Foothills Palo Verde	6"	No(unstable)

THE
SANCTUARY

APPROXIMATELY
30 ACRES

NASH & ASSOCIATES, INC.
6220 East Thomas Road, Suite 301
Scottsdale, Arizona 85251
(602) 949-0344 Fax (602) 949-9823
Date: 6/27/93 Drawn By: JC Checked By: JN
Revisions: 10/20/93 11/17/93 11/21/93 Job No. FDC-375
Sheet 3/3

porcini

CSP-195

Earthy and robust, the little Italian mushrooms were the perfect complement to our farewell dinner in Tuscany.

LRV : 19.9 ?

[</> EMBED COLOUR](#) [△ STORE LOCATOR](#)



GOES GREAT WITH



SIMILAR COLOURS



MORE SHADES



