

Dirk Bloom

Subject: FW: Questions concerning 4474 E. Valley Vista Lot Split

From: "nick@ldgeng.com" <nick@ldgeng.com>

Organization: LDG

Date: Monday, January 28, 2019 at 8:13 AM

To: GEORGE BURTON <gburton@paradisevalleyaz.gov>, Richard Brock <rich@bedbrock.com>

Cc: Dirk Bloom <dirk@bedbrock.com>

Subject: RE: Questions concerning 4474 E. Valley Vista Lot Split

George,

Thank you for your comments.

Our responses are as follows:

1. Our firm was hired to perform civil engineering and land surveying services for this project after the property was partially disturbed. We did an as-built of the existing disturbed conditions and issued a topographic survey map on 2/18/16 (attached). We were also given cad files used for the preparation of the original construction documents in 2004, which show original topography. We have determined that the old topography is not based on the currently adopted NAVD'88 vertical datum and it is more likely based on the previously adopted by the Town NGVD'29. We have overlaid the two survey maps and have created a staking plan (attached) to facilitate the restoration of the original natural grades. After the regrading was complete, we reshot the site and have prepared an as-built topographic survey, signed on 4/26/16. To the best of my knowledge the site and the survey maps were reviewed and accepted by Richard Edwards and Bob Lee. The Owner may give you more insights on this topic. Further restoration and revegetation could be done during the construction of the homes but the short answer is the Preliminary Grading and Drainage plans depict as close as possible the natural grades of the site.
2. We did not survey Lot 3 and relied on survey map prepared by others – see attached. I have increased the disturbance limits based on recent aerial maps. The site is still in conformance with the disturbed area limits even without taking into account the credit for the driveway.
3. For this part of the submittal I would rely on the building footprints as shown on the civil engineering plans.

As far as the cul-de-sac comment that the Planning Commission brought, there is not enough area available to develop a cul-de-sac and we do not think it is needed considering that we have a private hillside road and cul-de-sac would just add on unnecessary additional disturbance. I did show a New Access easement on Lot 2 that would allow for landscape and delivery trucks to turn around and exit the development.

Thank you,

Nick Prodanov, PE, PMP | Principal

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