

Paul Michaud

From: Paul Mood
Sent: Friday, August 18, 2017 4:05 PM
To: Len Erie
Cc: Geoffrey Edmunds; 'Rod Cullum '; Doug Jorden; Richard Edwards; Eva Cutro; Paul Michaud; Paul Mood
Subject: RE: PV Triangle - Lowest Natural Grade
Attachments: letter.pdf; natural grade exhibit.pdf; SHOTS NGVD29 1 of 2.pdf; SHOTS NGVD29 2 of 2.pdf

Len,

Richard Edwards and I reviewed your letter and concur that the 1991 Cheney Estates topographic survey that extends onto the Villas at Cheney Estates property may be utilized to establish lowest natural grades.

Regards,

Paul Mood, P.E.

Town Engineer

Town of Paradise Valley
6401 East Lincoln Drive
Paradise Valley, Arizona 85253
480-348-3573

From: Len Erie [<mailto:erie@waterwiz.net>]
Sent: Tuesday, August 08, 2017 8:57 AM
To: Paul Mood <pmood@paradisevalleyaz.gov>
Cc: Geoffrey Edmunds <ghedmunds@geoffreyedmunds.com>; 'Rod Cullum ' <rod@cullumhomes.com>; Doug Jorden <djorden@jhlawyers.com>
Subject: Fwd: PV triangle

Paul,

Here's the email we sent last week.

Len

Thank you,

Len Erie, P.E.

Erie & Associates, Inc.
3120 North 24th Street
Phoenix, Arizona 85016



Erie & Associates, Inc.

CONSULTING ENGINEERS

LEN ERIE, P.E.

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July 27, 2017

Mr. Paul Mood, P.E.
Town Engineer
Town of Paradise Valley
6401 East Lincoln Drive
Paradise Valley, AZ 85253

Via e-mail: pmood@paradisevalleyaz.gov

Re: Villas at Cheney Estates – Natural Grades
EA #2136.04

Paul;

Per our meeting on July 24th we are writing this letter to confirm the proposed natural grades for the Villas at Cheney Estates that will be used to set maximum building heights. We did work on the Cheney Estates project in 1991. That project used topo that was flown in 1985 by Kenny Aerial Mapping. A copy of several sheets from that project are attached. The bench mark for that project was a brass cap at the intersection of Morton Avenue and 70th Street. The listed elevation was 1305.55. The topo has 1' contour intervals.

Recently we revisited the site and found the brass cap below the pavement. The elevation we shot was 1305.38 on NGVD 29 datum. We have therefore concluded that the topo survey was also on NGVD 29. Several other shots we took were also very close.

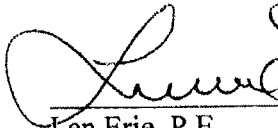
The current topo we are using is on NAVD 88 datum. The conversion at this location for NAVD 88 to NGVD 29 bench is:

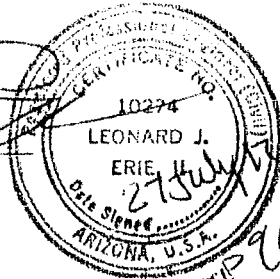
$$\text{NGVD 29} + 1.62' = \text{NAVD 88}.$$

We propose to use the 1985 Cheney Estates topo as the natural grade. Please confirm this.

Thank you for your assistance.

Sincerely,


Len Erie, P.E.
Erie & Associates, Inc.



EXP 2/25/12

Cc: Geoff Edmunds – ghedmunds@geoffreyedmunds.com
Rod Cullum – rod@cullumhomes.com
Doug Jorden – djorden@jhjlawyers.com
Fred Fleet – fef@civlci.com