

VALLEY VISTA PV, LLC

10632 N. Scottsdale Rd. B685
Scottsdale, AZ 85254

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Mr. Paul E. Michaud, A.I.C.P.
Senior Planner
Town of Paradise Valley
6401 E. Lincoln Drive
Paradise Valley, AZ 85253

Re: 4474 E. Valley Vista Lane Preliminary Plat NARRATIVE

We are pleased to submit this application for a preliminary plat located at 4474 E. Valley Vista Lane.

The subject property is located at 4474 E. Valley Vista Lane. The adjoining property is at 4490 E. Valley Vista Lane and is owned by Robert Johnson. We are to purchase a portion of 4490 E. Valley Vista Lane from the adjacent neighbor, Robert Johnson. The parcel at 4474 E. Valley Vista Lane would then be split into 2 parcels. We propose to build a Tract A. Parking will be provided on the lots only. No common parking is proposed.

The Town previously approved a 20K+ SF home for the lot at 4474 Valley Vista Lane which was never constructed with a similar layout of the access driveway. The scope of the proposed future development of these lots for (2) 5,000 SF home is a decreased impact and footprint to the site.

The slope analysis and conceptual grading display the lots are very flat at the bottom and are below the 10% hillside slope category.

Cuts and fill required for the construction of the new access driveway and new residences will be done in accordance with the approved project geotechnical report and Town of Paradise Valley adopted building codes and ordinances. No spill slopes are proposed with this project. Excess material will be hauled away and will not be stored on site. Erosion protection measures will be installed prior to any cuts and earthmoving activities near the wash to prevent erosion deposits to reach the watercourse.

Retaining walls necessary for the construction of the driveway, bridge crossing and new residences are proposed to minimize the amount of earthwork and scarring of the hillside. Cuts and fill behind the retaining wall. We are required from the street to go down to the bridge crossing. We were able to reduce the slope to 20%. We are limited by the existing grades, 8' max retaining walls and the tract width.

Limits of disturbance will be roped off at all times. Storm Water Pollution Prevention Plan and BMP's will be implemented in accordance with Maricopa County and ADEQ.

Current Town code allows for up to 30% grades of access driveways. In order to minimize the disturbance of the hillside, we prefer to keep the slope as steep as reasonably possible. Grades at the bridge are up to 5%. Vertical curve is developed at the entrance. Please note that this is not a public roadway but an access driveway service two homes.

We are proposing an alternative turn-around that meets the fire department requirements, rather than a cul-de-sac. This is being done in order to minimize the disturbance to the mountain, minimize the slope and minimize disturbance to the hillside. In addition, a cul-de-sac would be on top of the existing wash, which would require massive disturbance of the land around the wash in order to allow for the bridge abutments to be constructed that would support the cul-de-sac. The access driveway serves two properties only, both of which will be fire sprinklered. We met with the Town Engineer and Fire Marshall and they did find this approach acceptable.

One of the commissioners was not in favor of the 'Y' turnaround added to augment the hammerhead for additional turn around as discussed in the Feb 5th meeting. Subsequent to the meeting, Rich Brock met with George Burton to discuss options and George recommended changing the 'Y' to a cul de sac. Civil Engineer, Nick Prodonov adjusted the design with a 30' radius access easement at the end of the driveway to facilitate the turn around. This will provide an additional turnaround for any service vehicles that may enter the roadway. This also exceeds the cul-de-sac that was originally approved for this project back in 2004.

There is no documentation stating that the wash on the property is a 404 wash. We will not be building in the wash limits but rather we are spanning the wash. The footings of the bridge are not within the wash limit so a 404 certification is not required.

There was also a concern from a neighbor discussed at the Public Hearing to the east about headlights from vehicles. We will include a tree lined driveway to help mitigate this possible issue.

Sincerely,

Rich Brock