MEMORANDUM

To: Paul Michaud, Senior Planner

From: Woody Scoutten, Interim Town Engineer

Date: November 7, 2016

Subject: Town Triangle Property – NWC Northern Avenue Alignment and Scottsdale Road Preliminary Plat: PP-16-03

I have reviewed the documents provided by you related to the referenced preliminary plat. As we have discussed, development of this parcel cannot proceed unless and until a Conditional Letter of Map Revision (CLOMR) is approved by the Federal Emergency Management Agency (FEMA). We have reviewed the CLOMR submitted by the Applicant and do not disagree with its findings. We will be providing a letter to FEMA explaining the Town's position with respect to modification of the floodplain on this parcel, for the Applicant to submit to FEMA along with the CLOMR application. In the meantime, should this parcel continue to move through the Town's approval process, the following are my recommended conditions for approval of this preliminary plat:

1. Grading plans for the site shall not be approved by the Town Engineer until the Developer provides a letter from FEMA approving the CLOMR submittal. Until such time as the FEMA approval letter is received by the Town Engineer, all work by the Developer on the final design of the site development will be at the Developer's sole risk.

2. The Developer shall either 1) provide a letter from an appropriate official of the City of Scottsdale which waives the requirement for a southbound right-turn lane on Scottsdale Road at the project entrance, or 2) construct said southbound right-turn lane in accordance with Scottsdale requirements, including applicable permits, fees, and procedures.

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PV TRIANGLE
MASTER DRAINAGE PLAN

COUNTY TOPO NAVD 88 DATUM

NEW SITE TOPO NAVD 88 DATUM

1.05 ACRES NOT IN EXISTING FLOODWAY

MINIMUM FINISH FLOOR=1303.70

SCOTTSDALE ROAD

6" BLEED OFF PIPE

SEC 9.114
Q=16,000 CFS
WS=1299.44 (EFF)
WS=1297.38(EX)
WS=1297.37(DEV)

SEC 9.148
Q=16,000
WS=1300.
WS=1299.

SEC 9.283
WS=1302.20(DEV)

SEC 9.273
WS=1302.25(DEV)

SEC 9.243
WS=1302.28(DEV)

SEC 9.199
WS=1300.78(DEV)

N89°45'30"W 2642.73'(M)

N89°45'30"W 322.69'(C)

N89°45'30"W 630.00'(C)

N47°13'31"E 976.02'(C)

S00°00'00"E 694.99'(C)

S00°00'00"W 1893.5

65.00'

747.23'(C)

2640.81'(M)

E.C.00°00'00"N

L=18.90
R=12.00
D=90°14'30"

V=4.36 FT/S

V=4.47 FT/S

V=4.51 FT/S

FG=103.0

FG=98.00

FG=99.7

FG=5.00

(NG=94.0)

(NG=95.0)

(NG=93.0)

(NG=93.0)

1298

1296.5

1300

1303

1305

1299

1294

12985

7 10

SECTION A–A
SOUTH SIDE OF DEVELOPED SITE
SCALE: HORIZONTAL 1"=40'
VERTICAL 1"=10'

R.O.W.

PROPOSED 3' WROUGHT IRON ON 3' WALL

LOT

EXISTING CUTOFF WALL

PROPOSED 1.5' DEEP DETENTION BASIN

FG=93.0

FG=94.4

FG=94.0

FG=98.0

FG=86.5

FG=93.3

4:1

0' 40' 80' 120'
SCALE: 1" = 40'

NORTH

1981 – 2016
35 YEARS OF EXCELLENCE
ERIE & ASSOCIATES

Registered Professional Engineer
LEONARD J. ERIE
10274
Date Signed 11/4/16
ARIZONA, U.S.A.
EXP. 09/30/17

ERIE & ASSOCIATES, INC.
CIVIL ENGINEERS
PHOENIX, ARIZONA 85016
(602) 954-6399

JOB NO.	2136.01
DATE:	11/04/2016
SCALE:	1"=40'
DRAWN:	J.L.M.
DESIGN:	L.J.E.
CHECKED:	L.J.E.
SHEET NO.	1 OF 1