

Paul Michaud

From: Fred Fleet <fef_@cvlci.com>
Sent: Wednesday, August 15, 2018 12:26 PM
To: Paul Michaud; ghedmunds@geoffreyedmunds.com; rod@cullumhomes.com; Brad Cullum
Cc: Paul Mood; erie@waterwiz.net
Subject: IRONWOOD GOLF VILLAS-LOMR

PAUL-

I JUST SPOKE WITH LEN ERIE AND HE HAS COMPLETED THE APPLICATION PROCESS WITH FEMA AND HE IS OF THE OPINION THAT WE WILL HAVE THE LOMR IN HAND OR ABOUT THE 15TH OF SEPTEMBER.

FLEET

Fred E. Fleet, P.E., F. ASCE
Senior Project Manager

Main: 602-264-6831 direct: 602.285.4768 fax: 602.264.0928 cell: 602-228-3802

COE & VAN LOO CONSULTANTS, INC.
4550 N. 12th Street • Phoenix, Arizona • 85014





Federal Emergency Management Agency

Washington, D.C. 20472

July 19, 2017

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

The Honorable Michael Collins
Mayor, Town of Paradise Valley
6401 East Lincoln Drive
Paradise Valley, AZ 85253

IN REPLY REFER TO:

Case No.: 17-09-0673R
Community Name: Town of Paradise Valley, AZ
Community No.: 040049

Dear Mayor Collins:

We are providing our comments with the enclosed Conditional Letter of Map Revision (CLOMR) on a proposed project within your community that, if constructed as proposed, could revise the effective Flood Insurance Study report and Flood Insurance Rate Map for your community.

If you have any questions regarding the floodplain management regulations for your community, the National Flood Insurance Program (NFIP) in general, or technical questions regarding this CLOMR, please contact the Director, Mitigation Division of the Federal Emergency Management Agency (FEMA) Regional Office in Oakland, California, at (510) 627-7175, or the FEMA Map Information eXchange (FMIX) toll free at 1-877-336-2627 (1-877-FEMA MAP). Additional information about the NFIP is available on our website at <http://www.fema.gov/nfip>.

Sincerely,

Patrick "Rick" F. Sacbbit, P.E., Branch Chief
Engineering Services Branch
Federal Insurance and Mitigation Administration

List of Enclosures:

Conditional Letter of Map Revision Comment Document

cc: The Honorable W.J. "Jim" Lane
Mayor, City of Scottsdale

Mr. Paul Mood, P.E.
Town Engineer
Town of Paradise Valley

Ms. Ashley Couch
Stormwater Manager
City of Scottsdale

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



Federal Emergency Management Agency
Washington, D.C. 20472

**CONDITIONAL LETTER OF MAP REVISION
COMMENT DOCUMENT**

COMMUNITY INFORMATION		PROPOSED PROJECT DESCRIPTION	BASIS OF CONDITIONAL REQUEST
COMMUNITY	Town of Paradise Valley Maricopa County Arizona	BRIDGE FILL CHANNELIZATION	FLOODWAY HYDRAULIC ANALYSIS NEW TOPOGRAPHIC DATA
	COMMUNITY NO.: 040049		
IDENTIFIER	PV Triangle/Scottsdale Rd. & Indian Bend Wash	APPROXIMATE LATITUDE & LONGITUDE: 33.553, -111.927 SOURCE: USGS QUADRANGLE DATUM: NAD 83	
AFFECTED MAP PANELS			
TYPE: FIRM*	NO.: 04013C1770L	DATE: November 4, 2015	* FIRM - Flood Insurance Rate Map

FLOODING SOURCE(S) AND REACH DESCRIPTION

Indian Bend Wash - from approximately 835 feet downstream of Scottsdale Road to approximately 2,240 feet upstream of Scottsdale Road

PROPOSED PROJECT DESCRIPTION

Flooding Source	Proposed Project	Location of Proposed Project
Indian Bend Wash	A 6 bay, 42'-span, 10.33'-high Con-arch Bridge	At Scottsdale Road
	Fill Placement	At Scottsdale Road
	Drainage Swale	From approximately 125 feet east of Northern Avenue and Golf Drive intersection to Northern Avenue and Golf Drive intersection

SUMMARY OF IMPACTS TO FLOOD HAZARD DATA

Flooding Source	Effective Flooding	Proposed Flooding	Increases	Decreases
Indian Bend Wash	Zone AE	Zone AE	Yes	Yes
	Floodway	Floodway	Yes	Yes
	BFEs*	BFEs*	Yes	Yes

* BFEs - Base (1-percent-annual-chance) Flood Elevations

COMMENT

This document provides the Federal Emergency Management Agency's (FEMA's) comment regarding a request for a CLOMR for the project described above. This document is not a final determination; it only provides our comment on the proposed project in relation to the flood hazard information shown on the effective National Flood Insurance Program (NFIP) map. We reviewed the submitted data and the data used to prepare the effective flood hazard information for your community and determined that the proposed project meets the minimum floodplain management criteria of the NFIP. Your community is responsible for approving all floodplain development and for ensuring that all permits required by Federal or State/Commonwealth law have been received. State/Commonwealth, county, and community officials, based on their knowledge of local conditions and in the interest of safety, may set higher standards for construction in the Special Flood Hazard Area (SFHA), the area subject to inundation by the base flood). If the State/Commonwealth, county, or community has adopted more restrictive or comprehensive floodplain management criteria, these criteria take precedence over the minimum NFIP criteria.

This comment is based on the flood data presently available. If you have any questions about this document, please contact the FEMA Map Information eXchange (FMIX) toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426. Additional information about the NFIP is available on the FEMA website at <http://www.fema.gov/nfip>.

Patrick "Rick" F. Sacbibit, P.E., Branch Chief
Engineering Services Branch
Federal Insurance and Mitigation Administration



Federal Emergency Management Agency
Washington, D.C. 20472

**CONDITIONAL LETTER OF MAP REVISION
COMMENT DOCUMENT (CONTINUED)**

OTHER COMMUNITIES AFFECTED BY THIS CONDITIONAL REQUEST

CID Number: 045012

Name: City of Scottsdale, Arizona

AFFECTED MAP PANELS

TYPE: FIRM*

NO.: 04013C1770L

DATE: November 4, 2015

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CONDITIONAL LETTER OF MAP REVISION COMMENT DOCUMENT (CONTINUED)

COMMUNITY INFORMATION

To determine the changes in flood hazards that will be caused by the proposed project, we compared the hydraulic modeling reflecting the proposed project (referred to as the proposed conditions model) to the hydraulic modeling used to prepare the Flood Insurance Study (FIS) (referred to as the effective model). If the effective model does not provide enough detail to evaluate the effects of the proposed project, an existing conditions model must be developed to provide this detail. This existing conditions model is then compared to the effective model and the proposed conditions model to differentiate the increases or decreases in flood hazards caused by more detailed modeling from the increases or decreases in flood hazards that will be caused by the proposed project.

The table below shows the changes in the BFEs:

BFE Comparison Table

Flooding Source: Indian Bend Wash		BFE Change (feet)	Location of maximum change
Effective vs. Existing	Maximum increase	2.13	Approximately 1,300 feet upstream of Scottsdale Road
	Maximum decrease	1.33	Approximately 430 feet downstream of Scottsdale Road
Existing vs. Proposed	Maximum increase	0.09	Approximately 2,240 feet upstream of Scottsdale Road
	Maximum decrease	1.42	Approximately 985 feet upstream of Scottsdale Road
Effective vs. Proposed	Maximum increase	1.97	Approximately 1,300 feet upstream of Scottsdale Road
	Maximum decrease	1.35	Approximately 430 feet downstream of Scottsdale Road

Increases due to the proposed project that exceed those permitted under Paragraphs (c)(10) or (d)(3) of Section 60.3 of the NFIP regulations must adhere to Section 65.12 of the NFIP regulations. With this request, your community has complied with all requirements of Paragraph 65.12(a) of the NFIP regulations. Compliance with Paragraph 65.12(b) also is necessary before FEMA can issue a Letter of Map Revision when a community proposes to permit encroachments into the effective regulatory floodway that will cause BFE increases in excess of those permitted under Paragraph 60.3(d)(3).

The table above shows BFE increases caused by existing development in the floodplain/regulatory floodway. These BFE increases exceed those permitted under Paragraph 60.3(d)(3) of the NFIP regulations. Therefore, our Regional Office in Oakland, CA will review the existing development as a potential violation of the NFIP regulations. This comment on the proposed project does not consider changes to the existing development that may be necessary to resolve the potential violation.

NFIP regulations Subparagraph 60.3(b)(7) requires communities to ensure that the flood-carrying capacity within the altered or relocated portion of any watercourse is maintained. This provision is incorporated into your community's existing floodplain management ordinances; therefore, responsibility for maintenance of the altered or relocated watercourse, including any related appurtenances such as bridges, culverts, and other drainage structures, rests with your community. We may request that your community submit a description and schedule of maintenance activities necessary to ensure this requirement.

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CONDITIONAL LETTER OF MAP REVISION COMMENT DOCUMENT (CONTINUED)

COMMUNITY INFORMATION (CONTINUED)

DATA REQUIRED FOR FOLLOW-UP LOMR

Upon completion of the project, your community must submit the data listed below and request that we make a final determination on revising the effective FIRM and FIS report. If the project is built as proposed and the data below are received, a revision to the FIRM and FIS report would be warranted.

- Form 1, entitled "Overview & Concurrence Form". Detailed application and certification forms must be used for requesting final revisions to the maps. Therefore, when the map revision request for the area covered by this letter is submitted, Form 1 must be included. If as-built conditions differ from the proposed plans, please submit new forms, which may be accessed at http://www.fema.gov/plan/prevent/fhm/dl_mt-2.shtm, or annotated copies of the previously submitted forms showing the revised information.
- Form 2, entitled "Riverine Hydrology & Hydraulics Form"
- Form 3, entitled "Riverine Structures Form"
- Hydraulic analyses, for as-built conditions, of the base (1-percent-annual-chance) flood and the regulatory floodway, together with a topographic work map showing the revised floodplain and floodway boundaries. Please ensure that the revised information ties in with the current effective information at the downstream and upstream ends of the revised reach.
- An annotated copy of the FIRM, at the scale of the effective FIRM, that shows the revised floodplain and floodway boundary delineations shown on the submitted work map and how they tie into the floodplain and floodway boundary delineations shown on the current effective FIRM at the downstream and upstream ends of the revised reach
- As-built plans, certified by a registered professional engineer, of all proposed project elements
- A copy of the public notice distributed by your community, stating its intent to revise the regulatory floodway, or a signed statement by your community that it has notified all affected property owners and affected adjacent jurisdictions
- Documentation of the individual legal notices sent to property owners who will be affected by any widening/shifting of the base floodplain and/or any BFE increases along Indian Bend Wash
- Evidence that your community has, prior to approval of the proposed encroachment, adopted floodplain management ordinances that incorporate the increased BFEs and revised floodway boundary delineations to reflect the post-project conditions, as stated in Paragraph 65.12(b)

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CONDITIONAL LETTER OF MAP REVISION COMMENT DOCUMENT (CONTINUED)

COMMUNITY INFORMATION (CONTINUED)

• FEMA's fee schedule for reviewing and processing requests for conditional and final modifications to published flood information and maps may be accessed at http://www.fema.gov/plan/prevent/fhm/frm_fees.shtm. The fee at the time of the map revision submittal must be received before we can begin processing the request. Payment of this fee can be made through a check or money order, made payable in U.S. funds to the National Flood Insurance Program, or by credit card (Visa or MasterCard only). Please forward the payment, along with the revision application, to the following address:

LOMC Clearinghouse
3601 Eisenhower Avenue, Suite 500
Alexandria, VA 22304-6426

After receiving appropriate documentation to show that the project has been completed, FEMA will initiate a revision to the FIRM and FIS report. Because the flood hazard information (i.e., base flood elevations, base flood depths, SFHAs, zone designations, and/or regulatory floodways) will change as a result of the project, a 90-day appeal period will be initiated for the revision, during which community officials and interested persons may appeal the revised flood hazard information based on scientific or technical data.

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CONDITIONAL LETTER OF MAP REVISION COMMENT DOCUMENT (CONTINUED)

COMMUNITY INFORMATION (CONTINUED)

COMMUNITY REMINDERS

We have designated a Consultation Coordination Officer (CCO) to assist your community. The CCO will be the primary liaison between your community and FEMA. For information regarding your CCO, please contact:

Mr. Jeffrey D. Lusk
Director, Mitigation Division
Federal Emergency Management Agency, Region IX
1111 Broadway, Suite 1200
Oakland, CA 94607-4052
(510) 627-7175

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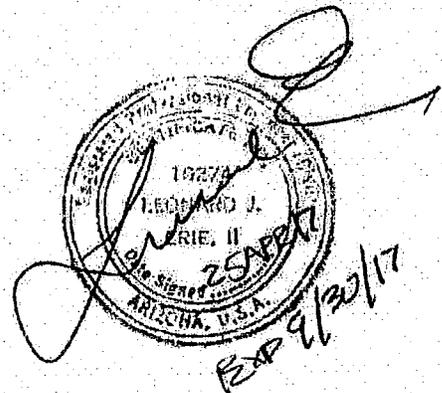
See CD submitted with hard copy application dated June 23, 2017

Drainage Study / CLOMR Report
PV Triangle Parcel
NWC Scottsdale Road and Northern Avenue (alignment)
Paradise Valley, Maricopa County, Arizona
FEMA Case #17-09-0673R

Prepared for:
Geoffrey Edmunds & Associates
7070 East Foothill Drive
Paradise Valley, AZ 85253

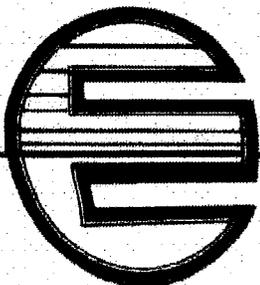
For submittal to:
Town of Paradise Valley
City of Scottsdale
FEMA

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



EA #2136.04

November 22, 2016
Revised: April 25, 2017



Erie & Associates, Inc.
CONSULTING ENGINEERS
3120 N. 24th St. / Phoenix, Arizona 85016 / (602) 954-6399

Drainage Narrative

This 9.636 acre parcel is to be developed in such a manner that it will be free from inundation from the west, the south and the east and protected by masonry walls on the west, south and east as well as the regrading of the Indian Bend wash thru the CLOMR/LOMR process.

The development will be responsible for retaining that quantity of water generated using the pre vs: post formula as set forth in the Town of Paradise Valley "Storm Drain Design Manual" (1987 Edition) or the "First Flush Volume" whichever is greater. Emergency outfall will be to the Indian Bend Wash.

**"PRELIMINARY
NOT FOR
CONSTRUCTION
OR
RECORDING"**

CVI
Coe & Van Loo
Consultants, Inc.

Phone: 602.264.6831 • E-mail: cv@cvi.com