



Town of Paradise Valley

6401 E Lincoln Dr
Paradise Valley, AZ 85253

Meeting Notice and Agenda Planning Commission

Tuesday, February 4, 2020

6:00 PM

Council Chambers

1. CALL TO ORDER

2. ROLL CALL

Notice is hereby given that members of the Public Body will attend either in person or by telephone conference call, pursuant to A.R.S. §38-431(4).

3. EXECUTIVE SESSION

The Public Body may convene into an executive session at one or more times during the meeting as needed to confer with the Town Attorney for legal advice regarding any of the items listed on the agenda as authorized by A.R.S. §38-431.03.A.3.

4. STUDY SESSION ITEMS

Work/Study is open to the public however the following items are scheduled for discussion only. The Public Body will be briefed by staff and other Town representatives. There will be no votes and no final action taken on discussion items. The Public Body may give direction to staff and request that items be scheduled for consideration and final action at a later date. The order of discussion items and the estimated time scheduled to hear each item is subject to change.

A. [20-053](#) **Morning Glory Estates III Lot Split (LS-19-02). Work Study Session**

6101 E. Caballo Lane (APN: 168-59-013A)

Staff Contact: George Burton, 480-348-3525

Attachments: [A - Vicinity Map & Aerial Photo](#)
[B - Application](#)
[C - Narrative](#)
[D - Plat & Survey](#)
[E - Proposed Lot Coverage & Site Plan](#)
[F - Drainage Report](#)
[G - Drainage Easement Agreement Forms \(Lot 13 and Lot 14\)](#)
[H - Fire Hydrant Flow Rate](#)
[I - Morning Glory Estates Plat](#)
[J - Morning Glory Estates I Lot Combo Plat](#)

5. PUBLIC HEARINGS

The Public Body may take action on this item.

6. ACTION ITEMS

The Public Body may take action on this item.

7. CONSENT AGENDA

All items on the Consent Agenda are considered by the Public Body to be routine and will be enacted by a single motion. There will be no separate discussion of these items. If a Commissioner or member of the public desires discussion on any item it will be removed from the Consent Agenda and considered separately.

A. [20-057](#) Approval of January 7, 2020 Planning Commission Minutes

Attachments: [PV PC 01.07.20 Draft Minutes DJ](#)

8. STAFF REPORTS

9. PUBLIC BODY REPORTS

10. FUTURE AGENDA ITEMS

11. ADJOURNMENT

AGENDA IS SUBJECT TO CHANGE

**Notice is hereby given that pursuant to A.R.S. §1-602.A.9, subject to certain specified statutory exceptions, parents have a right to consent before the State or any of its political subdivisions make a video or audio recording of a minor child. Meetings of the Planning Commission are audio and/or video recorded, and, as a result, proceedings in which children are present may be subject to such recording. Parents in order to exercise their rights may either file written consent with the Town Clerk to such recording, or take personal action to ensure that their child or children are not present when a recording may be made. If a child is present at the time a recording is made, the Town will assume that the rights afforded parents pursuant to A.R.S. §1-602.A.9 have been waived.*

The Town of Paradise Valley endeavors to make all public meetings accessible to persons with disabilities. With 72 hours advance notice, special assistance can also be provided for disabled persons at public meetings. Please call 480-948-7411 (voice) or 480-483-1811 (TDD) to request accommodation to participate in the Planning Commission meeting.



Action Report

File #: 20-053

TO: Chair and Planning Commission

FROM: Jeremy Knapp, Community Development Director
Paul Michaud, Planning Manager
George Burton, Senior Planner

DATE: February 4, 2020

CONTACT:

George Burton, 480-348-3525

AGENDA TITLE:

**Morning Glory Estates III Lot Split (LS-19-02). Work Study Session
6101 E. Caballo Lane (APN: 168-59-013A)**

REQUEST

The applicant, LLC. DK Real Estate Holdings is requesting approval of a lot split to subdivide a 2.496-acre parcel into two lots. New Lot 13 is 54,416 square feet in size (1.249 acres) and new Lot 14 is 54,335 square feet in size (1.247 acres). The subject property is located at 6101 E. Caballo Lane.

The property was originally platted in 1982 as Lots 10 and 11 in the Morning Glory Estates subdivision plat and then combined into one lot in 2007 as Lot 10 in the Morning Glory Estates I lot combination plat. The owner is now proposing to split the lot back into two separate parcels. However, the proposed lots will deviate from the code standard which requires a 165' diameter circle to touch the front setback line at a single point for each lot.

BACKGROUND

Existing Site:

A lot split cannot create nonconforming structures and there is a primary house, guest house, tennis court, fence walls, and bridge (that spans the wash) on the existing property. The applicant intends on keeping the existing structures but will modify them to prevent any nonconformities. The following modifications to the existing structures will be made prior to recordation of the plat:

- Lot 13:
 - The existing house, tennis court, and fence walls will remain. New Lot 13 will have a floor area ratio (FAR) of 6.55%.
 - The western swing gate and the footbridge that crosses the wash will be removed to improve the flows in Cherokee wash.

- Lot 14:
 - The existing house and fence walls will remain.
 - 1,137 square feet of the house will be removed to bring the home into compliance with the 40' rear yard setback requirement and the floor area ratio requirement. New Lot 14 will have a FAR of 24.95 % (which is in compliance with the 25% FAR limit).
 - The eastern swing gate and the footbridge that crosses the wash will be removed to improve the flows in Cherokee wash.

Existing Site:

The property is 2.496 acres in size and abuts three streets (Caballo Lane to the north, Morning Glory Road to the west, and Caballo Drive to the south). As noted above, portions of the house on new Lot 13 will be removed to bring it into setback and floor area ratio compliance. Also, the swing gates and footbridge that span the wash will be removed to improve the flows of Cherokee wash.

General Plan:

The subject property is shown as Low Density Residential (0-1 house per acre) on the Town's General Plan Land Use Map. The proposed lots are zoned R-43 and are limited to one house per acre. The property is not hillside.

ENFORCEMENT:

There are no current zoning violations associated with the subject property.

FACTS/DISCUSSION:

No right-of-way (ROW) dedication or road improvements are required.

The Town standards require a minimum ROW width of 50' with 22' of pavement and 2' of curb adjoining the pavement (or a half street of 25' of ROW with 11' of pavement and 2' of curb). Caballo Lane, Morning Glory Road, and Caballo Drive are compliant with the Town's right-of-way standards and do not require ROW dedication or half street improvements.

Traffic:

Per the Town Engineer, a traffic study is not required.

Lot Configuration:

The proposed lot split meets the area requirements for R-43 lots, except for the standard which identifies that a 165' diameter circle must touch the 40' front building setback line at a single point. Both lots exceed the 165' minimum width, with each lot at 172' wide. Per Section 6-9-3 of the Town Code, "No Non-Administrative Land Modification which creates a substandard or non-conforming lot or structure shall be approved except by Council action." Therefore, the deviation from the 165' circle touching the front setback line must be approved by Town Council. The Planning Commission will review the proposed lot split and the requested deviation, and will then forward the application to the Town Council with a recommendation of approval or denial.

Staff is supportive of the request to deviate from the 165' diameter circle touching the front setback line due to the following reasons:

- Based upon the applicant's survey, the footbridge abutments are located in the drainage easement/wash. In order to help improve the flows of the Cherokee wash, the applicant will remove the swing gates, the foot bridge that span the wash, and the footbridge abutments that are in the wash. The improvement in flow is a public benefit;
- The applicant modified the drainage easement boundaries in accordance with the Town's storm drainage design manual; and
- The applicant is returning the lots back to their original configuration and is compliant with all other development standards.

Utilities:

Each of the proposed lots will have the required 6' or 8' public utility easement along the perimeter of the lot in accordance with Section 6-3-3 of the Town Code. The following utilities will be available to each lot:

- 1) **Electric:** The subject site is located within the APS service area.
- 2) **Water:** Water for the Morning Glory Estates III lot split will be provided by the City of Phoenix.
- 3) **Sewer:** The two lots will be serviced by the Town of Paradise Valley sewer.

Drainage:

There is an existing drainage easement located on the property. Based upon the applicant's drainage report, the drainage easement will be modified and expanded in accordance with the Town's Storm Drainage Design Manual. If either lot is redeveloped, an individual grading and drainage plan will be required with each building permit application.

Fire Protection Issues:

The 2 proposed lots will meet all standards related to fire protection as follows:

- 1) **Fire Department access:** Both lots will have direct access onto a public roadway.
- 2) **Fire hydrant spacing/location:** The Town Code requires a fire hydrant to be located within 400' of a property line. There are two existing fire hydrants located within 400' of the new lots (one hydrant is located on Caballo Lane and the other hydrant is located on Caballo Drive). As a result, the installation of a fire hydrant is not required.
- 3) **Fire sprinkler requirement:** The existing structures will remain. However, if the homes are renovated, the addition of fire sprinklers may be required in accordance with the Town Fire Code.
- 4) **Fire Flow:** The fire flow rate test shows a flow rate of 1,504 gallons per minute (gpm), which is within the allowable flow rate of 1,500 gpm per the Town Code.

PUBLIC COMMENTS:

Neighborhood notification is not required for work sessions. However, all property owners located within a 500' radius will be notified of the public meeting date regarding this lot split.

NEXT STEPS:

The Planning Commission will hold a public meeting on this lot split application at the March 3, 2020 meeting. Since the applicant is requesting a deviation from the development standard which requires

File #: 20-053

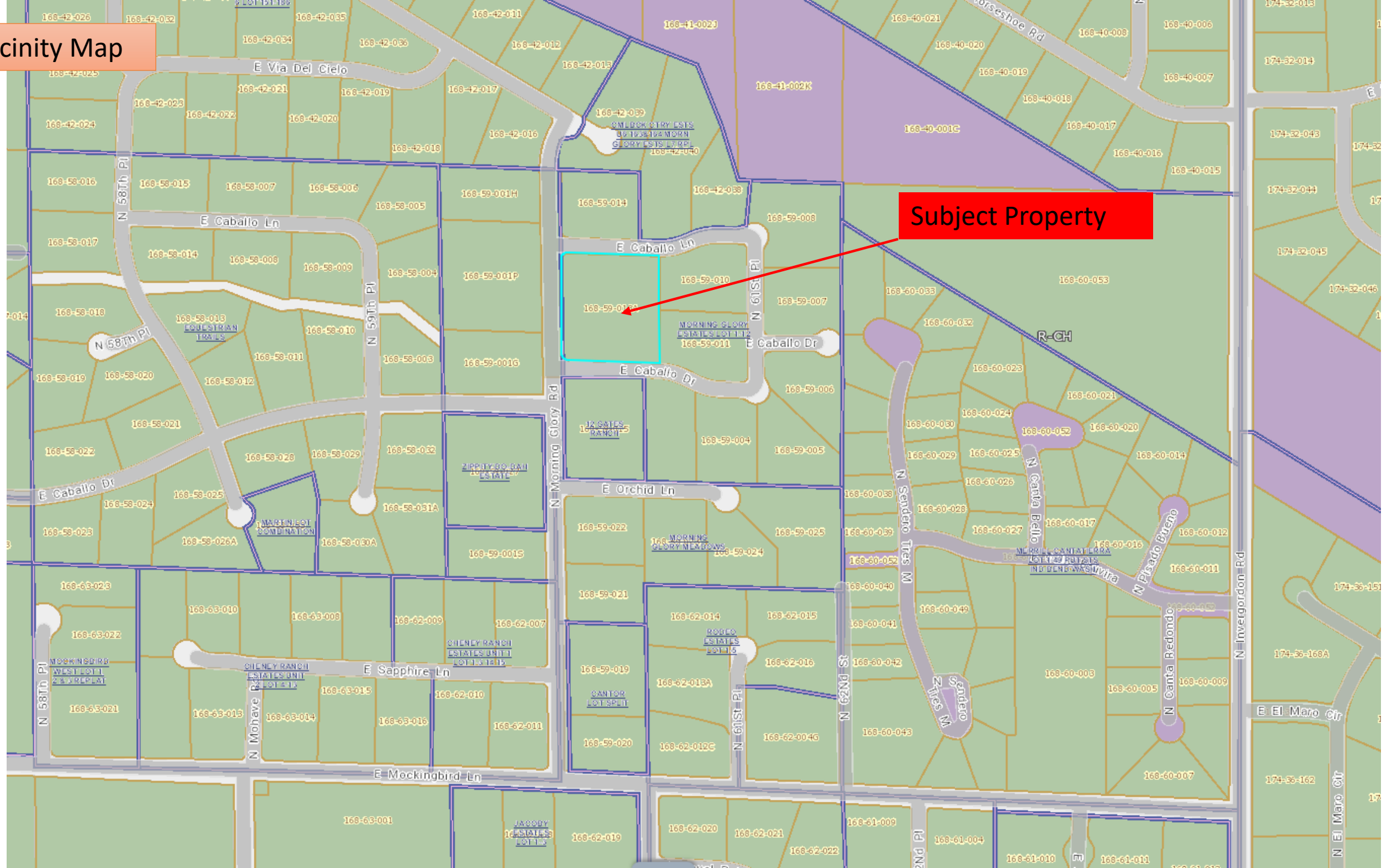
the 165' diameter circle to touch the 40' front building setback line, the Commission will forward the lot split application to the Town Council with a recommendation of approval or denial.

ATTACHMENTS

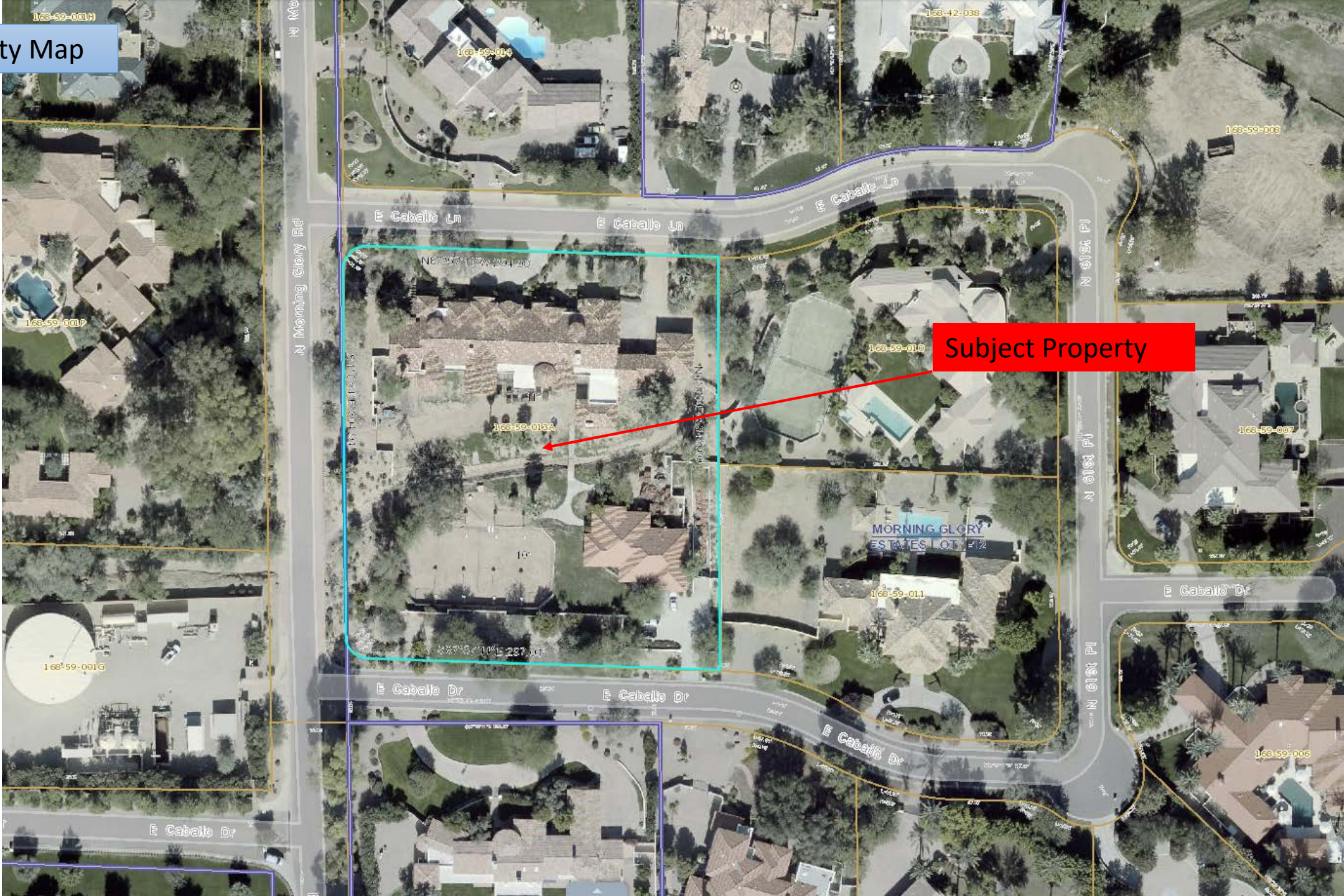
- A - Vicinity Map & Aerial Photo
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C: - Applicants: Doug Jorden and Fred Fleet
 - Case File: LS-19-02

Vicinity Map



Vicinity Map



RECEIVED

LS-19-02

TOWN OF PARADISE VALLEY
APPLICATION FOR LOT SPLITS

PARCEL NO.: 168-59-013A
(County Tax Assessor Number)

DATE: 2 JAN 19

NAME OF SUBDIVISION: Morning Glory Estates II

If property or properties are not in a subdivision check box: ☐

If property or properties are both in and out of a subdivision check box: ☐

ADDRESS OR LOCATION OF PROPERTY: 6101 East Caballo Lane
Paradise Valley, AZ 85253

OWNER: DK Real Estate Holdings, LLC
NAME

6101 East Caballo Lane, Paradise Valley, AZ 85253 ()
ADDRESS PHONE #

See authorization letter.

SIGNATURE OF OWNER

All owners of the property or properties must sign the application or submit an original signed letter acknowledging the processing of this application.

REPRESENTATIVE: Doug Jorden Jorden Hiser & Joy, P.L.C.
NAME COMPANY

5080 North 40th Street, Suite 245, Phoenix, AZ 85018
ADDRESS

(480) 505-3909 (480) 505-3901
PHONE # FAX #


SIGNATURE OF REPRESENTATIVE

If representative is the same as the owner listed on this application check box ☐

The listed representative will be the primary contact on this application. The Town will send all correspondence on this application to the listed representative, unless otherwise notated.

MORNING GLORY ESTATES III LOT SPLIT NARRATIVE

The plat for Morning Glory Estates, consisting of 12 lots, was approved by the Town and recorded in 1982. When David Kaye acquired Lots 10 and 11 in 2005, houses already existed on both lots. In conjunction with a renovation of the larger house on Lot 11 in 2007, the two lots were combined into a single 2.5-acre lot (Lot 10), as reflected on the Morning Glory Estates I lot combination plat recorded at Book 891, page 24 in 2007.

Mr. Kaye lives in the smaller house on Lot 10. Mr. Kaye is seeking a lot split to return to precisely the same two lots shown on the original 1982 plat. Since 1982, the Town's subdivision code has been amended to include the 165' circle test. If the existing 2.5-acre lot is changed back to the two lots shown on the 1982 plat, Mr. Kaye will do the following:

- The north lot (formerly Lot 11, but the new Lot 14 after the lot split) has the larger house. The overall lot coverage slightly exceeds the 25% ordinance requirement. Structures will be removed from the north lot so that it complies with the 25% lot coverage requirement.
- There are existing swing gates on the east and west ends of the property where the Cherokee Wash enters and exists the Mr. Kaye's property. These gates, together with a pedestrian bridge over the wash, will be removed, improving the flows in Cherokee Wash.

The existing house on the south lot (formerly Lot 10, but the new Lot 13 after the lot split) is approximately 3,563 SF and easily meets the minimum size requirement for primary residences. The existing house on the north lot is much larger. Except for the 165' circle test, the two new lots will meet ALL of the Town code requirements (lot size, setbacks, etc.).

As to the 165' circle test, the lots are in excess of 165' in width. While a 165' circle will fit inside each lot, the 165' circle does not touch the front yard setback line due to the current orientation of the front/side/rear yards.

The houses (on both the new Lot 13 and the new Lot 14) already exist and are part of the neighborhood. Re-creating the same two lots that existed in 1982 will have no impact on the neighborhood.

MORNING GLORY ESTATES III LOT SPLIT

A LOT SPLIT OF LOT 10 "MORNING GLORY ESTATES I", BOOK 891 OF MAPS, PAGE 24, M.C.R.
BEING A PORTION OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 33,
TOWNSHIP 3 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA

NOTES

1. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
2. THIS LOT SPLIT WILL BE DEVELOPED IN FULL COMPLIANCE WITH APPLICABLE CODES AND ORDINANCES.
3. THE ELEVATION OF ANY PAD FOR A BUILDING OR STRUCTURE WITHIN THE BASE FLOOD LIMITS OF AN AREA OF SPECIAL HAZARD MUST BE PER ARTICLE 5-11 OF THE TOWN OF PARADISE VALLEY CODE.
4. LANDSCAPING WITHIN THE TOWN OF PARADISE VALLEY RIGHTS-OF-WAY OR EASEMENT FOR PUBLIC RIGHT-OF-WAY ADJOINING THIS PLAT SHALL COMPLY WITH ALL APPLICABLE TOWN CODES AND MUST BE MAINTAINED BY THE ADJACENT PROPERTY OWNERS.
5. THE EXISTING MORNING GLORY ESTATES HOMEOWNERS' ASSOCIATION COVENANTS, CONDITIONS AND RESTRICTIONS, RECORDED IN INSTRUMENT NO. 83-0522244, AND SUBSEQUENTLY AMENDED IN INSTRUMENT NO. 85-0489931, INSTRUMENT NO. 87-491596 AND INSTRUMENT NO. 87-491597, ALL ON FILE WITH THE MARICOPA COUNTY RECORDER, ARE TO REMAIN IN PLACE AND AND SHALL BE ENFORCED FOR THIS LOT SPLIT.
6. THERE WILL BE NO NEW C. C. & R.'S RECORDED OR AMENDED WITH APPROVAL OF THIS LOT SPLIT.
7. THERE WILL BE NO LANDSCAPE, ACCENT OR AESTHETIC LIGHTING LOCATED WITHIN THE TOWN OF PARADISE VALLEY RIGHTS-OF-WAY OR EASEMENT FOR PUBLIC RIGHT-OF-WAY ADJOINING THIS LOT SPLIT.

BASIS OF BEARING

THE BASIS OF BEARINGS FOR THIS SURVEY IS NORTH 87°57'11" WEST ALONG THE MONUMENT LINE OF CABALLO DRIVE AS SHOWN ON THE FINAL PLAT OF "MORNING GLORY ESTATES" IN BOOK 246 OF MAPS, PAGE 16, RECORDS OF MARICOPA COUNTY, ARIZONA.

DRAINAGE EASEMENT RESTRICTIONS

PURSUANT TO A.R.S. 9-463.01 (C), AND SECTION 6-4 (E)(J), 8-7-1 ET. SEQ. AND 6-3-8 OF THE CODE OF ORDINANCES OF THE TOWN OF PARADISE VALLEY, DRAINAGE EASEMENTS ARE FOR THE PURPOSE OF ALLOWING STORM, FLOOD AND OTHER WATERS TO PASS OVER, UNDER, OR THROUGH THE LAND SET ASIDE FOR SUCH EASEMENTS, AND NOTHING WHICH MAY, TO ANY DEGREE, IMPEDE OR OBSTRUCT THE FLOW OF SUCH WATER, SHALL BE CONSTRUCTED, PLACED, PLANTED OR ALLOWED TO GROW ON OR IN SUCH EASEMENTS. THE MAINTENANCE AND CLEARING OF THESE DRAINAGE EASEMENTS SHALL BE THE SOLE RESPONSIBILITY AND DUTY OF THE OWNER OF THE PROPERTY ON WHICH SAID EASEMENTS ARE PLATTED. HOWEVER, IF THE TOWN DEEMS IT TO BE IN THE BEST INTERESTS OF THE HEALTH, SAFETY, OR WELFARE OF THE TOWN OF PARADISE VALLEY, THE TOWN OF PARADISE VALLEY MAY CONSTRUCT AND/OR MAINTAIN DRAINAGE FACILITIES ON OR UNDER SUCH EASEMENTS. AGENTS AND EMPLOYEES OF THE TOWN OF PARADISE VALLEY SHALL HAVE FREE ACCESS TO AND FROM ALL PORTIONS OF SUCH EASEMENTS AT ALL TIMES.

UTILITY PROVIDERS

SEWER	CITY OF SCOTTSDALE
WATER	CITY OF PHOENIX
TELEPHONE	CENTURYLINK
CABLE	COX COMMUNICATIONS
GAS	SOUTHWEST GAS
ELECTRIC	ARIZONA PUBLIC SERVICE

PARENT PARCEL LEGAL DESCRIPTION

LOT 10 OF THE LOT COMBINATION PLAN FOR "MORNING GLORY ESTATES I", RECORDED IN BOOK 891 OF MAPS, PAGE 24, RECORDS OF MARICOPA COUNTY, ARIZONA.

LOT 13 LEGAL DESCRIPTION

THAT PART OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 3 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 10 OF THE LOT COMBINATION PLAN FOR "MORNING GLORY ESTATES I" RECORDED IN BOOK 891 OF MAPS, PAGE 24, MARICOPA COUNTY RECORDS;

THENCE SOUTH 01°00'54" EAST, ALONG THE EASTERLY LINE OF SAID LOT 10, A DISTANCE OF 172.50 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID EASTERLY LINE, SOUTH 01°00'54" EAST, A DISTANCE OF 172.69 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF CABALLO DRIVE;

THENCE NORTH 87°57'11" WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 297.06 FEET TO THE BEGINNING OF A TANGENT CURVE OF 20.00 FOOT RADIUS, CONCAVE NORTHEASTERLY;

THENCE NORTHWESTERLY, ALONG SAID NORTHERLY RIGHT OF WAY LINE AND SAID CURVE, THROUGH A CENTRAL ANGLE OF 86°56'32", A DISTANCE OF 30.35 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF MORNING GLORY ROAD;

THENCE NORTH 01°00'39" WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 153.73 FEET;

THENCE SOUTH 87°57'11" EAST, DEPARTING SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 316.01 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 54,420 SQUARE FEET OR 1.249 ACRES, MORE OR LESS.

LOT 14 LEGAL DESCRIPTION

THAT PART OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 3 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 10 OF THE LOT COMBINATION PLAN FOR "MORNING GLORY ESTATES I" RECORDED IN BOOK 891 OF MAPS, PAGE 24, MARICOPA COUNTY RECORDS;

THENCE SOUTH 01°00'54" EAST, ALONG THE EASTERLY LINE OF SAID LOT 10, A DISTANCE OF 172.50 FEET;

THENCE NORTH 87°57'11" WEST, DEPARTING SAID EASTERLY LINE, A DISTANCE OF 316.01 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF MORNING GLORY ROAD;

THENCE NORTH 01°00'39" WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 151.40 FEET TO THE BEGINNING OF A TANGENT CURVE OF 20.00 FOOT RADIUS, CONCAVE SOUTHEASTERLY;

THENCE NORTHEASTERLY, ALONG SAID EASTERLY RIGHT OF WAY LINE AND ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 93°03'28", A DISTANCE OF 32.48 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF CABALLO LANE;

THENCE SOUTH 87°57'11" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 294.90 FEET TO THE POINT OF BEGINNING.

CONTAINING 54,335 SQUARE FEET OR 1.247 ACRES, MORE OR LESS.

DECLARATION

STATE OF ARIZONA)
COUNTY OF MARICOPA) SS

KNOW ALL MEN BY THESE PRESENTS:

D.K. REAL ESTATE HOLDINGS, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER OF SAID REAL PROPERTY, BEING A LOT SPLIT OF LOT 10 OF THE LOT COMBINATION OF "MORNING GLORY ESTATES I" AS RECORDED IN BOOK 891 OF MAPS, PAGE 24, MARICOPA COUNTY RECORDS IN SECTION 33, TOWNSHIP 3 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN AND MAPPED HEREON AND HEREBY PUBLISHES THIS LOT SPLIT PLAT AS AND FOR THE LOT SPLIT OF "MORNING GLORY ESTATES III" AND HEREBY DECLARE THAT THIS PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS CONSTITUTING SAME AND DEPICTS EASEMENTS AFFECTING THE PROPERTY.

PUBLIC UTILITY EASEMENTS ARE HEREBY DEDICATED UPON, OVER, UNDER, AND ACROSS THE AREAS DESIGNATED AS SUCH HEREON FOR THE INSTALLATION, MAINTENANCE, REPAIR AND REMOVAL OF UNDERGROUND UTILITIES, INCLUDING BUT NOT LIMITED TO WATER, SEWER, GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION. MAINTENANCE OF THE AREAS SUBJECT TO SUCH UTILITY EASEMENTS SHALL BE THE RESPONSIBILITY OF THE LOT OWNER. NO DWELLING UNITS SHALL BE CONSTRUCTED ON SAID EASEMENTS.

D.K. REAL ESTATE HOLDINGS, L.L.C.,
AN ARIZONA LIMITED LIABILITY COMPANY

IN WITNESS WHEREOF:

DAVID A. KAYE, AS THE MANAGING MEMBER OF D.K. REAL ESTATE HOLDINGS, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS HEREUNTO CAUSED ITS NAME TO BE AFFIXED HERETO AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED OFFICER, THEREUNTO DULY AUTHORIZED SO TO DO.

BY: _____
DAVID A. KAYE

ITS: MANAGING MEMBER

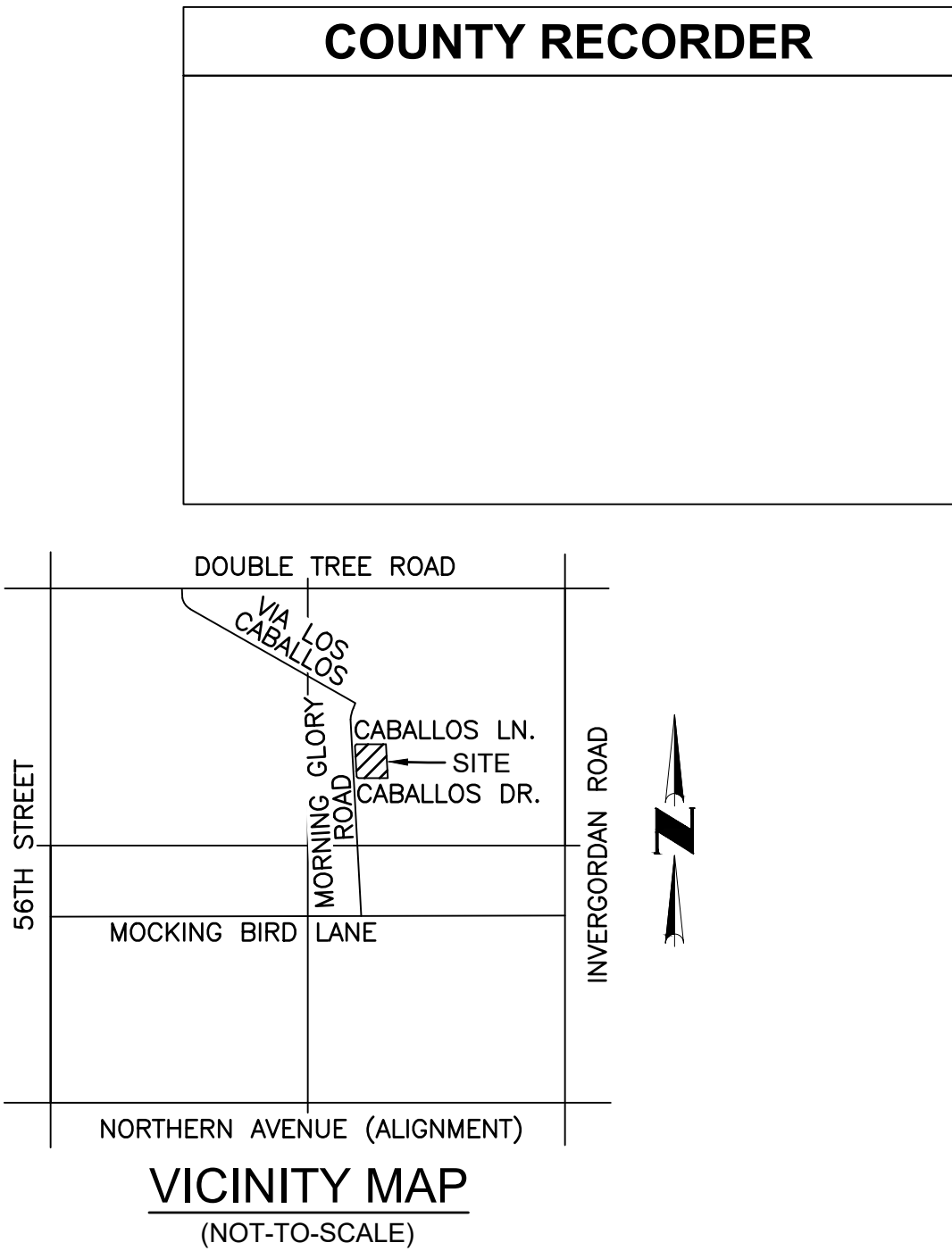
ACKNOWLEDGEMENT

STATE OF ARIZONA)
COUNTY OF MARICOPA) SS

ON THIS THE ____ DAY OF _____, 2020, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED DAVID A. KAYE, WHO ACKNOWLEDGED HIMSELF TO BE THE MANAGING MEMBER OF D.K. REAL ESTATE HOLDINGS, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY; AND ACKNOWLEDGED HIMSELF TO BE AN AUTHORIZED AGENT OF THE PROPERTY PLATTED HEREON AND EXECUTED THIS INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC MY COMMISSION EXPIRES: _____



SITE DATA

EXISTING ZONING - R-43
NO. OF LOTS - 2
LOT 13 GROSS/NET AREA - 54,416 SQUARE FEET (1.249 ACRES)
LOT 14 GROSS/NET AREA - 54,335 SQUARE FEET (1.247 ACRES)

OWNER

DK REAL ESTATE HOLDINGS, L.L.C.
130 N. 35TH AVENUE
PHOENIX, AZ 85009
PHONE: (602) 254-6978
CONTACT: DAVID KAYE

SURVEYOR

COE & VAN LOO CONSULTANTS, INC.
4450 NORTH 12TH STREET
PHOENIX, ARIZONA 85014
PHONE: 602-264-6831
FAX: 602-264-0928
CONTACT: MIKE RUSSO

APPROVALS

APPROVED BY THE TOWN COUNCIL OF THE TOWN OF PARADISE VALLEY, ARIZONA

THIS _____ DAY OF _____, 2020.

BY: _____
MAYOR

ATTEST: _____
TOWN CLERK

TOWN ENGINEER

PLANNING DIRECTOR

CERTIFICATION

I, RICHARD G. ALCOCER, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA, THAT THIS MAP, CONSISTING OF TWO (2) SHEETS, CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE UNDER MY SUPERVISION DURING THE MONTH OF JUNE, 2018, THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN, THAT ALL MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET AS SHOWN, THAT THEIR POSITIONS ARE CORRECTLY SHOWN AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

RICHARD G. ALCOCER
REGISTRATION NUMBER 33851
4550 N. 12TH STREET
PHOENIX, ARIZONA 85014
(602)-264-6831
CVLSURVEY@CVLCL.COM

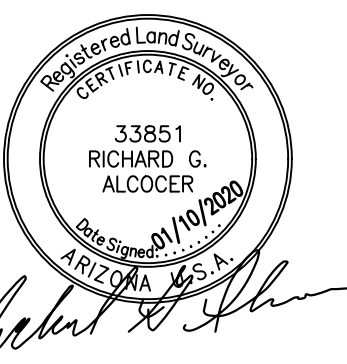


DATE	REVISION	NO.

Coe & Van Loo Consultants, Inc.

LOT SPLIT

MORNING GLORY ESTATES III
PARADISE VALLEY, ARIZONA



01 SHEET OF 02

CVL Contact: M. RUSSO
CVL Project #: 1-01-03268-01

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- LEGEND
- APN

ASSESSOR PARCEL NUMBER
- BK.

BOOK OF MAPS
- B.S.L.

BUILDING SETBACK LINE
- D.E.

DRAINAGE EASEMENT
- DOC.

DOCUMENT
- M.C.R.

MARICOPA COUNTY RECORDER
- NO.

NUMBER
- PG.

PAGE
- P.U.E.

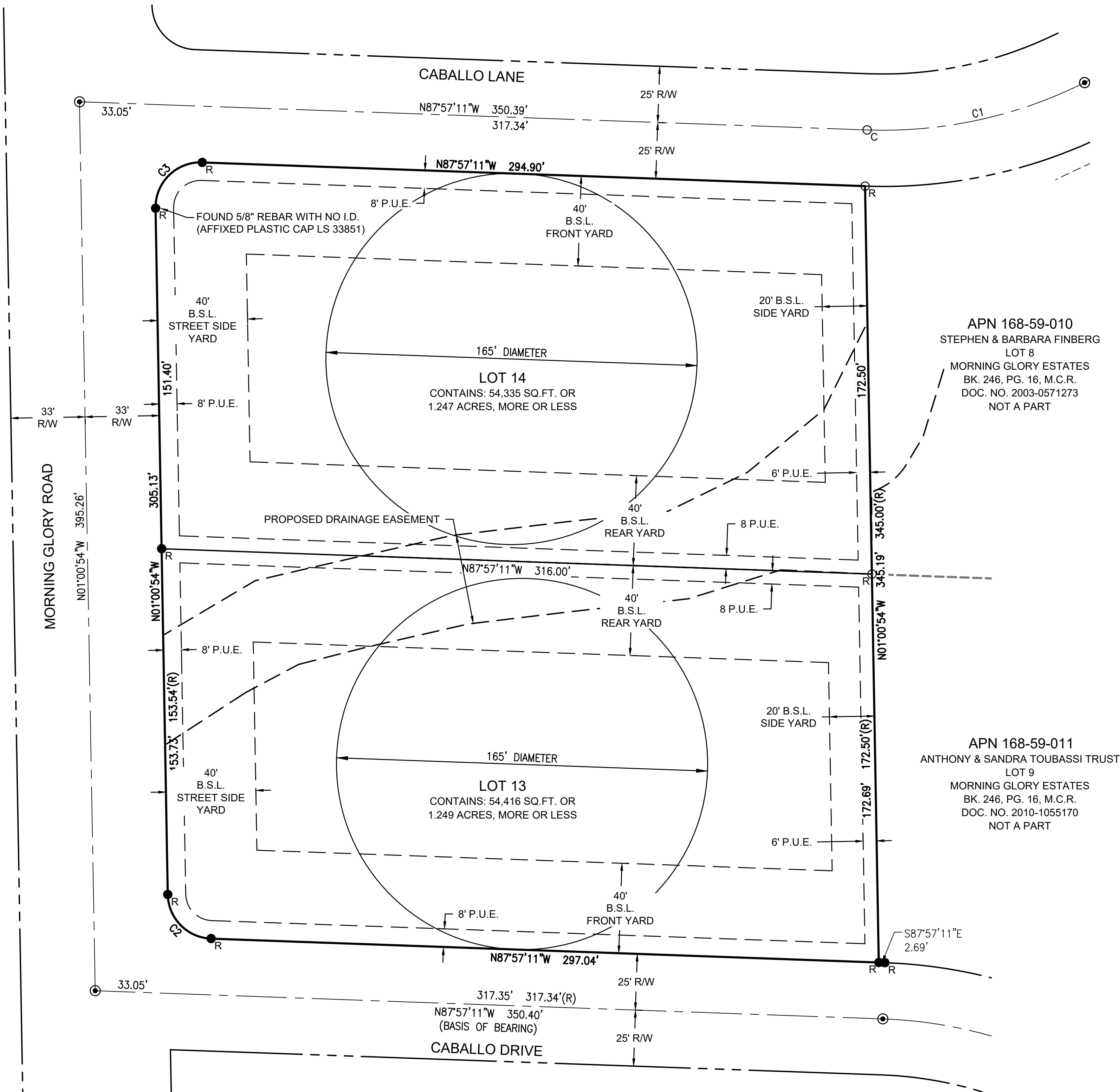
PUBLIC UTILITY EASEMENT
- (R)

RECORD INFORMATION PER
BOOK 891 OF MAPS, PAGE 24, M.C.R.
- R/W

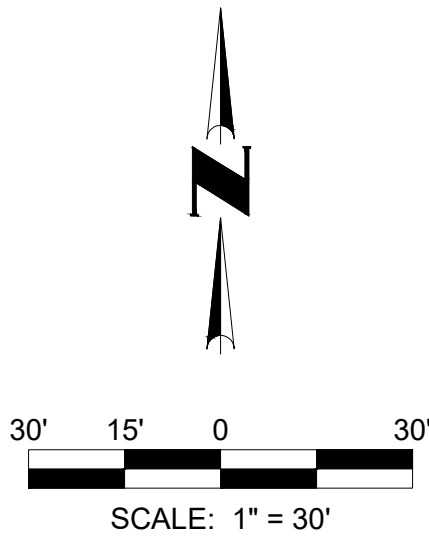
RIGHT-OF-WAY
- C

CALCULATED POSITION - NOTHING
FOUND, NOTHING SET
- FOUND TOWN OF PARADISE
VALLEY BRASS CAP FLUSH
- FOUND REBAR WITH PLASTIC CAP LS
17403 (UNLESS OTHERWISE NOTED)
- R

SET 1/2" REBAR WITH CAP LS#33851



CURVE TABLE						
NO.	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD-BEARING
C1	100.00'	200.00'	028°38'52"	51.07	98.96	S77°43'23"W
C2	30.35'	20.00'	086°56'17"	18.96	27.52	S44°29'03"E
C3	32.48'	20.00'	093°03'43"	21.10	29.03	S45°30'57"W



COUNTY RECORDER

CVL

CONSULTANTS

CELEBRATING 60 YEARS

4550 North 12th Street
Phoenix, AZ 85014
Phone: 602-294-8931
www.cvl9.com

NO.

REVISION

DATE

LOT SPLIT

MORNING GLORY ESTATES III
PARADISE VALLEY, ARIZONA

Registered Land Surveyor
CERTIFICATE NO.
33851
RICHARD C.
ALCOCER
Expires 01/10/2020
ARIZONA
Seal

02 SHEET OF 02

CVL Contact: M. RUSSO

CVL Project #: 1-01-03268-01

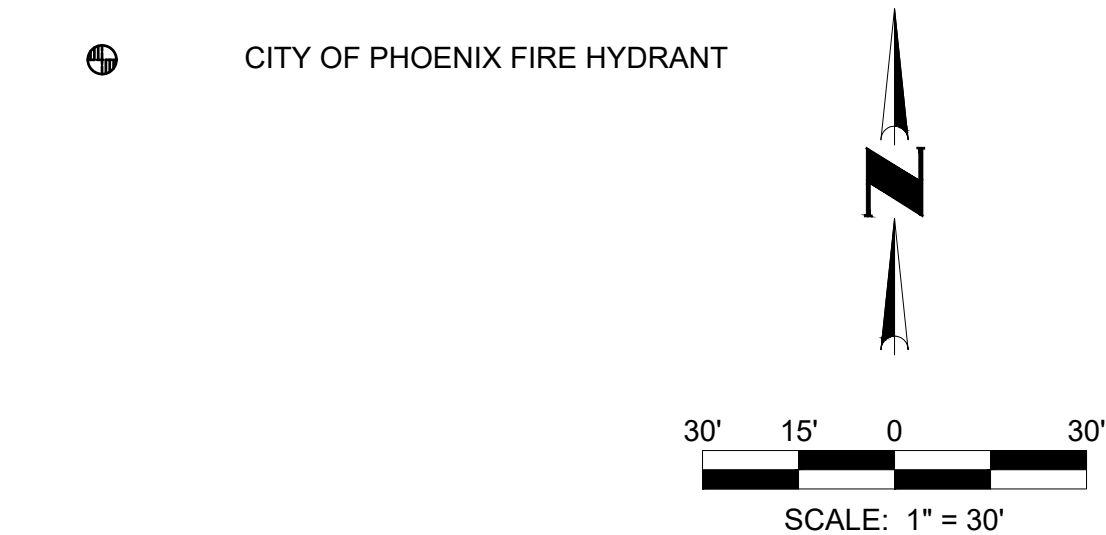
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Coe & Van Loo Consultants, Inc.

MORNING GLORY ESTATES III TOPOGRAPHIC SURVEY & SITE PLAN

A LOT SPLIT OF LOT 10 "MORNING GLORY ESTATES I", BOOK 891 OF MAPS, PAGE 24, M.C.R.
BEING A PORTION OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 33,
TOWNSHIP 3 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA

LEGEND	
APN	ASSESSOR PARCEL NUMBER
BK.	BOOK OF MAPS
B.S.L.	BUILDING SETBACK LINE
D.E.	DRAINAGE EASEMENT
DOC.	DOCUMENT
M.C.R.	MARICOPA COUNTY RECORDER
NO.	NUMBER
PG.	PAGE
P.U.E.	PUBLIC UTILITY EASEMENT
(R)	RECORD INFORMATION PER BOOK 891 OF MAPS, PAGE 24, M.C.R.
R/W	RIGHT-OF-WAY
O _C	CALCULATED POSITION - NOTHING FOUND, NOTHING SET
● _R	FOUND TOWN OF PARADISE VALLEY BRASS CAP FLUSH FOUND REBAR WITH PLASTIC CAP LS 17403 (UNLESS OTHERWISE NOTED)
○ _R	SET 1/2" REBAR WITH CAP LS#33851
□ _{TR}	TRANSFORMER
△ _P	TELEPHONE PEDESTAL
✕	POLE STREET LIGHT
⊙	MANHOLE SANITARY SEWER
⊞	ELECTRIC CABINET
⊗	WATER VALVE
○—○	CHAINLINK FENCE
□—□	CMU WALL
—X—	WROUGHT IRON FENCE
▨	RIP-RAP
▩	CONCRETE
▧	EXISTING BUILDING
▧	PORTION OF EXISTING BUILDING TO BE DEMOLISHED
—1325—	CONTOUR WITH LABEL
⊕	CITY OF PHOENIX FIRE HYDRANT

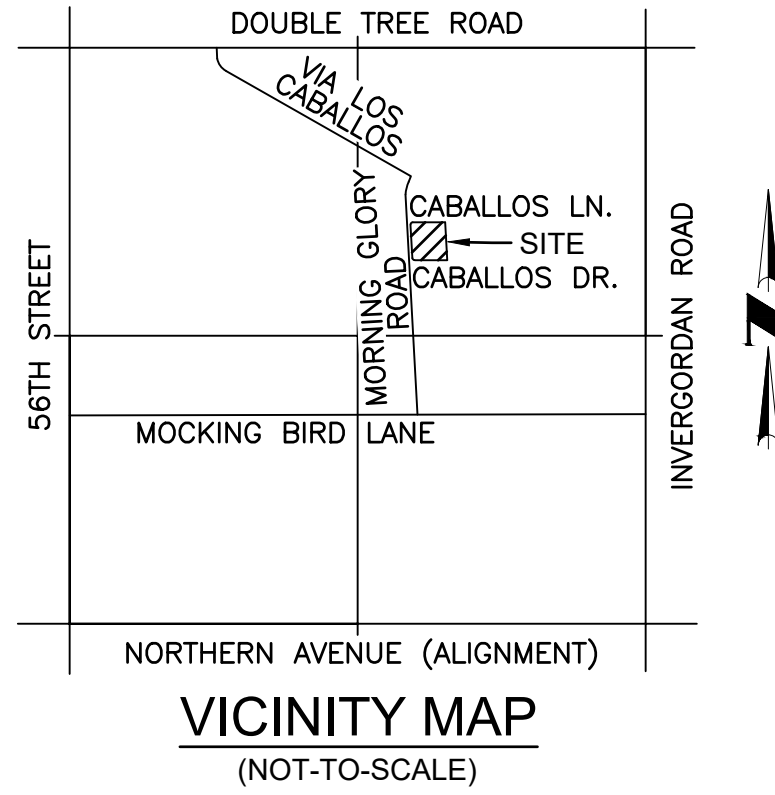


- NOTES**
- ➔ (A) EXISTING 6" MASONRY WALL TO REMAIN
 - ➔ (B) EXISTING WROUGHT IRON FENCE AND GATES TO BE REMOVED
 - ➔ (C) EXISTING 2.5' WALL TO REMAIN
 - ➔ (D) EXISTING FOOTBRIDGE AND ABUTMENTS TO BE REMOVED

BENCHMARK

TOWN OF PARADISE VALLEY BRASS CAP FLUSH
AT THE INTERSECTION OF CABALLO LANE
AND MORNING GLORY ROAD
ELEVATION=1328.34' (NAVD88 DATUM)

CURVE TABLE						
NO.	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD-BEARING
C1	100.00'	200.00'	028°38'52"	51.07	98.96	S77°43'23"W
C2	30.35'	20.00'	086°56'17"	18.96	27.52	S44°29'03"E
C3	32.48'	20.00'	093°03'43"	21.10	29.03	S45°30'57"W



BASIS OF BEARING

THE BASIS OF BEARINGS FOR THIS SURVEY IS NORTH 87°57'11" WEST ALONG THE MONUMENT LINE OF CABALLO DRIVE AS SHOWN ON THE FINAL PLAT OF "MORNING GLORY ESTATES I" IN BOOK 246 OF MAPS, PAGE 16, RECORDS OF MARICOPA COUNTY, ARIZONA.

PARENT PARCEL LEGAL DESCRIPTION

LOT 10 OF THE LOT COMBINATION PLAN FOR "MORNING GLORY ESTATES I", RECORDED IN BOOK 891 OF MAPS, PAGE 24, RECORDS OF MARICOPA COUNTY, ARIZONA.

APN 168-59-010
STEPHEN & BARBARA FINBERG
LOT 8
MORNING GLORY ESTATES
BK. 246, PG. 16, M.C.R.
DOC. NO. 2003-0571273
NOT A PART

APN 168-59-011
ANTHONY & SANDRA TOUBASSI TRUST
LOT 9
MORNING GLORY ESTATES
BK. 246, PG. 16, M.C.R.
DOC. NO. 2010-1055170
NOT A PART

LOT COVERAGE TABLE				
LOT #	LOT AREA (S.F.)	EXISTING BUILDING AREA (S.F.)*	PROPOSED BUILDING AREA (S.F.)*	PROPOSED LOT % COVERAGE
LOT 13	54,416	3,563	3,563	6.55%
LOT 14	54,335	14,695	13,558	24.95%

*DENOTES BUILDING AREA UNDER ROOF
NOTE: APPROVED PLANS FOR LOT 10 BY DANIEL SCHMITT ARCHITECT
APPROVED IN 2007

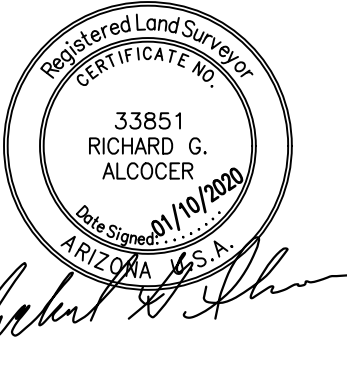
NOTE:
LOT COVERAGE TABLE AND PROPOSED BUILDING DEMOLITION, PER PROPOSED LOT COVERAGE AND SITE PLAN DRAWING PER DANIEL L. SCHMITT, DATED DECEMBER 5, 2019



DATE		REVISION		NO.

Coe & Van Loo Consultants, Inc.
PARADISE VALLEY, ARIZONA

TOPOGRAPHIC SURVEY & SITE PLAN
MORNING GLORY ESTATES III
PARADISE VALLEY, ARIZONA



MORNING GLORY ESTATES III

PROPOSED LOT COVERAGE & SITE PLAN

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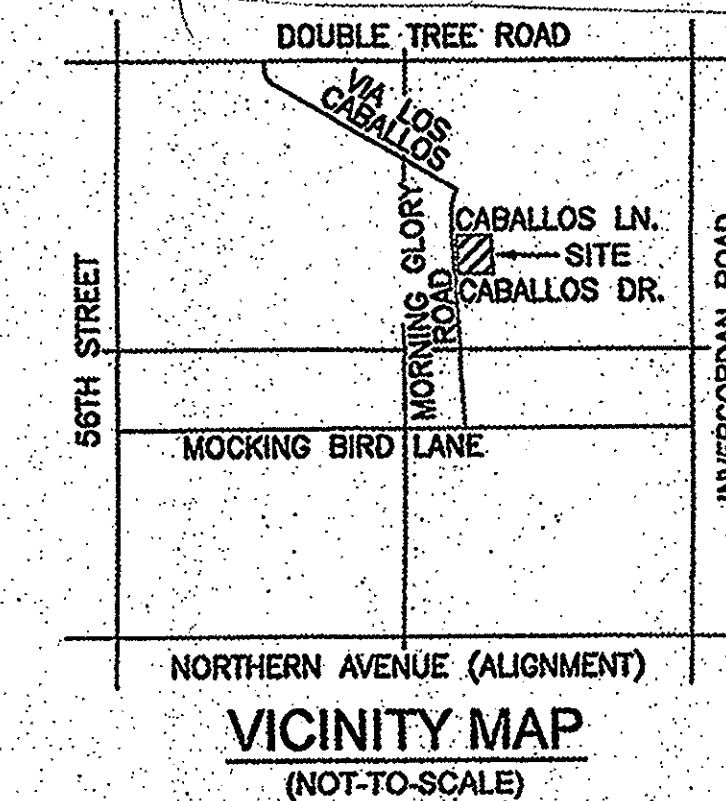
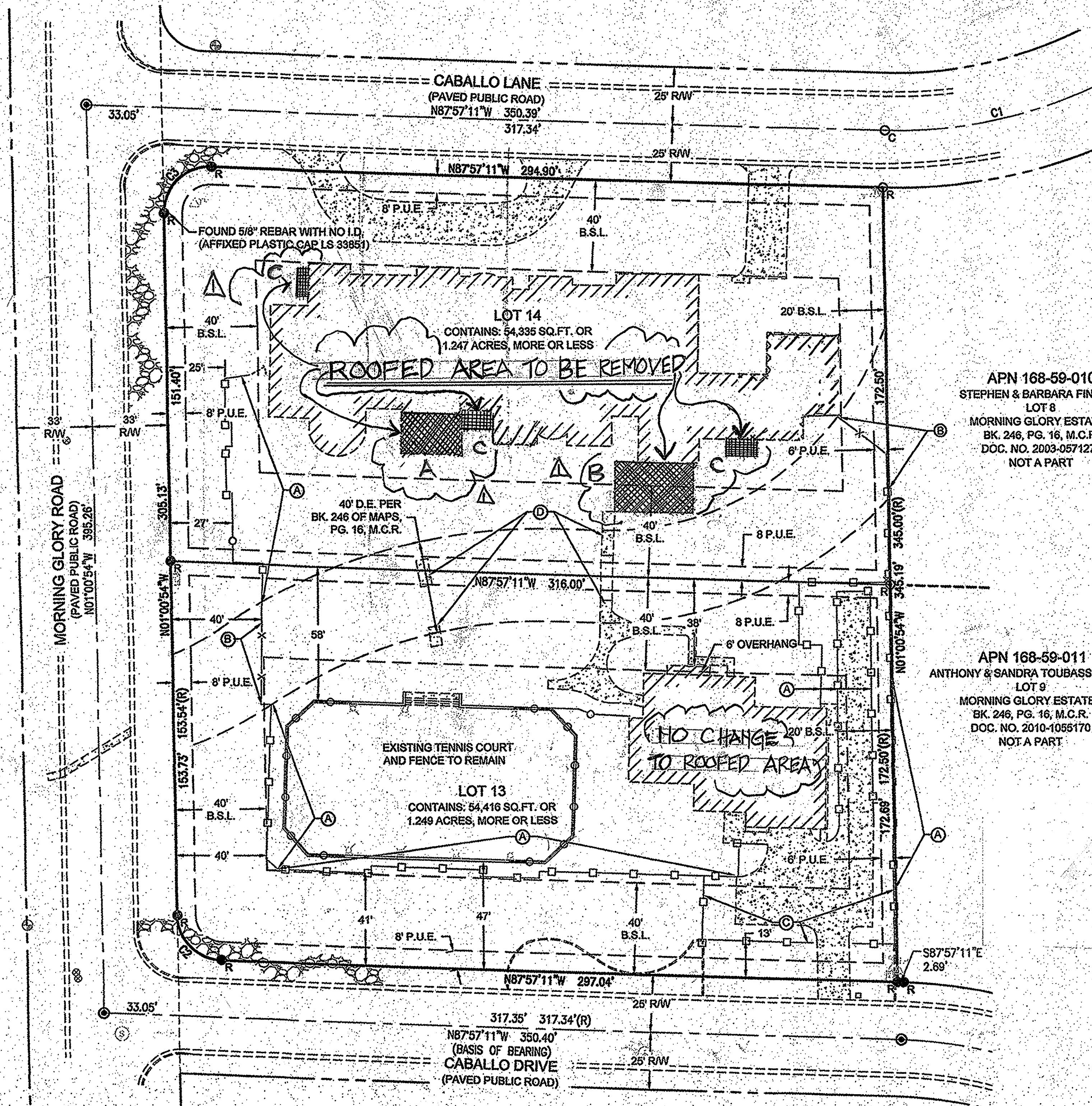
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* DENOTES BUILDING AREA UNDER ROOF				
NOTE: APPROVED PLANS FOR LOT 10 BY DANIEL SCHMITT ARCHITECT APPROVED IN 2007				

DESCRIPTION OF AREAS TO BE REMOVED

AREA & DESCRIPTION	SQ. FT. DEMOLISHED
A LIVING RM COV'D PATIO	395 ⁰¹
B ATTACHED RAMADA	468 ⁰¹
C SMALL COV'D PATIO	274 ⁰¹
TOTAL SQ. FT.	1,137 ⁰¹

DATE: 1-15-20
DRAWN: DLS
CHECKED BY: DLS
FILE:
SHEET NO.

A-1

PROPOSED LOT COVERAGE & SITE PLAN

MORNING GLORY ESTATES II
PARADISE VALLEY, ARIZONA

REVISION:
1-15-20
DANIEL L. SCHMITT - ARCHITECT
ARCHITECTURE - PLANNING - CONSULTATION
4816 E. CAREFREE HWY. # 100-310, CAVE CREEK, AZ 85331
PHONE: (602) 705-7519
© 2014 DANIEL L. SCHMITT

November 18, 2019

6101 E. CABALLO LANE

Town of Paradise Valley, AZ

Prepared for:

DK Real Estate Holdings, LLC

130 N. 35th Avenue
Phoenix, Arizona 85009

Prepared by:

Coe & Van Loo Consultants, Inc.

4550 N 12th Street
Phoenix, AZ 85014
602.264.6831



Job # 1-01-0326801

DRAINAGE REPORT FOR
6101 E. CABALLO LANE
TOWN OF PARADISE VALLEY, ARIZONA

November 18, 2019

Prepared for:

DK Real Estate Holdings, LLC
130 N. 35TH Avenue
Phoenix, AZ 85009
(602) 254-6978

Prepared by:

Coe & Van Loo Consultants, Inc.
4550 N. 12th Street
Phoenix, AZ 85014
(602) 264-6831

CVL Job Number: 1.01.0326801



Approved By: _____ *Date* _____
Town Engineer

TABLE OF CONTENTS

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1.2 Site Description	1
1.3 Regulatory Jurisdiction	1
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3.0 FEMA FLOODPLAIN CLASSIFICATION.....	2
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Figure 2	Flood Insurance Rate Map (FIRM)

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Appendix A	Doubletree Ranch Road Drainage Improvement Project Final Design Study Report
Appendix B	Cherokee Wash at 56 th Street Culvert Calculations
Appendix C	Flow Split Calculations East of 56 th Street
Appendix D	HEC-RAS Analysis for Cherokee Wash at the Site

Plates

Plate 1	Offsite Drainage Map
Plate 2	HEC-RAS Map

Drainage Easement Exhibit

Sheet 1	Existing Condition Plan View
Sheet 2	Proposed Condition Plan View
Sheet 3	Cross Section View



1.0 INTRODUCTION

1.1 SCOPE

Coe & Van Loo Consultants, Inc. (CVL) has been contracted by DK Real Estate Holding, LLC to provide engineering services to evaluate offsite drainage conditions at 6101 E. Caballo Lane, herein referred to as the site. Please see Figure 1 for the Vicinity Map. The purpose of this report is to provide drainage analysis to evaluate peak flows affecting the site.

This report is focused on providing evaluation and analyses for the 100-year frequency flood. The scope of this assessment does not include, neither did CVL's client request that, evaluation of storm-water runoff resulting from events exceeding the 100-year storm. Hence, it should be noted that a storm event exceeding the 100-year frequency may cause or create the risk of greater flood impact than is addressed and presented in this assessment.

The procedures used herein are derived from, and performed with, currently accepted engineering methodologies and practices. Additionally, the criteria for this evaluation are designed to conform to currently applicable ordinances, regulations and policies as set forth by the Town of Paradise Valley and Maricopa County.

1.2 SITE DESCRIPTION

The site is a residential lot containing two houses and a tennis court and is approximately 2.49 acres in size. The site is bisected by Cherokee Wash. Offsite flows pass through the site and then into Indian Bend Wash. The site is bounded by Caballo Lane on the north, Morning Glory Road on the west, Caballo Drive on the south and two residential lots to the east (see Figure 1 for a Vicinity and Location Map). The site is located in Section 33, Township 3 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

1.3 REGULATORY JURISDICTION

Site improvements will be designed to meet requirements in the Town of Paradise Valley Engineering Storm Drain Design Manual [1], and in accordance with analysis procedures contained the Drainage Design Manuals for Maricopa County, Arizona, Volume I, Hydrology [2], Volume II, Hydraulics [3], and Drainage Policies and Standards Manual for Maricopa County, Arizona [4].

2.0 HYDROLOGIC SETTING

The Cherokee Wash watershed extends from near Tatum Boulevard to Indian Bend Wash. Hydrologic analysis used for this report was prepared previously for the Doubletree Ranch Road Drainage Improvement Project (Study) (see Appendix A). The site slopes generally northeast at 0.1% slope. Cherokee Wash enters the site from the west, passes through the middle of the site, and then exits to the northeast.

3.0 FEMA FLOODPLAIN CLASSIFICATION

The Maricopa County, Arizona and Unincorporated Areas Flood Insurance Rate Map (FIRM), panel number 04013C1755L, Map Revised October 16, 2013 [5], indicates the site falls within Zone "X."

Zone "X" is defined by FEMA as:

"Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood."

Refer to Figure 2 for a copy of the Flood Insurance Rate Map (FIRM).

4.0 OFF-SITE DRAINAGE

4.1 OFF-SITE HYDROLOGY

Flow into Cherokee Wash was taken from the Doubletree Ranch Road Drainage Improvement Project Final Design Study Report (see Appendix A). The 100-year peak flow within Cherokee Wash at 56th Street is 1813 cfs. Based on descriptions and results from the Study, not all of the 100-year storm flows can reach the site. Additionally, the report determines that the design of the box culvert at 56th Street was for the 10-year event.

4.2 OFF-SITE RUNOFF BETWEEN 56TH STREET AND THE SITE

In order to determine peak flows arriving at the site, flow patterning from the LIBW ADMS 2D modeling results was reviewed. This review helped to identify potential flow-split locations. Flow split locations were verified based on site visits and existing drainage infrastructure at 56th Street and east to the site. These are shown on the Drainage Map (see Plate 1). Flow-split calculations were prepared using

CulvertMaster v.3.3 and FlowMaster V8i. The culvert size at Cherokee Wash and 56th Street was obtained from the Doubletree Report. Culvert calculation with roadway overtopping (location A1) is located in Appendix B. Results indicate 871 cfs remains in the wash downstream of 56th Street (see Plate 1). Appendix C contains calculations for flow-splits (A2 through A6) east of 56th street which are strategically located to determine flows that do not recombine with Cherokee Wash. Accounting for flow diversions from Cherokee Wash, a peak flow of 378 cfs enters the site (see Plate 1).

4.3 HEC-RAS ANALYSIS AT THE SITE

The existing condition of the wash was analyzed using HEC-RAS v5.0.7 to determine water surface elevations through the site. Geometric data for the model was obtained from site survey. Layout of cross-sections starts upstream and downstream of the western and eastern boundaries of the site. Results show the maximum water surface elevation is 1328.34 feet. However, the finished floor elevation for both structures on the site is 1329.40 feet, which allows for a minimum of 1.06 feet of freeboard. Manning's 'n' values were based on site inspection of the channel and Table 7.6, (B.a.1. and B.b.2) of the Drainage Design Manual for Maricopa County Volume 2-Hydraulics [3]. This corresponds to "Clean, after weathering" for the main channel (0.022) and "Stony bottom" for banks (0.035).

A proposed condition wash was also analyzed using HEC-RASv5.0.7. The proposed condition model was developed in order to establish a better-defined drainage easement for the wash in the event of a lot split. The proposed conditions model uses maximum side slopes of 4:1 and maintains the same Manning's n value as the existing condition channel. The proposed condition model shows that the flow is able to be contained within a narrower channel without increasing water surface elevations.

See Appendix D for HEC-RAS output of the existing and proposed models and see Plate2 for HEC-RAS map. Additionally, the Drainage Easement Exhibit shows a comparison of the existing and proposed conditions floodplain.

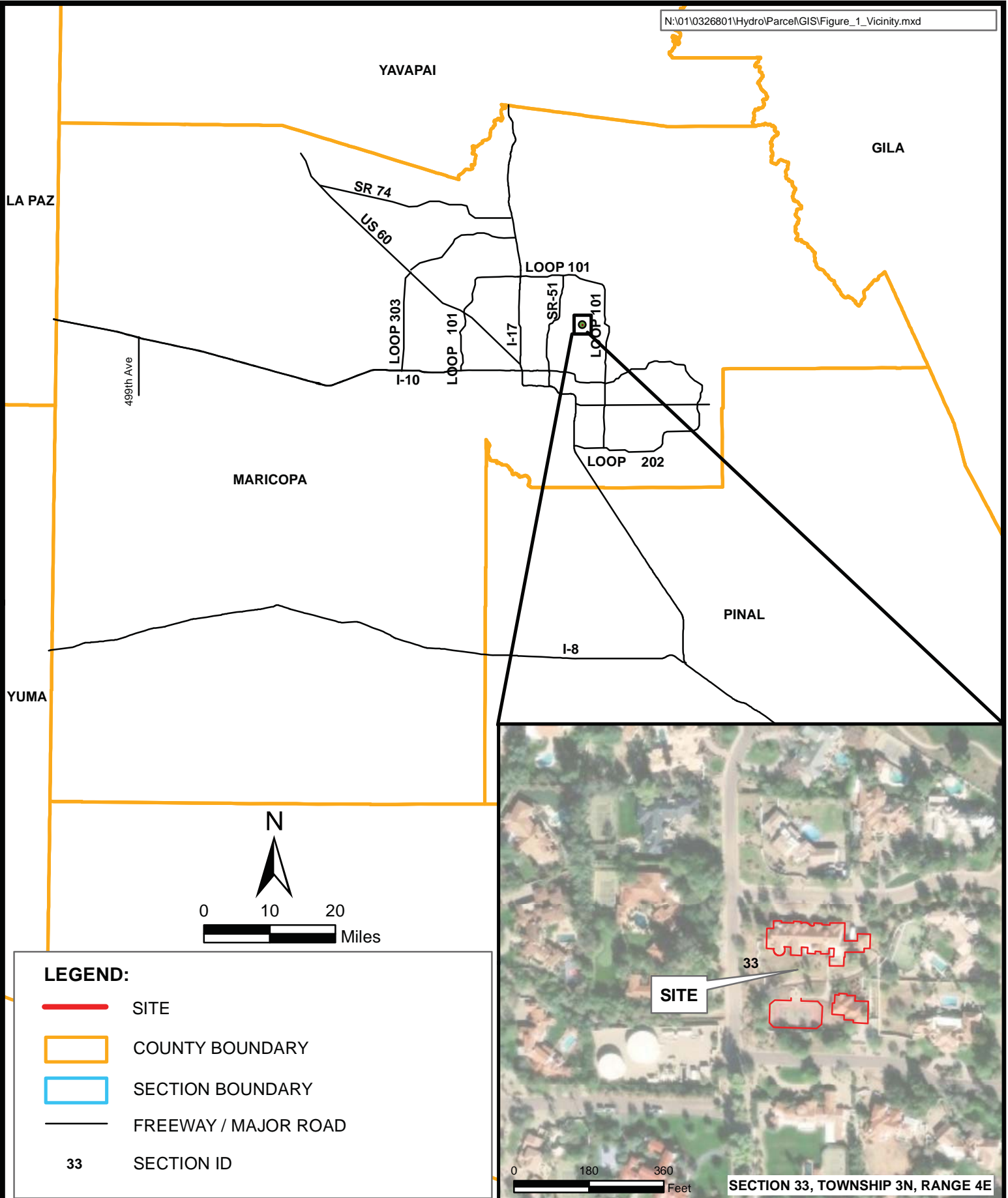
5.0 SUMMARY AND CONCLUSIONS

1. Off-site peak flows from Cherokee Wash are conveyed through the site.
2. No modifications or improvements are needed as the existing channel has over one foot of freeboard to the finished floor of the house.
3. A proposed condition HEC-RAS model demonstrates the channel can be narrowed while maintaining a foot of freeboard relative to the finished floor elevation.
4. According to the FIRM panel number 04013C1755L, Map Revised: October 16, 2013, the site is located within a Zone "X".
5. Analysis of Cherokee Wash through the site is based on generally accepted engineering practices and is in accordance with local jurisdictional requirements.

6.0 REFERENCES

- [1] Town of Paradise Valley, "Storm Drain Design Manual," June, 2018.
- [2] Flood Control District of Maricopa County, "Drainage Design Manual for Maricopa County, Arizona, Volume I, Hydrology," December 14, 2018.
- [3] Flood Control District of Maricopa County, Arizona, "Draft Drainage Design Manual for Maricopa County, Volume II, Hydraulics," December 14, 2018.
- [4] Flood Control District of Maricopa County, "Drainage Policies and Standards," August 22, 2018.
- [5] Federal Emergency Management Agency (FEMA), "National Flood Insurance Program, Flood Insurance Rate Map, Maricopa County, Arizona and Incorporated Areas, Panel Numbers 04013C1755L," Revised October 16, 2013.

FIGURES



4550 NORTH 12TH STREET
PHOENIX, ARIZONA 85014
TELEPHONE (602) 264-6831

6101 E. CABALLO LANE
VICINITY & LOCATION MAP

JOB NO.
01-0326801

FIGURE 1

FLOOD INSURANCE RATE MAP
MARICOPA COUNTY,
ARIZONA
AND INCORPORATED AREAS

PANEL 1755 OF 4425

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
PARADISE VALLEY, TOWN OF	042049	1750	
PHOENIX, CITY OF	045051	1755	-
SCOTTSDALE, CITY OF	045012	1750	-

Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.



MAP NUMBER
04013C1755L
MAP REVISED
OCTOBER 16, 2013

FIRM
FLOOD INSURANCE RATE MAP
MARICOPA COUNTY,
ARIZONA
AND INCORPORATED AREAS

PANEL 1765 OF 4425

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
MARICOPA COUNTY	040037	1765	L
PARADISE VALLEY, TOWN OF	040049	1765	L
PHOENIX, CITY OF	040051	1765	L
SCOTTSDALE, CITY OF	045012	1765	L

Notice: This map was released on July 31, 2015 to make a correction. This version replaces any previous versions. See the Notice-to-User Letter that accompanied this correction for details.



MAP NUMBER
04013C1765L
MAP REVISED
OCTOBER 16, 2013

Federal Emergency Management Agency

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

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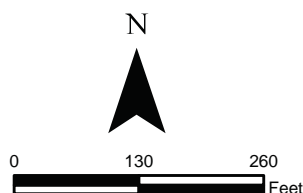
**Indian
Bend
Wash**

**E
CABALLO
LN**

SITE

LEGEND:

— SITE



4550 NORTH 12TH STREET
 PHOENIX, ARIZONA 85014
 TELEPHONE (602) 264-6831

6101 E. CABALLO LANE

JOB NO.
01-0326801

FIRM MAP

FIGURE 2

APPENDICES

APPENDIX A

Doubletree Ranch Road Drainage Improvement Project Final Design Study Report

***DOUBLETREE RANCH ROAD
DRAINAGE IMPROVEMENT PROJECT
- FINAL DESIGN STUDY REPORT -
(FCD 97-32)***

Prepared for:

FLOOD CONTROL DISTRICT OF MARICOPA COUNTY
2801 West Durango
Phoenix, Arizona 85009

Prepared by:

DIBBLE & ASSOCIATES, CONSULTING ENGINEERS
2633 East Indian School Road, #401
Phoenix, Arizona 85016
(602) 957-1155



DIBBLE & ASSOCIATES
CONSULTING ENGINEERS

June, 2000

subdivision drainageways to the IBW. Historically, runoff emanating from the mountains traveled overland through numerous small washes to the IBW. Developments have altered many of these flow paths due to parcel subdivision, landscaping and block wall construction. As a result, Doubletree Ranch Road becomes a major water carrier and is impassable to traffic. Many homes experience flooding during frequent rainfall events and standing water in streets isolates the community. In particular, Cherokee Elementary School at 56th Street, south of Doubletree Ranch Road is isolated during all but the smallest rainfall events.

Computed peak discharges at key concentration points are summarized in **Table 1** for the 10- and 100-year storms for existing conditions and with the recommended 10-year storm drain system in place. The 100-year flows with storm drain are residual overland flow values. The HEC-1 summary output for the 10-, and 100-year models is contained in the **Appendix**.

Table 1

Location	Existing Conditions		10-yr Storm Drain	
	10-yr Overland	100-yr Overland	10-yr with Storm Drain	100-yr Residual overland flow
Tatum Blvd @ Doubletree Ranch Rd.	284	686	284	402
52 nd St. @ Butler Drive	92	220	92	128
52 nd St. @ Doubletree Ranch Rd./South	N/A	515	209	215
Berneil Wash @ 52 nd St.	135	326	135	191
52 nd St. @ Doubletree Ranch Rd./North	2	5	135	5
Doubletree Ranch Rd. @ 52 nd St.	295	N/A	627	409
Cherokee Wash @ 56 th St.	789	1813	789	1813
56 th St. @ Cherokee Wash	108	318	184	79
56 th St. @ Doubletree Ranch Rd.	145	395	219	120
Doubletree Ranch Rd. @ 56 th St.	726	2025	909	933
Doubletree Ranch Rd. @ IBW	925	2145	954	1432

Note: Decreasing flows going downstream include diversions into the storm drain.

within Berneil Wash and divert it south along 52nd Street to the Doubletree Ranch Road Trunkline.

(D) 56th Street Lateral

The 60-inch 56th Street Lateral will collect runoff at Cherokee Wash and convey it north along 56th Street to the Doubletree Ranch Road Trunkline. The inlet at Cherokee Wash is designed to intercept the portion of the 10-year discharge in Cherokee Wash that exceeds the channel capacity. The intent is to fully utilize the existing channel capacity and only provide storm drain capacity for the excess flow. This is discussed more fully in the following section.

(E) Cherokee Wash Crossing

One of the issues driving this project is the limitation of access to Cherokee School during small storm events. Cherokee School is located on the east side of 56th Street between Cherokee Wash and Doubletree Ranch Road. The existing Cherokee Wash crossing consists of only a dip section. Therefore, there is water crossing the roadway during any runoff event. Doubletree Ranch Road becomes flooded as well during relatively small storms, thus isolating Cherokee School. Under the proposed plan, access will be possible from Doubletree Ranch Road during a 10-year storm event. Providing a 10-year crossing at Cherokee Wash will allow a second access to the school. A 4 barrel 10' X3' RCBC is proposed for the crossing. The northern-most barrel will discharge into the 56th Street lateral. The remaining three barrels will discharge into Cherokee Wash east of 52nd Street. A short concrete wall at the northern-most barrel will allow low flows to continue in Cherokee Wash during all storms which will help support the existing vegetative habitat downstream from 56th Street. A handrail along each face of the RCBC is preferred by the Town of Paradise Valley over guardrail or any other type of barrier.

The effect of adding a box culvert at this location is investigated. Under existing conditions, the channel upstream of 56th Street has less than a 10-year capacity, as substantiated by an FCDMC two-dimensional hydraulic model. Once channel capacity is exceeded, runoff will flow northeasterly towards Doubletree Ranch Road. About 200 feet upstream of 56th Street, the channel capacity is 300 cfs, which is less than half of the 10-year flow 789 cfs. The hydraulic effect of the culvert before and after improvements is determined for the 300 cfs flow rate, using a HEC-RAS model. As shown in a comparative stream profile plot in the **Appendix**, there would be no increase in water surface elevation after the culvert is constructed.

The culvert is designed for the full 10-year flow rate of 789 cfs. At some point in the future,

channel improvements may be made to Cherokee Wash to contain the 10-year flow. Of the 789 cfs, 184 cfs would be intercepted by the 56th Street storm drain, and 605 cfs would continue downstream. The capacity of Cherokee Wash for a short distance downstream of 56th Street is about 605 cfs. The Cherokee Wash cross section locations and HEC-RAS model output are presented in the **Appendix**. The diskette at the rear of the report contains the HEC-RAS input and output files.

(F) Indian Bend Wash Outlet

The Doubletree Ranch Road storm drain daylights near Indian Bend Wash. At the storm drain outlet, riprap is placed for erosion protection. The storm drain exit velocity will be about 9.5 feet per second, and the 100-foot length of riprap should act to slow this down to the channel velocity of 4.2 feet per second. The riprap apron is set on the same grade as the grass lined swale, which is at a slope of 0.18 percent. The grass-lined swale conveys the flow to the low flow channel of the IBW. The **Appendix** contains the riprap protection design, and the grass-lined channel computations.

APPENDIX B

**Cherokee Wash at 56th Street Culvert
Calculations**

Culvert Designer/Analyzer Report

A1

Analysis Component			
Storm Event	Design	Discharge	1,813.00 cfs
Peak Discharge Method: User-Specified			
Design Discharge	1,813.00 cfs	Check Discharge	1,813.00 cfs
Tailwater Conditions: Constant Tailwater			
Tailwater Elevation	N/A ft		

Name	Description	Discharge	HW Elev.	Velocity
Culvert-1	3-10 x 3 ft Box	870.81 cfs	6.51 ft	9.77 ft/s
Culvert-2	1-60 inch Circular	149.81 cfs	6.51 ft	10.18 ft/s
Weir	Roadway	792.69 cfs	6.51 ft	N/A
Total	-----	1,813.32 cfs	6.51 ft	N/A

Culvert Designer/Analyzer Report

A1

Component: Culvert-1

Culvert Summary			
Computed Headwater Elev:	6.51 ft	Discharge	870.81 cfs
Inlet Control HW Elev.	6.29 ft	Tailwater Elevation	N/A ft
Outlet Control HW Elev.	6.51 ft	Control Type	Outlet Control
Headwater Depth/Height	1.84		
Grades			
Upstream Invert	1.00 ft	Downstream Invert	0.83 ft
Length	85.00 ft	Constructed Slope	0.002000 ft/ft
Hydraulic Profile			
Profile	CompositeM2PressureProfile	Depth, Downstream	2.97 ft
Slope Type	Mild	Normal Depth	N/A ft
Flow Regime	Subcritical	Critical Depth	2.97 ft
Velocity Downstream	9.77 ft/s	Critical Slope	0.003190 ft/ft
Section			
Section Shape	Box	Mannings Coefficient	0.013
Section Material	Concrete	Span	10.00 ft
Section Size	10 x 3 ft	Rise	3.00 ft
Number Sections	3		
Outlet Control Properties			
Outlet Control HW Elev.	6.51 ft	Upstream Velocity Head	1.45 ft
Ke	0.50	Entrance Loss	0.73 ft
Inlet Control Properties			
Inlet Control HW Elev.	6.29 ft	Flow Control	Submerged
Inlet Type	45° wingwall flare, d=0.0430	Area Full	90.0 ft²
K	0.51000	HDS 5 Chart	9
M	0.66700	HDS 5 Scale	1
C	0.03090	Equation Form	2
Y	0.80000		

Culvert Designer/Analyzer Report

A1

Component: Culvert-2

Culvert Summary			
Computed Headwater Elev:	6.51 ft	Discharge	149.81 cfs
Inlet Control HW Elev.	6.31 ft	Tailwater Elevation	N/A ft
Outlet Control HW Elev.	6.51 ft	Control Type	Outlet Control
Headwater Depth/Height	1.10		
Grades			
Upstream Invert	1.00 ft	Downstream Invert	0.85 ft
Length	85.00 ft	Constructed Slope	0.001800 ft/ft
Hydraulic Profile			
Profile	M2	Depth, Downstream	3.51 ft
Slope Type	Mild	Normal Depth	N/A ft
Flow Regime	Subcritical	Critical Depth	3.51 ft
Velocity Downstream	10.18 ft/s	Critical Slope	0.004689 ft/ft
Section			
Section Shape	Circular	Mannings Coefficient	0.013
Section Material	Concrete	Span	5.00 ft
Section Size	60 inch	Rise	5.00 ft
Number Sections	1		
Outlet Control Properties			
Outlet Control HW Elev.	6.51 ft	Upstream Velocity Head	1.17 ft
Ke	0.20	Entrance Loss	0.23 ft
Inlet Control Properties			
Inlet Control HW Elev.	6.31 ft	Flow Control	Unsubmerged
Inlet Type	Beveled ring, 33.7° bevels	Area Full	19.6 ft²
K	0.00180	HDS 5 Chart	3
M	2.50000	HDS 5 Scale	B
C	0.02430	Equation Form	1
Y	0.83000		

Culvert Designer/Analyzer Report

A1

Component: Weir

Hydraulic Component(s): Roadway			
Discharge	792.69 cfs	Allowable HW Elevation	6.51 ft
Roadway Width	38.00 ft	Overtopping Coefficient	3.02 US
Low Point	2.37 ft	Headwater Elevation	6.51 ft
Discharge Coefficient (Cr)	3.02	Submergence Factor (Kt)	1.00
Tailwater Elevation	-9,999.00 ft		

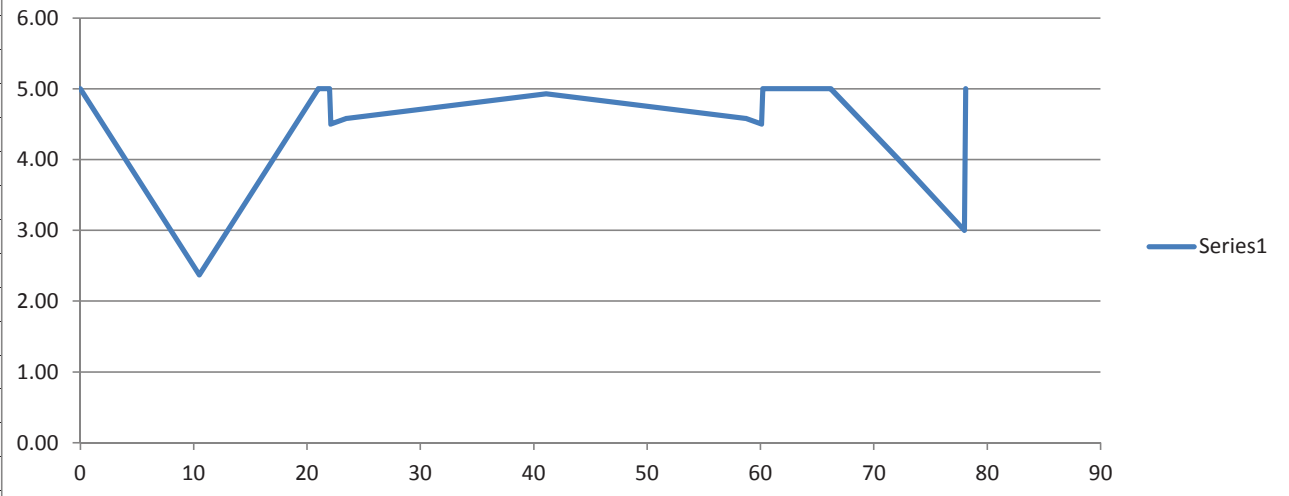
Sta (ft)	Elev. (ft)
0.00	5.00
10.50	2.37
21.00	5.00
22.00	5.00
22.10	4.50
23.52	4.58
41.10	4.93
56.68	4.58
60.10	4.50
60.20	5.00
66.20	5.00
72.20	4.00
78.00	2.75
80.00	5.00

Typical Minor Arterial Section @Cherokee Wash and 56th Street

for Roadway Overtopping Analysis (see Culvert A1)

Typical Section

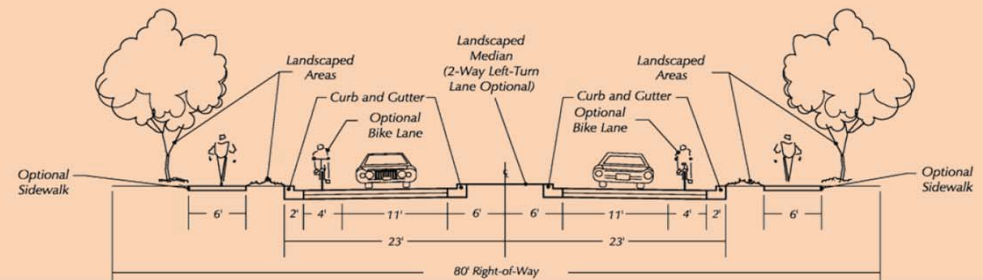
Sta	Elev	Notes
0	5.00	At wall
10.5	2.37	2:1 ditch
21	5.00	
22	5.00	TOC
22.1	4.50	6" C/G
23.52	4.58	Gutter Pan
41.1	4.93	Centerline
58.68	4.58	Gutter Pan
60.1	4.50	6" C/G
60.2	5.00	TOC
66.2	5.00	
72.2	4.00	
78	3.00	
78.1	5.00	



Note:

Typical Section Sta/Elev modified
per site visit and aerial mapping.

Figure 4.3: Typical Minor Arterial Cross-Section (With Median)



Typical Minor Arterial per 2012 General Plan

APPENDIX C

Flowsplit Calculations East of 56th Street

E Caballo Drive(A2)

Project Description

Friction Method	Manning Formula
Solve For	Discharge

Input Data

Channel Slope	0.00260	ft/ft
Normal Depth	1.10	ft
Section Definitions		

Station (ft)	Elevation (ft)
0+00	5.86
0+08	4.86
0+10	4.30
0+28	4.66
0+46	4.30
0+48	4.86
0+63	5.40

Roughness Segment Definitions

Start Station	Ending Station	Roughness Coefficient
(0+00, 5.80)	(0+63, 5.40)	0.016

Options

Current Roughness weighted Method	Pavlovskii's Method
Open Channel Weighting Method	Pavlovskii's Method
Closed Channel Weighting Method	Pavlovskii's Method

Results

Discharge	159.71	ft³/s
Elevation Range	4.30 to 5.80 ft	
Flow Area	42.46	ft²
Wetted Perimeter	59.98	ft
Hydraulic Radius	0.71	ft
Top Width	59.80	ft

E Caballo Drive(A2)

Results

Normal Depth	1.10	ft
Critical Depth	0.98	ft
Critical Slope	0.00436	ft/ft
Velocity	3.76	ft/s
Velocity Head	0.22	ft
Specific Energy	1.32	ft
Froude Number	0.79	
Flow Type	Subcritical	

GVF Input Data

Downstream Depth	0.00	ft
Length	0.00	ft
Number Of Steps	0	

GVF Output Data

Upstream Depth	0.00	ft
Profile Description		
Profile Headloss	0.00	ft
Downstream Velocity	Infinity	ft/s
Upstream Velocity	Infinity	ft/s
Normal Depth	1.10	ft
Critical Depth	0.98	ft
Channel Slope	0.00260	ft/ft
Critical Slope	0.00436	ft/ft

A3

Project Description

Friction Method	Manning Formula
Solve For	Discharge

Input Data

Channel Slope	0.00500	ft/ft
Normal Depth	1.69	ft
Section Definitions		

Station (ft)	Elevation (ft)
0+00	1341.33
0+06	1341.14
0+11	1340.93
0+14	1339.30
0+15	1338.97
0+16	1338.96
0+29	1338.86
0+35	1338.81
0+44	1339.56
0+63	1340.67

Roughness Segment Definitions

Start Station	Ending Station	Roughness Coefficient
(0+00, 1341.33)	(0+63, 1340.67)	0.030

Options

Current Roughness weighted Method	Pavlovskii's Method
Open Channel Weighting Method	Pavlovskii's Method
Closed Channel Weighting Method	Pavlovskii's Method

Results

Discharge	205.28	ft ³ /s
Elevation Range	1338.81 to 1341.33 ft	
Flow Area	54.30	ft ²

A3

Results

Wetted Perimeter	48.41	ft
Hydraulic Radius	1.12	ft
Top Width	47.93	ft
Normal Depth	1.69	ft
Critical Depth	1.32	ft
Critical Slope	0.01365	ft/ft
Velocity	3.78	ft/s
Velocity Head	0.22	ft
Specific Energy	1.91	ft
Froude Number	0.63	
Flow Type	Subcritical	

GVF Input Data

Downstream Depth	0.00	ft
Length	0.00	ft
Number Of Steps	0	

GVF Output Data

Upstream Depth	0.00	ft
Profile Description		
Profile Headloss	0.00	ft
Downstream Velocity	Infinity	ft/s
Upstream Velocity	Infinity	ft/s
Normal Depth	1.69	ft
Critical Depth	1.32	ft
Channel Slope	0.00500	ft/ft
Critical Slope	0.01365	ft/ft

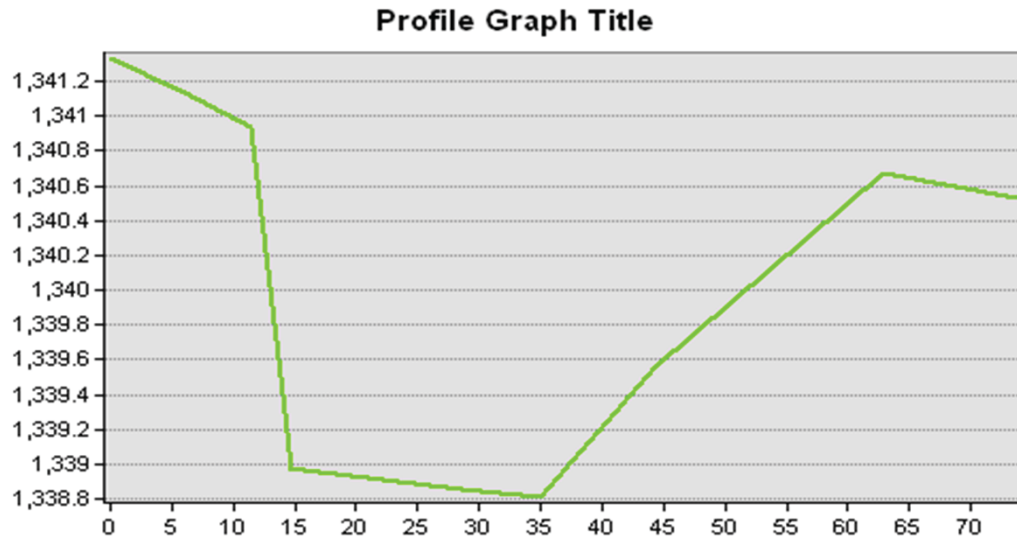
A3

Station (ft)	Elevation (ft)
0+00	1341.33
0+06	1341.14
0+11	1340.93
0+14	1339.3
0+15	1338.97
0+16	1338.96
0+29	1338.86
0+35	1338.81
0+44	1339.56
0+63	1340.67

Note:

Elevation data obtained from FCDMC
for Indian Bend Wash Mapping
on 11/2/2007

Profile Graph Title



Profile Graph Subtitle

A4

Results

Normal Depth	0.70	ft
Critical Depth	0.47	ft
Critical Slope	0.02142	ft/ft
Velocity	1.25	ft/s
Velocity Head	0.02	ft
Specific Energy	0.72	ft
Froude Number	0.36	
Flow Type	Subcritical	

GVF Input Data

Downstream Depth	0.00	ft
Length	0.00	ft
Number Of Steps	0	

GVF Output Data

Upstream Depth	0.00	ft
Profile Description		
Profile Headloss	0.00	ft
Downstream Velocity	Infinity	ft/s
Upstream Velocity	Infinity	ft/s
Normal Depth	0.70	ft
Critical Depth	0.47	ft
Channel Slope	0.00240	ft/ft
Critical Slope	0.02142	ft/ft

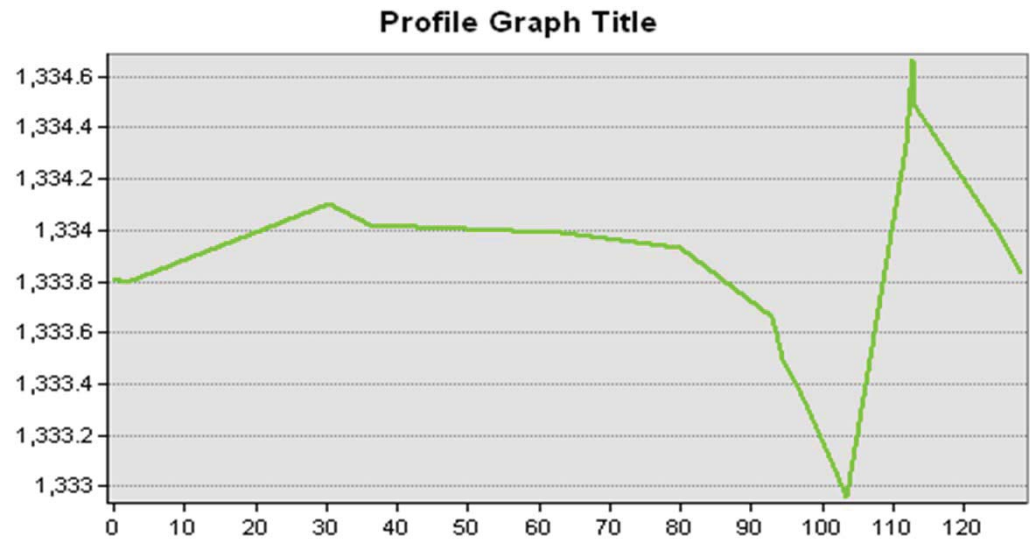
A4

Station (ft)	Elevation (ft)
0+93	1333.66
0+94	1333.5
0+97	1333.35
1+01	1333.08
1+04	1332.96
1+12	1334.34
1+13	1334.67

Note:

Elevation data obtained from FCDMC
for Indian Bend Wash Mapping
on 11/2/2007

Profile Graph Title



Profile Graph Subtitle

A5

Project Description

Friction Method	Manning Formula
Solve For	Discharge

Input Data

Channel Slope	0.01500	ft/ft
Normal Depth	0.89	ft
Section Definitions		

Station (ft)	Elevation (ft)
0+00	1335.78
0+13	1335.74
0+24	1335.68
0+26	1335.66
0+37	1335.60
0+47	1335.53
0+53	1335.18
0+61	1335.13
0+74	1335.04
0+80	1334.40
0+80	1334.40
0+80	1334.40
0+87	1334.85
0+92	1335.34
0+98	1335.31
1+02	1335.29
1+09	1335.29

Roughness Segment Definitions

Start Station	Ending Station	Roughness Coefficient
(0+00, 1335.78)	(1+09, 1335.29)	0.030

Options

Current Roughness Weighted Method	Pavlovskii's Method
-----------------------------------	---------------------

A5

Options

Open Channel Weighting Method	Pavlovskii's Method
Closed Channel Weighting Method	Pavlovskii's Method

Results

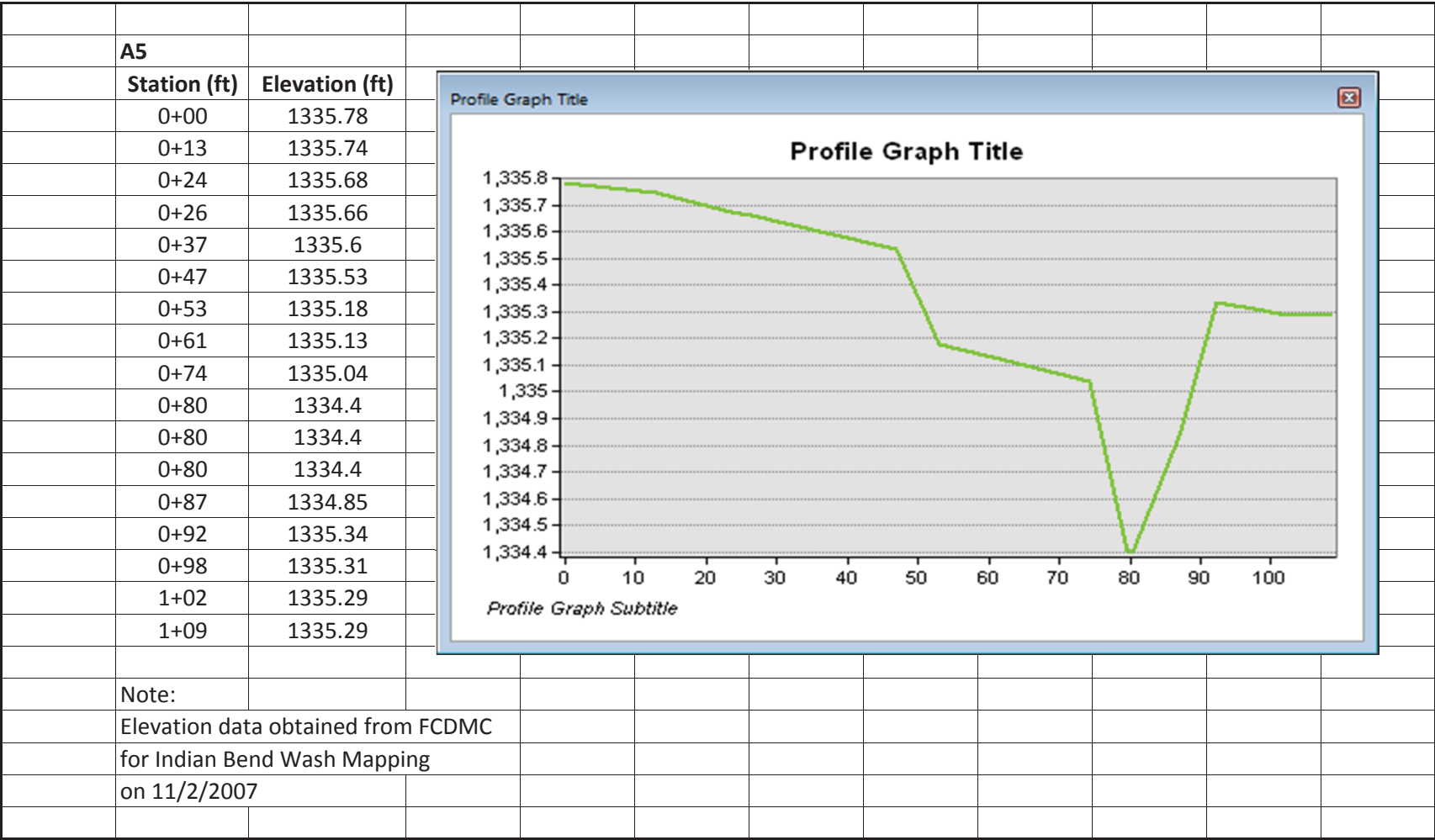
Discharge		37.76	ft ³ /s
Elevation Range	1334.40 to 1335.78 ft		
Flow Area		13.19	ft ²
Wetted Perimeter		40.66	ft
Hydraulic Radius		0.32	ft
Top Width		40.58	ft
Normal Depth		0.89	ft
Critical Depth		0.86	ft
Critical Slope		0.01957	ft/ft
Velocity		2.86	ft/s
Velocity Head		0.13	ft
Specific Energy		1.02	ft
Froude Number		0.89	
Flow Type	Subcritical		

GVF Input Data

Downstream Depth	0.00	ft
Length	0.00	ft
Number Of Steps	0	

GVF Output Data

Upstream Depth	0.00	ft
Profile Description		
Profile Headloss	0.00	ft
Downstream Velocity	Infinity	ft/s
Upstream Velocity	Infinity	ft/s
Normal Depth	0.89	ft
Critical Depth	0.86	ft
Channel Slope	0.01500	ft/ft
Critical Slope	0.01957	ft/ft



A6

Project Description

Friction Method	Manning Formula
Solve For	Discharge

Input Data

Channel Slope	0.00350	ft/ft
Normal Depth	1.02	ft
Section Definitions		

Station (ft)	Elevation (ft)
0+16	1345.08
0+17	1345.08
0+24	1344.90
0+27	1344.46
0+29	1344.18
0+31	1343.96
0+36	1343.44
0+54	1343.42
0+65	1343.42
0+65	1343.77
0+67	1343.79
0+80	1343.51
0+85	1343.12
0+87	1342.92
0+89	1342.92
0+96	1342.95
1+14	1343.67
1+15	1343.69
1+16	1343.70
1+43	1343.94

Roughness Segment Definitions

Start Station	Ending Station	Roughness Coefficient
(0+16, 1345.08)	(1+43, 1343.94)	0.030

A6

Options

Current Roughness weighted Method	Pavlovskii's Method
Open Channel Weighting Method	Pavlovskii's Method
Closed Channel Weighting Method	Pavlovskii's Method

Results

Discharge		84.06	ft ³ /s
Elevation Range	1342.92 to 1345.08 ft		
Flow Area		49.50	ft ²
Wetted Perimeter		112.19	ft
Hydraulic Radius		0.44	ft
Top Width		112.00	ft
Normal Depth		1.02	ft
Critical Depth		0.77	ft
Critical Slope		0.01882	ft/ft
Velocity		1.70	ft/s
Velocity Head		0.04	ft
Specific Energy		1.07	ft
Froude Number		0.45	
Flow Type	Subcritical		

GVF Input Data

Downstream Depth	0.00	ft
Length	0.00	ft
Number Of Steps	0	

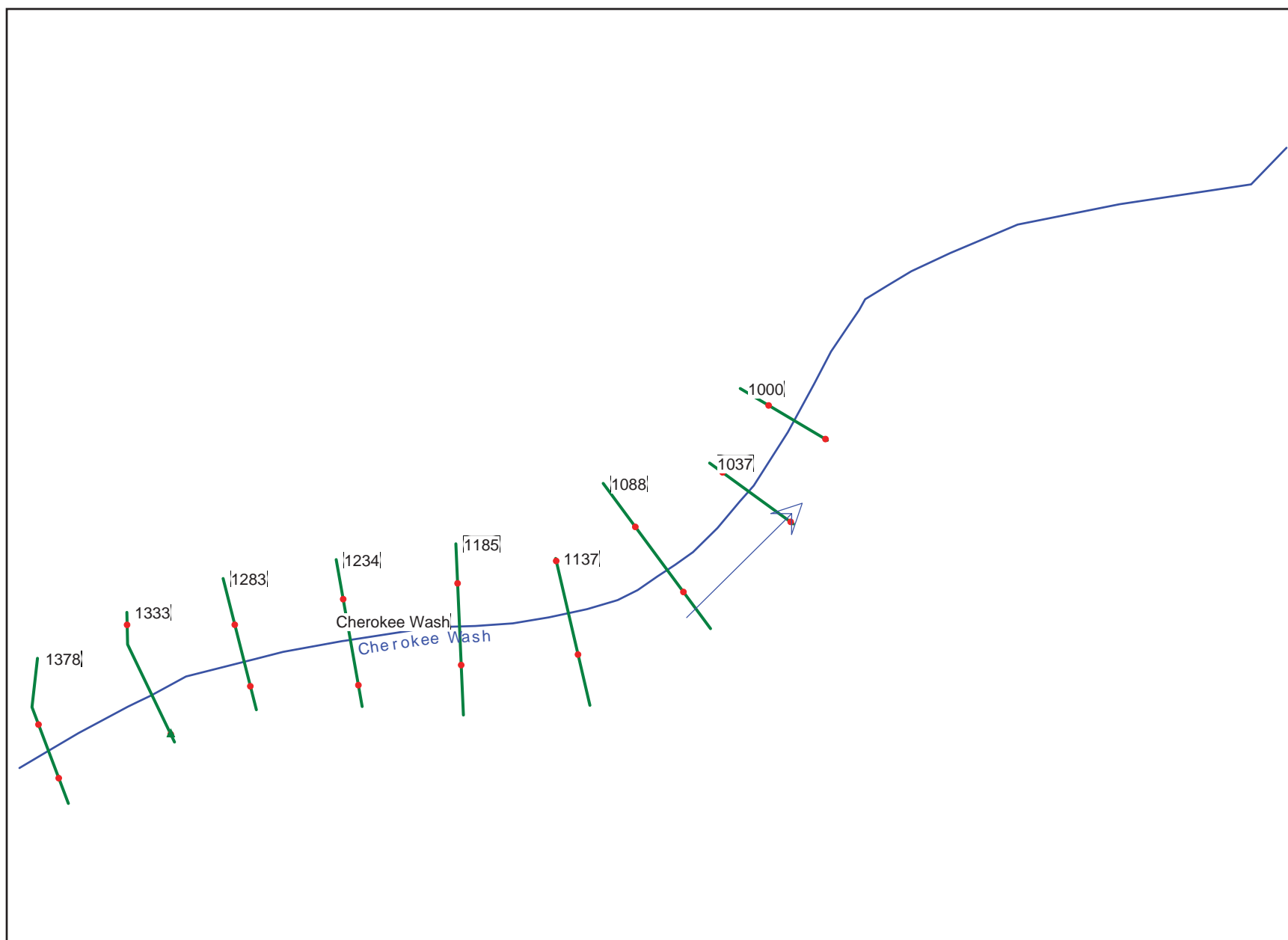
GVF Output Data

Upstream Depth	0.00	ft
Profile Description		
Profile Headloss	0.00	ft
Downstream Velocity	Infinity	ft/s
Upstream Velocity	Infinity	ft/s
Normal Depth	1.02	ft
Critical Depth	0.77	ft
Channel Slope	0.00350	ft/ft
Critical Slope	0.01882	ft/ft

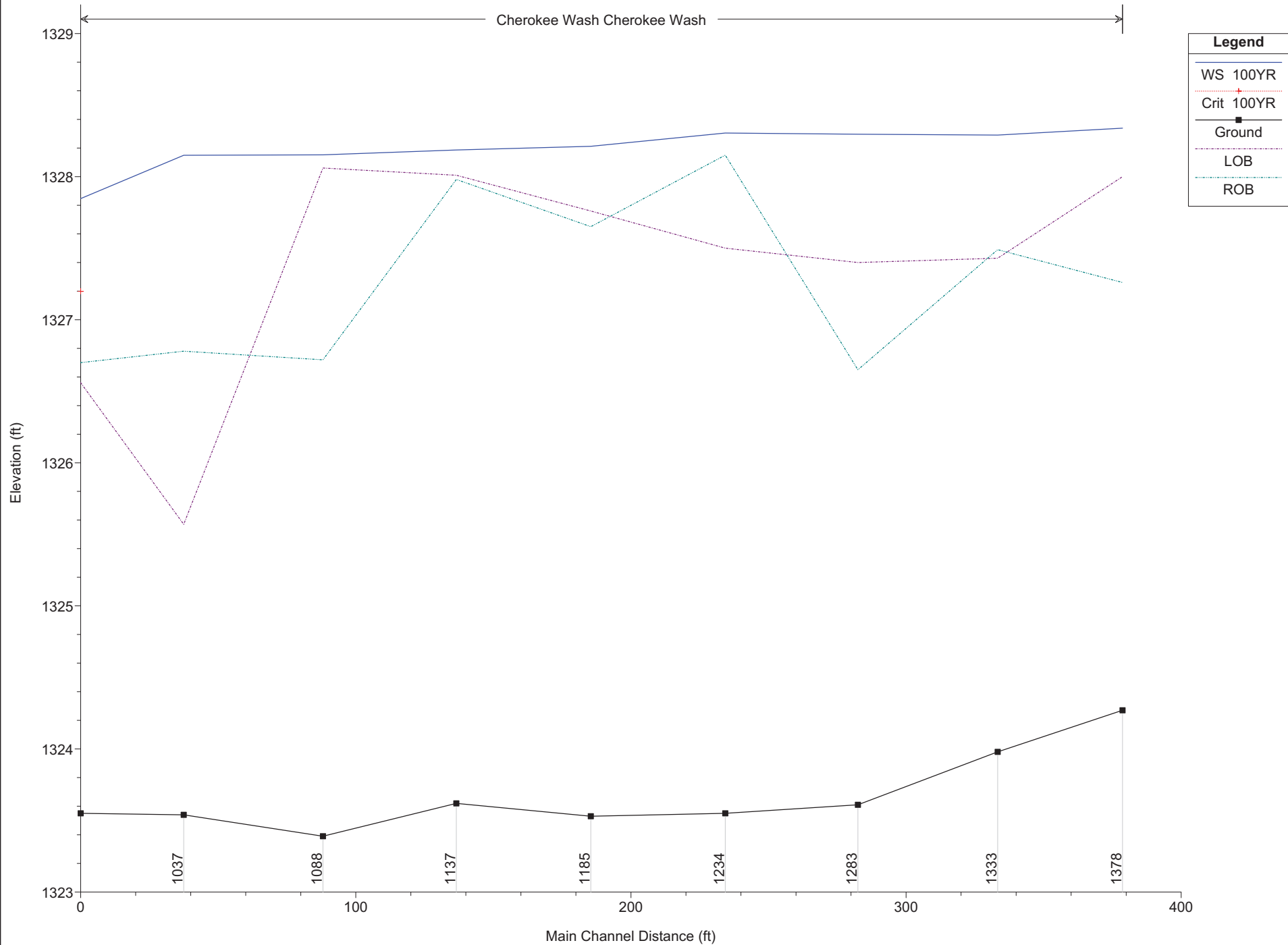
APPENDIX D

**HEC-RAS Analysis for
Cherokee Wash at the Site**

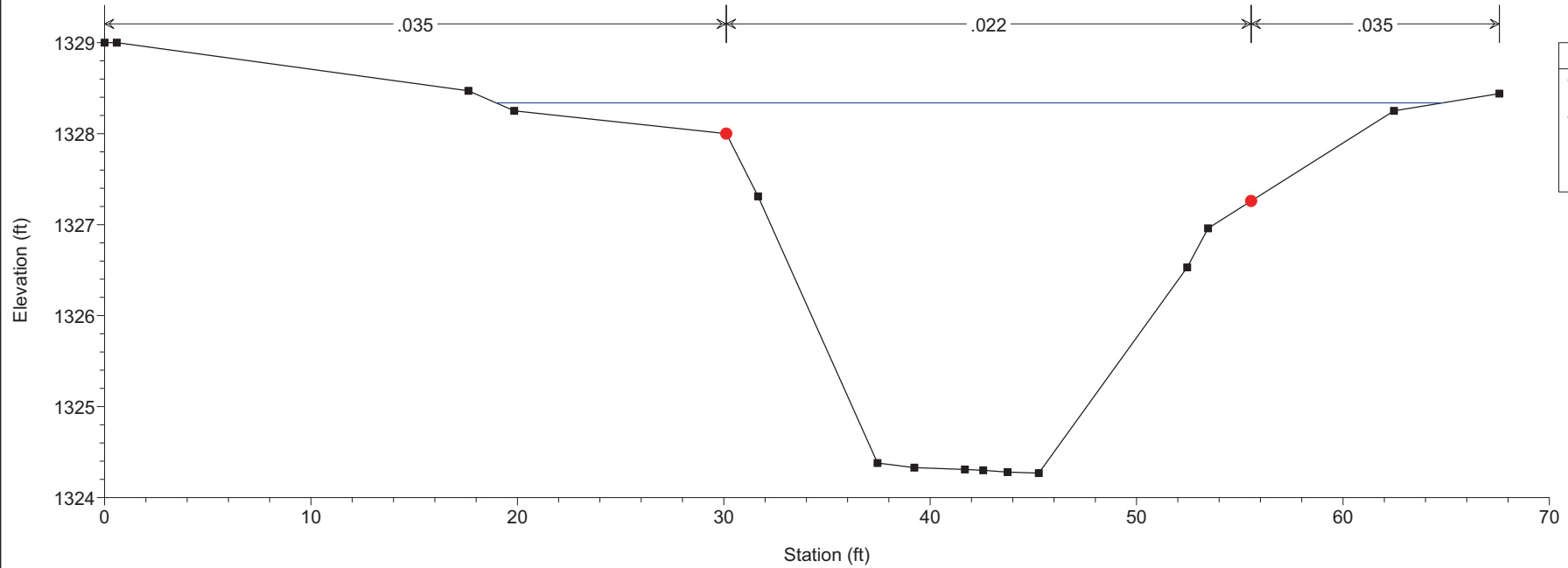
Existing Condition



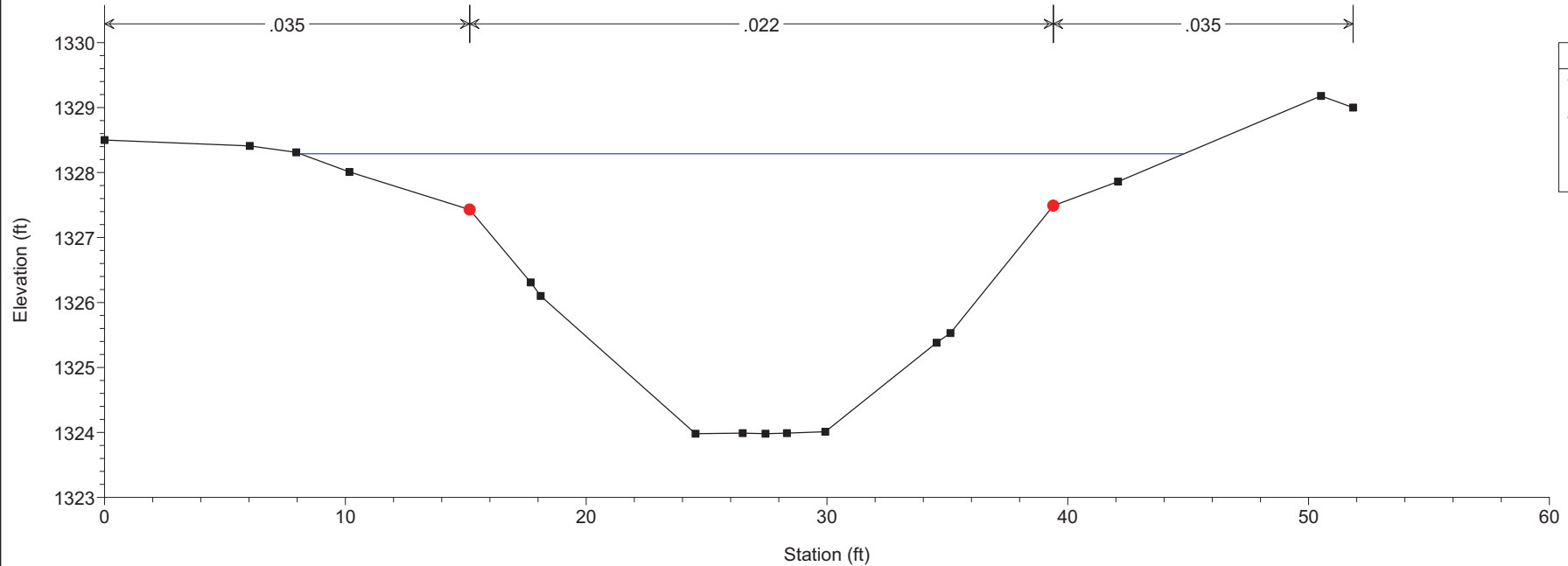
Cherokee Wash Cherokee Wash



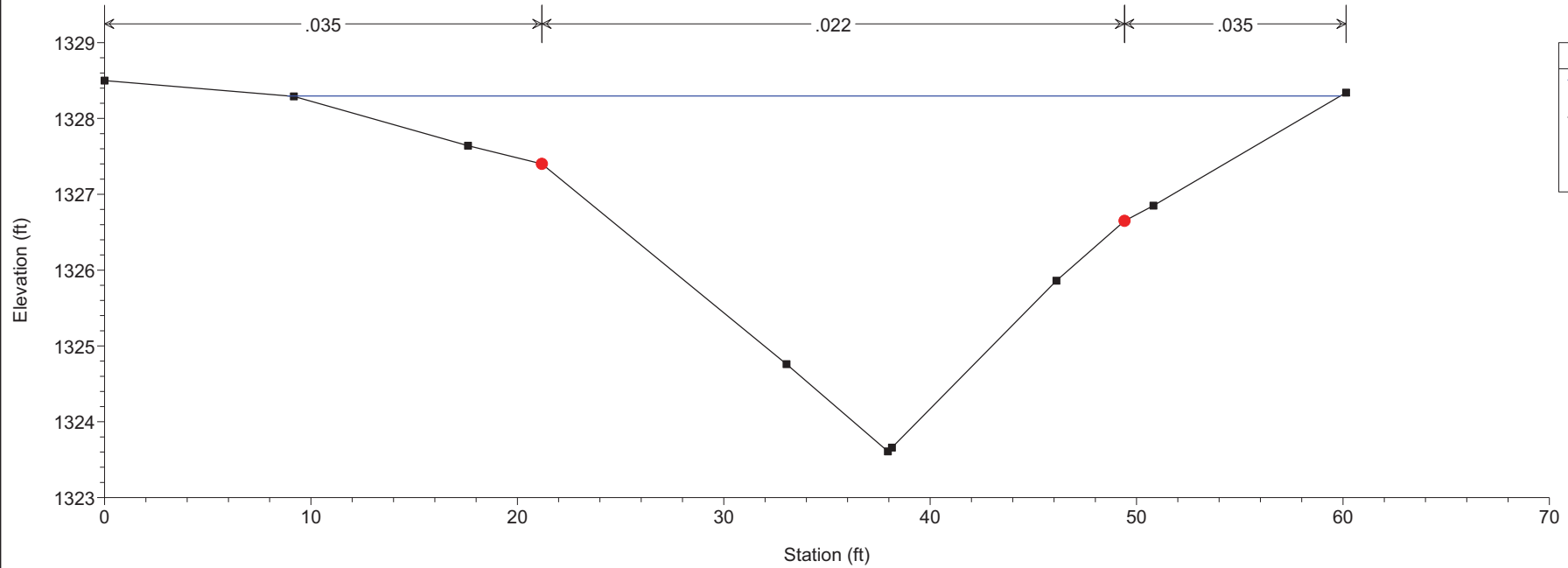
HEC-RAS Model Plan: Default Scenario 10/23/2019
River = Cherokee Wash Reach = Cherokee Wash RS = 1378



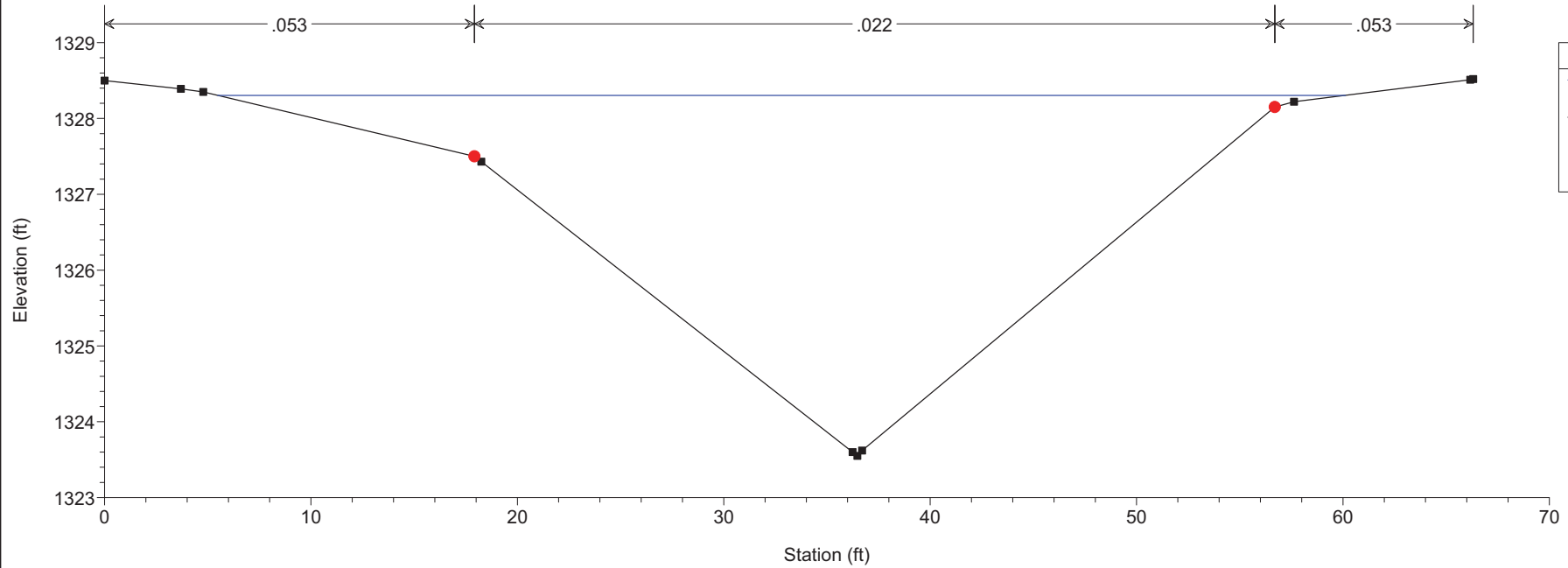
HEC-RAS Model Plan: Default Scenario 10/23/2019
River = Cherokee Wash Reach = Cherokee Wash RS = 1333



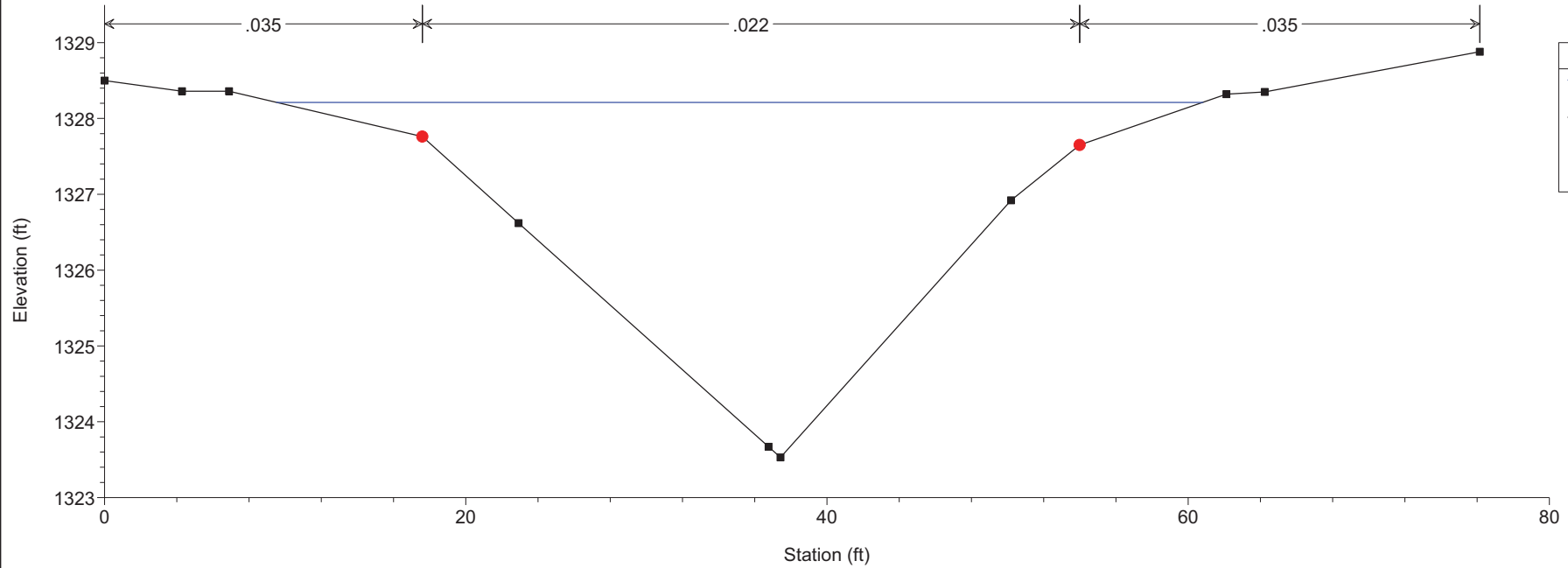
HEC-RAS Model Plan: Default Scenario 10/23/2019
River = Cherokee Wash Reach = Cherokee Wash RS = 1283



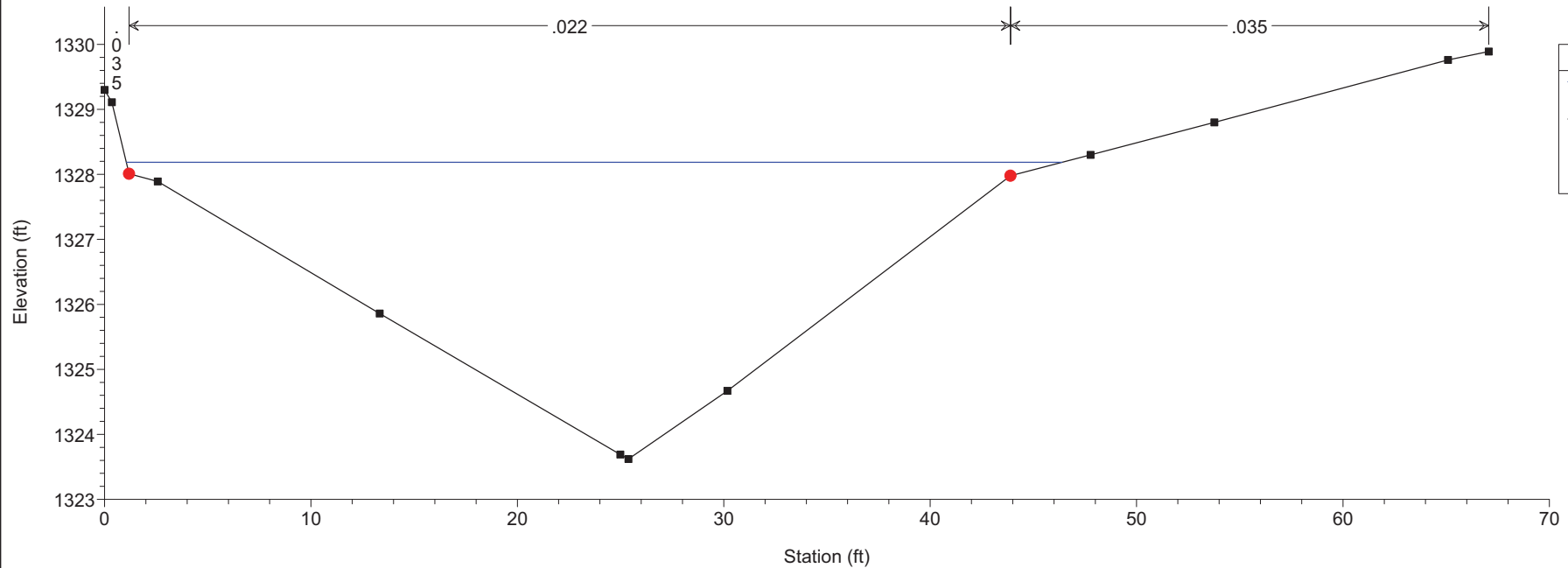
HEC-RAS Model Plan: Default Scenario 10/23/2019
River = Cherokee Wash Reach = Cherokee Wash RS = 1234



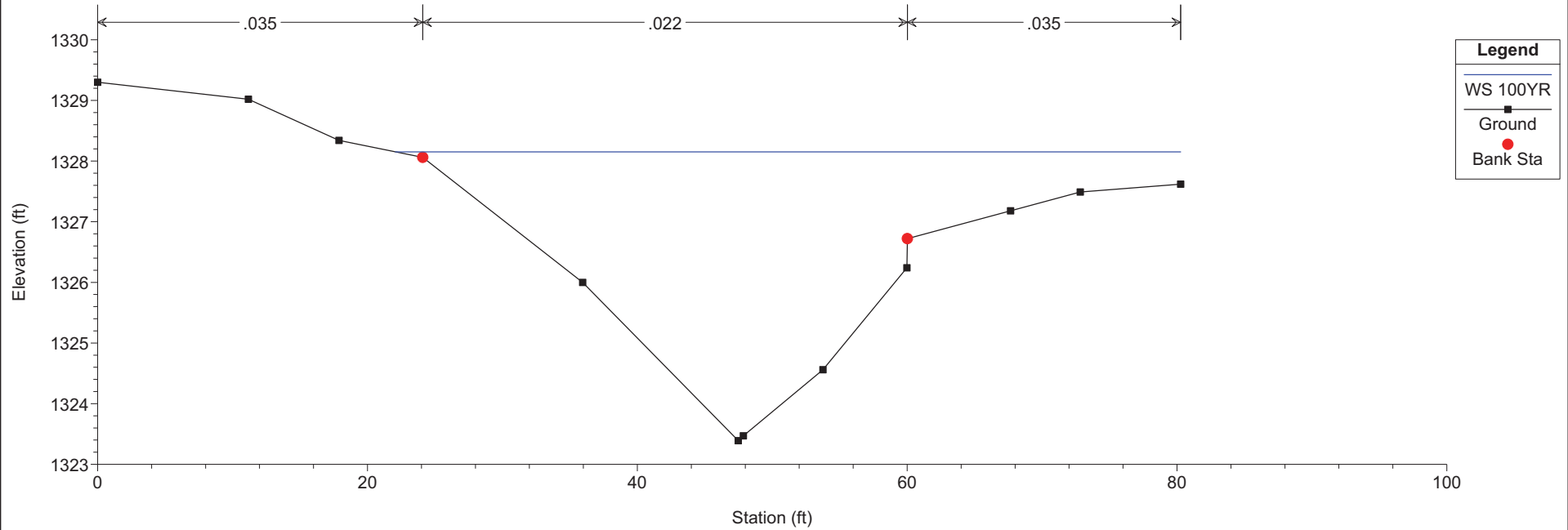
HEC-RAS Model Plan: Default Scenario 10/23/2019
River = Cherokee Wash Reach = Cherokee Wash RS = 1185



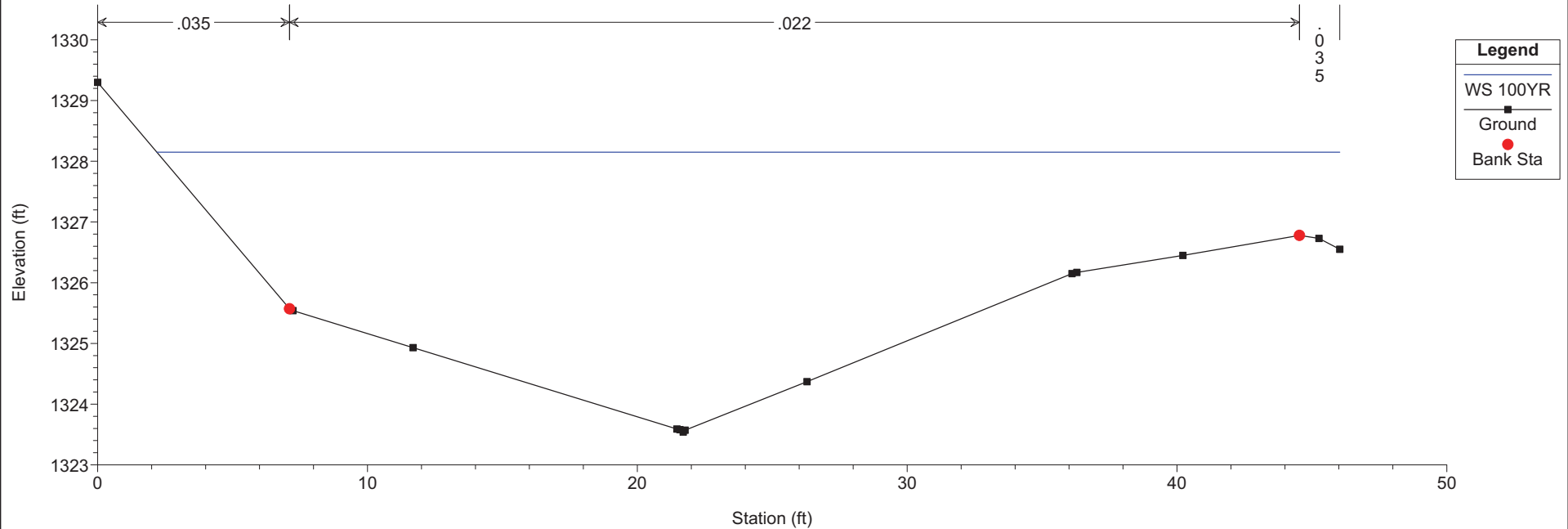
HEC-RAS Model Plan: Default Scenario 10/23/2019
River = Cherokee Wash Reach = Cherokee Wash RS = 1137



HEC-RAS Model Plan: Default Scenario 10/23/2019
River = Cherokee Wash Reach = Cherokee Wash RS = 1088

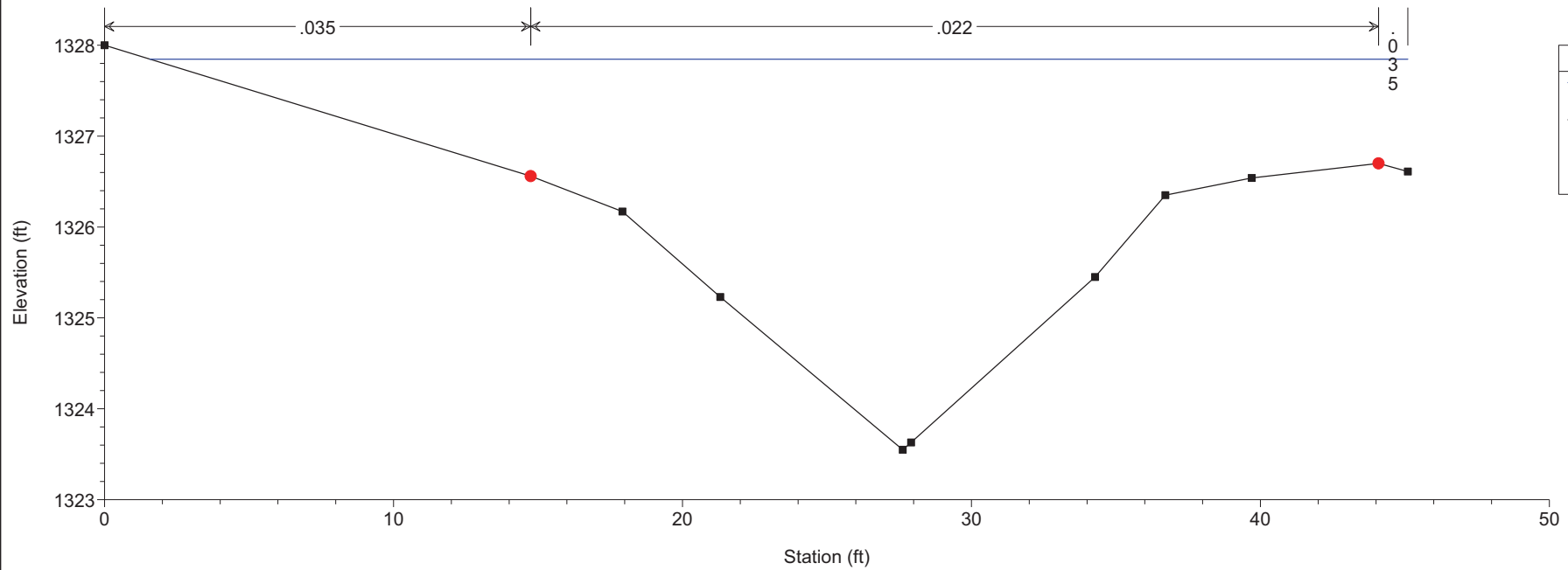


HEC-RAS Model Plan: Default Scenario 10/23/2019
River = Cherokee Wash Reach = Cherokee Wash RS = 1037



HEC-RAS Model Plan: Default Scenario 10/23/2019

River = Cherokee Wash Reach = Cherokee Wash RS = 1000

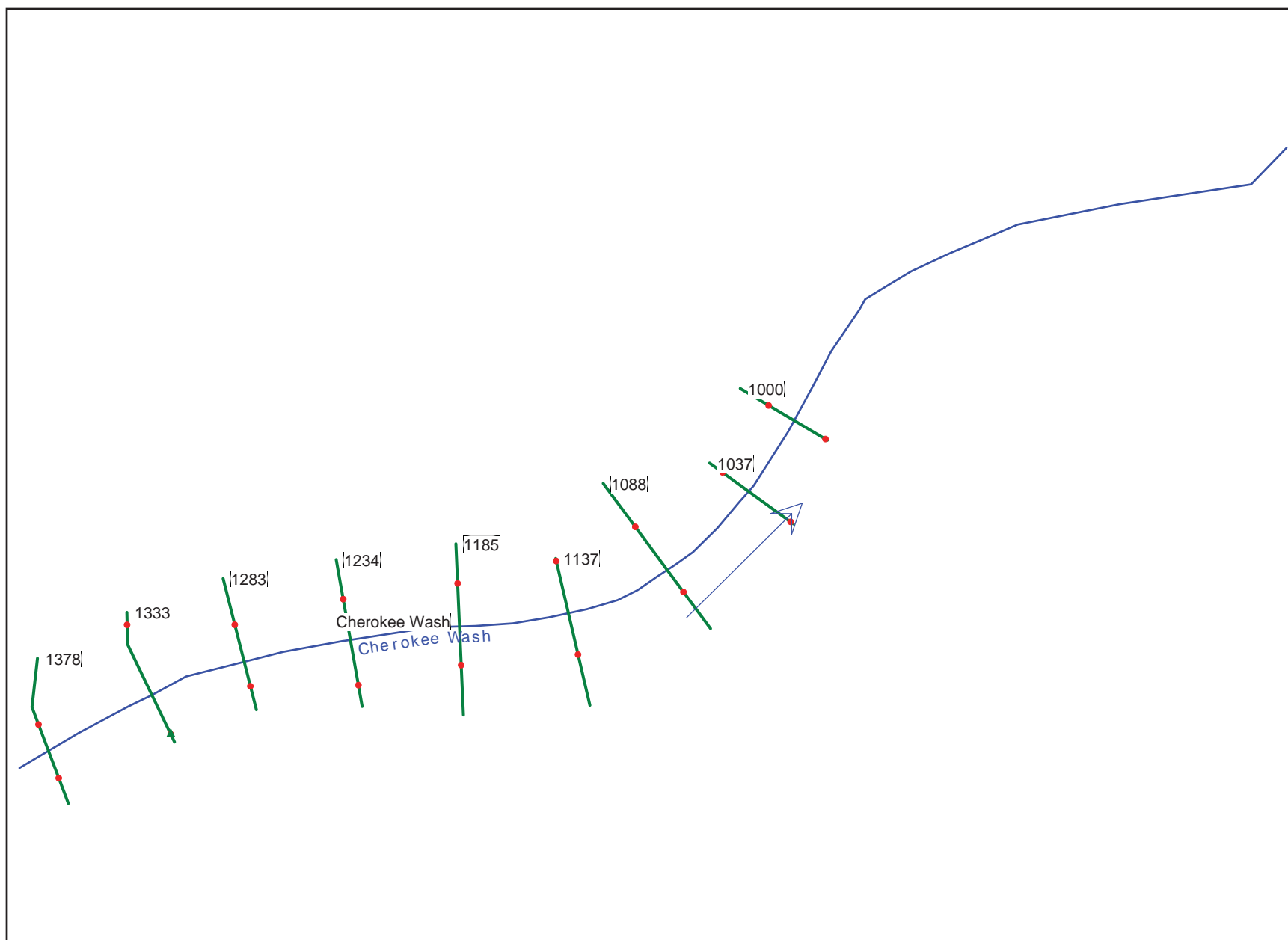


Legend
WS 100YR
Ground
Bank Sta

HEC-RAS Plan: Default Scenario River: Cherokee Wash Reach: Cherokee Wash Profile: 100YR

Reach	River Sta	Profile	Q Total	Min Ch El	W.S. Elev	Crit W.S.	E.G. Elev	E.G. Slope	Vel Chnl	Flow Area	Top Width	Froude # Chl
			(cfs)	(ft)	(ft)	(ft)	(ft)	(ft/ft)	(ft/s)	(sq ft)	(ft)	
Cherokee Wash	1378	100YR	378.00	1324.27	1328.34		1328.75	0.001550	5.16	78.62	45.90	0.54
Cherokee Wash	1333	100YR	378.00	1323.98	1328.29		1328.68	0.001324	5.02	79.78	36.73	0.50
Cherokee Wash	1283	100YR	378.00	1323.61	1328.30		1328.59	0.001062	4.41	96.62	51.01	0.45
Cherokee Wash	1234	100YR	378.00	1323.55	1328.30		1328.52	0.000873	3.72	106.24	54.63	0.41
Cherokee Wash	1185	100YR	378.00	1323.53	1328.21		1328.47	0.001077	4.06	96.34	51.28	0.45
Cherokee Wash	1137	100YR	378.00	1323.62	1328.19		1328.40	0.001006	3.75	101.14	45.33	0.43
Cherokee Wash	1088	100YR	378.00	1323.39	1328.15		1328.36	0.000845	3.71	114.48	58.21	0.40
Cherokee Wash	1037	100YR	378.00	1323.54	1328.15		1328.31	0.000526	3.24	122.71	43.84	0.33
Cherokee Wash	1000	100YR	378.00	1323.55	1327.85	1327.20	1328.25	0.001902	5.18	80.07	43.53	0.59

Proposed Condition

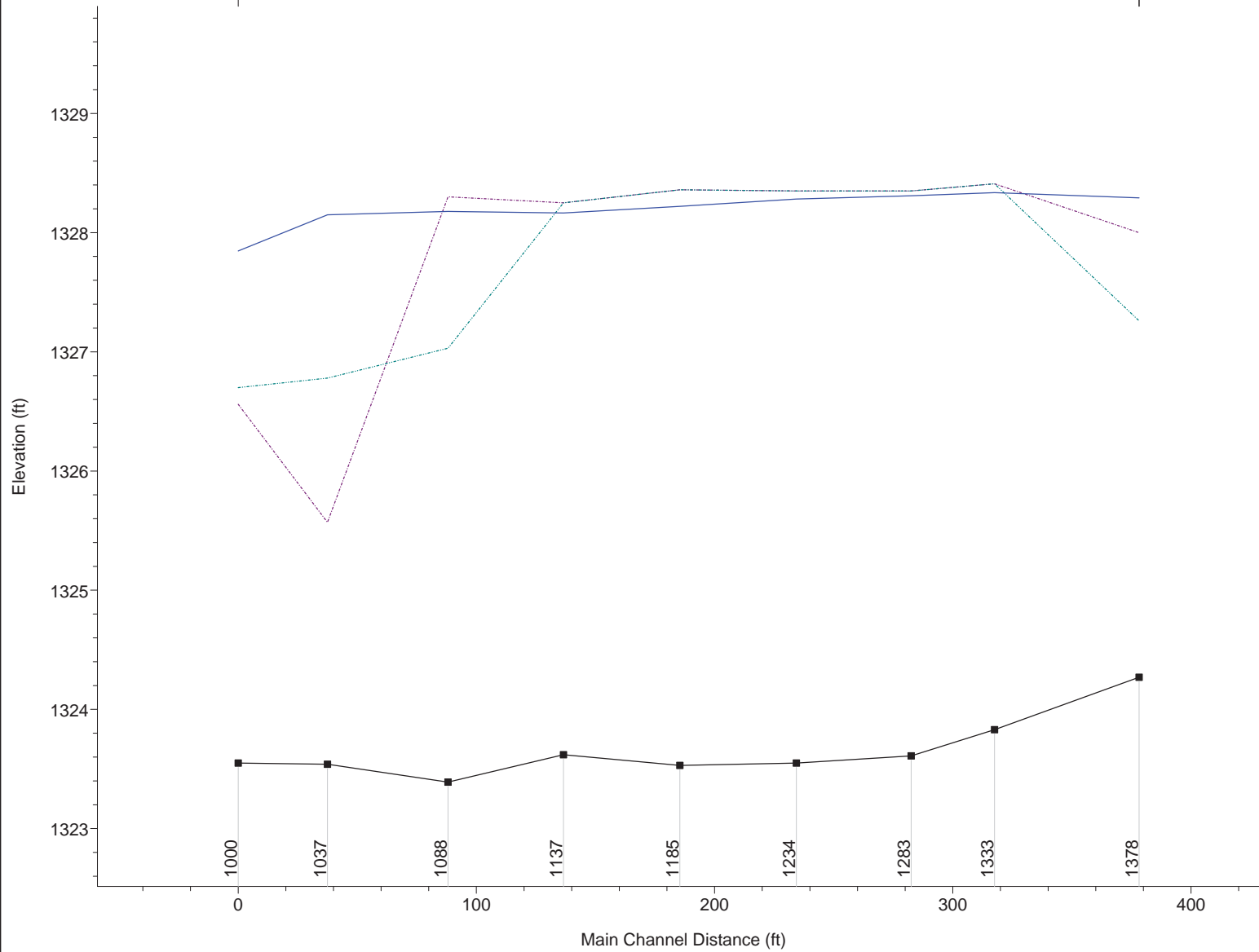


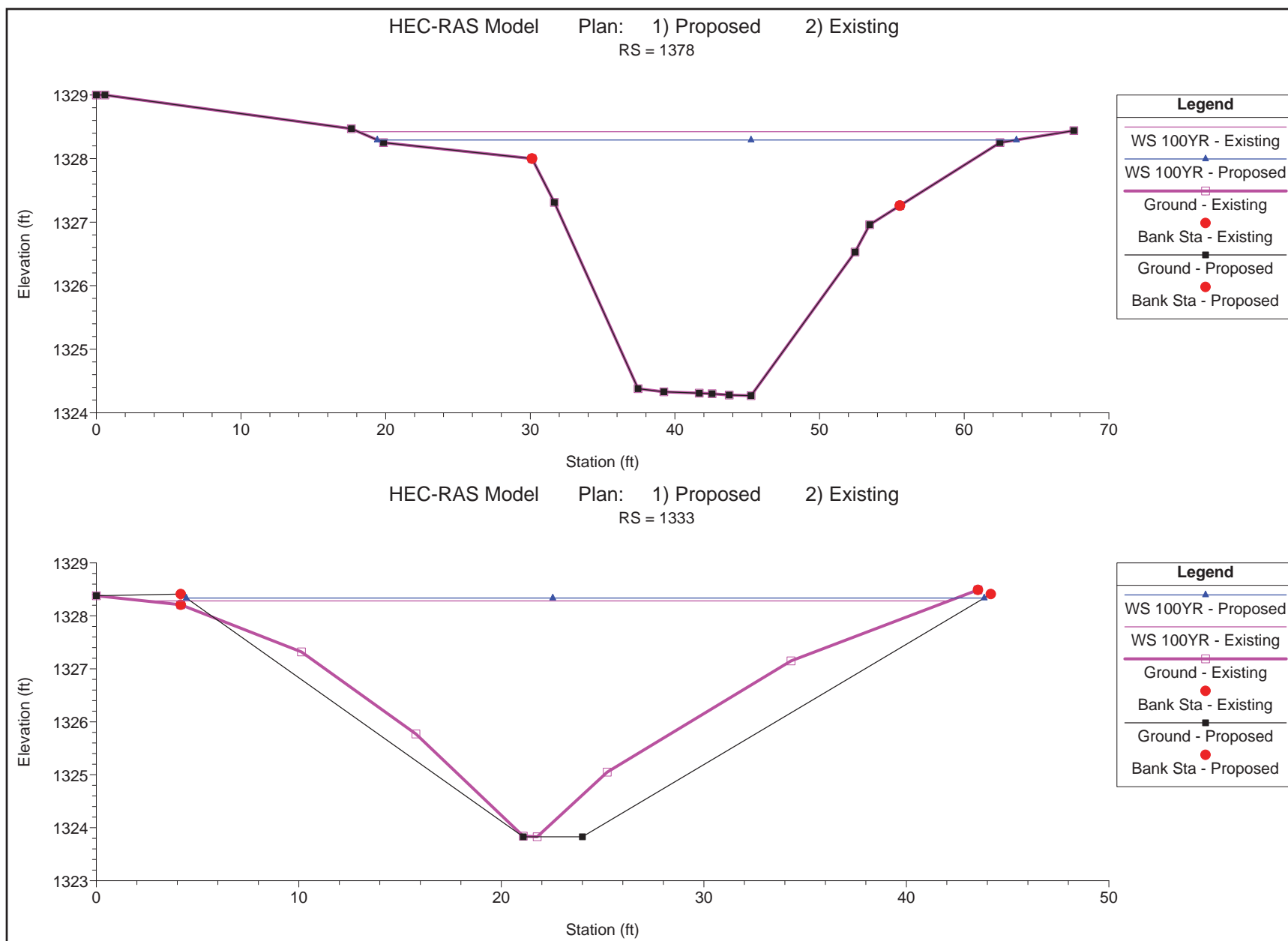
HEC-RAS Model Plan: Proposed_Updated 11/14/2019

Cherokee Wash Cherokee Wash

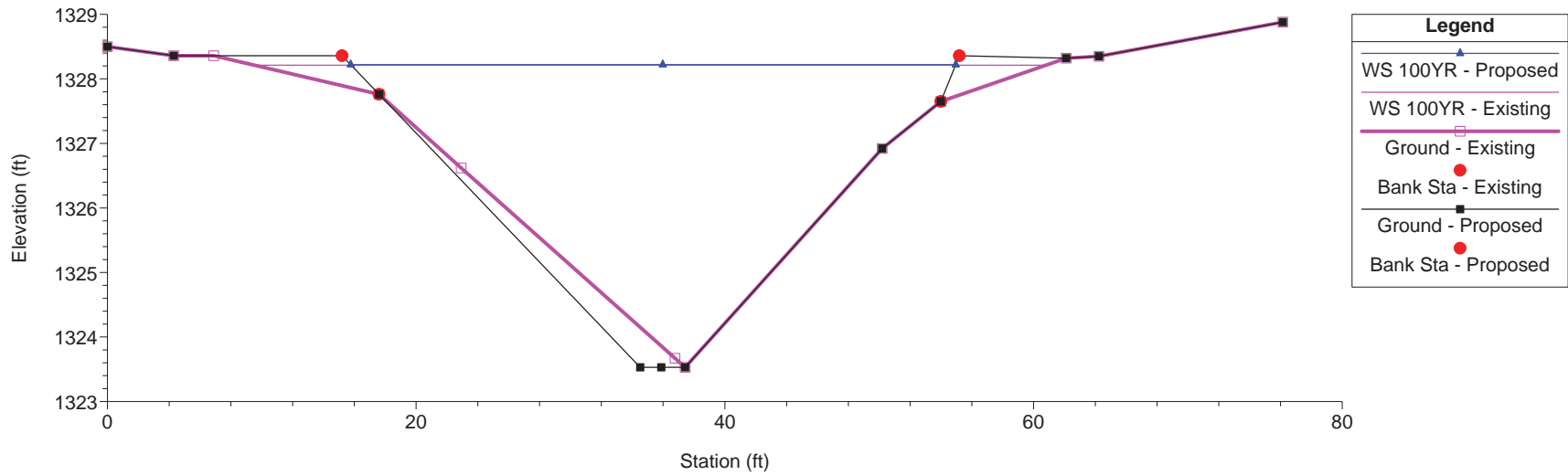
Legend

- WS 100YR
- Ground
- LOB
- ROB

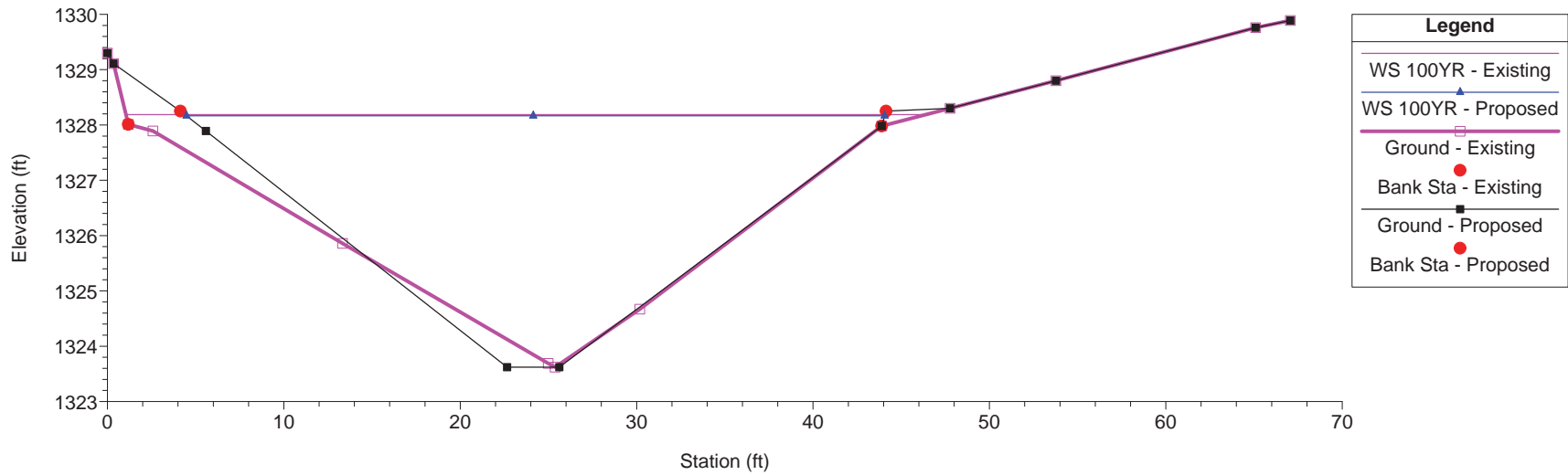




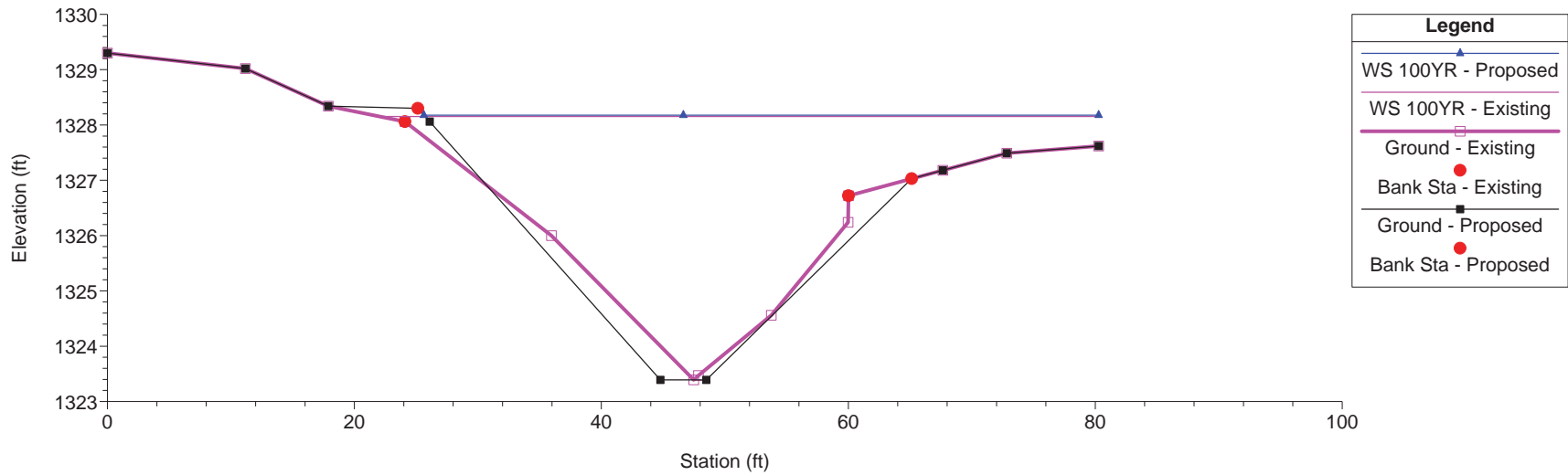
HEC-RAS Model Plan: 1) Proposed 2) Existing
RS = 1185



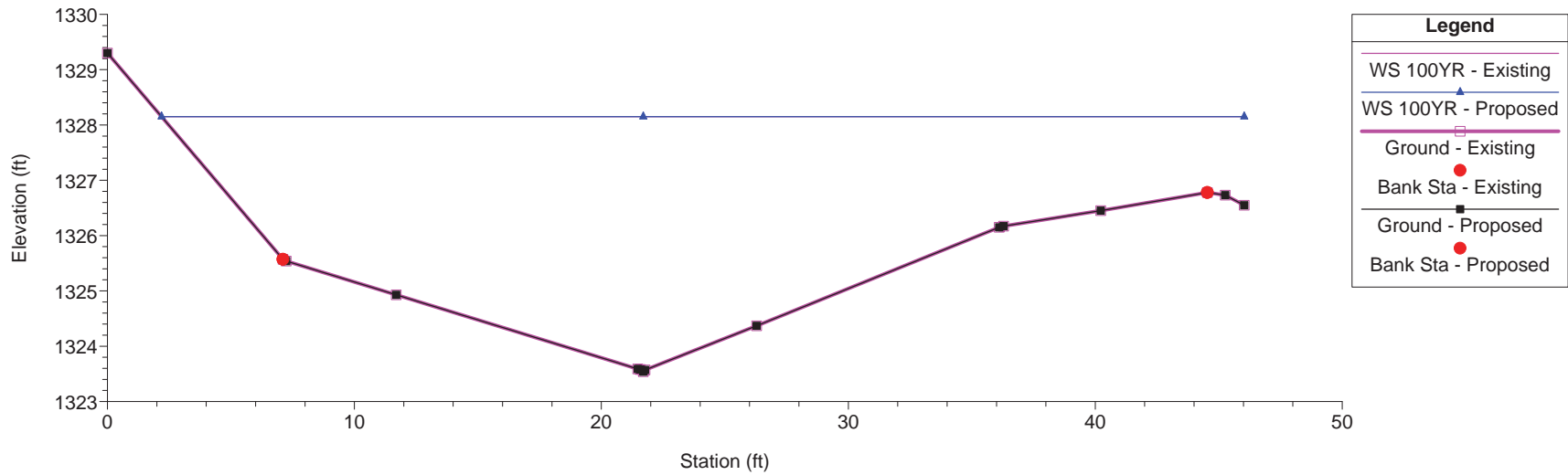
HEC-RAS Model Plan: 1) Proposed 2) Existing
RS = 1137



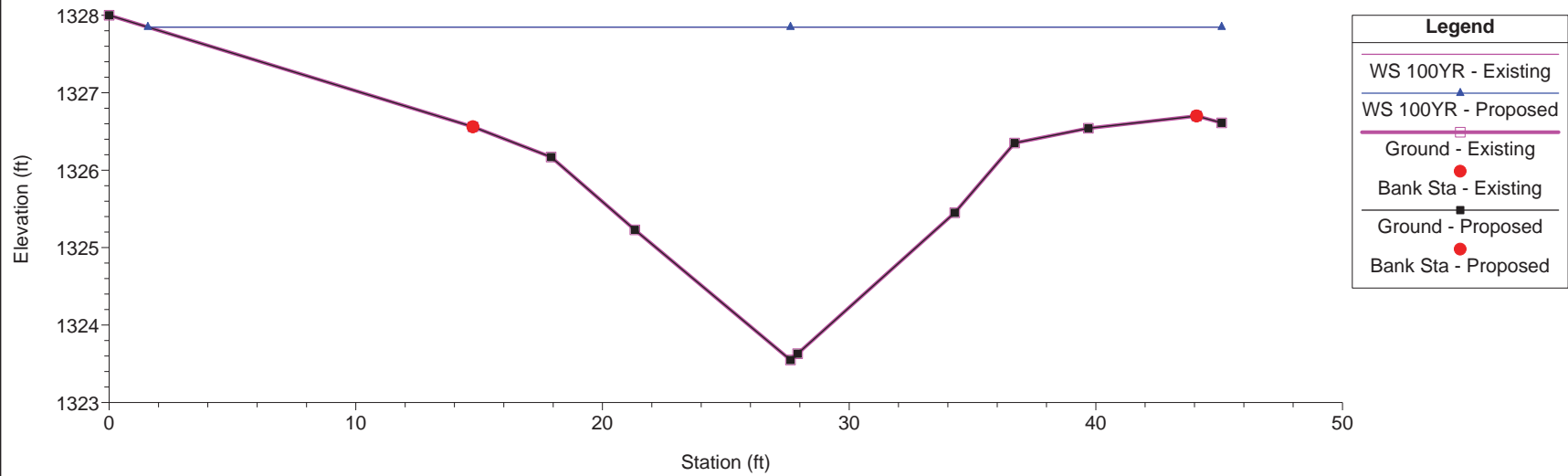
HEC-RAS Model Plan: 1) Proposed 2) Existing
RS = 1088



HEC-RAS Model Plan: 1) Proposed 2) Existing
RS = 1037



HEC-RAS Model Plan: 1) Proposed 2) Existing
RS = 1000



HEC-RAS Plan: Proposed River: Cherokee Wash Reach: Cherokee Wash Profile: 100YR

Reach	River Sta	Profile	Q Total	Min Ch El	W.S. Elev	Crit W.S.	E.G. Elev	E.G. Slope	Vel Chnl	Flow Area	Top Width	Froude # Chl
			(cfs)	(ft)	(ft)	(ft)	(ft)	(ft/ft)	(ft/s)	(sq ft)	(ft)	
Cherokee Wash	1378	100YR	378.00	1324.27	1328.29		1328.72	0.001643	5.25	76.52	44.18	0.55
Cherokee Wash	1333	100YR	378.00	1323.83	1328.34	1327.01	1328.58	0.001100	3.96	95.34	41.34	0.45
Cherokee Wash	1283	100YR	378.00	1323.61	1328.31		1328.54	0.001008	3.85	98.20	39.68	0.43
Cherokee Wash	1234	100YR	378.00	1323.55	1328.28		1328.49	0.000837	3.64	103.73	39.52	0.40
Cherokee Wash	1185	100YR	378.00	1323.53	1328.22		1328.44	0.000946	3.79	99.70	39.20	0.42
Cherokee Wash	1137	100YR	378.00	1323.62	1328.17		1328.40	0.001012	3.86	98.00	39.58	0.43
Cherokee Wash	1088	100YR	378.00	1323.39	1328.18		1328.34	0.000591	3.26	124.72	54.64	0.34
Cherokee Wash	1037	100YR	378.00	1323.54	1328.15		1328.31	0.000526	3.24	122.73	43.84	0.33
Cherokee Wash	1000	100YR	378.00	1323.55	1327.85	1327.20	1328.25	0.001901	5.18	80.08	43.53	0.59

PLATE 1
Drainage Map

Notes:
Flow patterning shown in blues are from LIBW ADMS 2D North Model used to assess potential flow split locations. Peak flows from this model were not used in the calculations (see Appendix A).

Flow direction is generally from west to east and southwest to northeast.

Cross-section elevation data taken from LIBW ADMS mapping except A1 and A2 (which were adapted from typical roadway sections for Minor Arterial and Residential Street for Town of PV (see Appendices B & C).

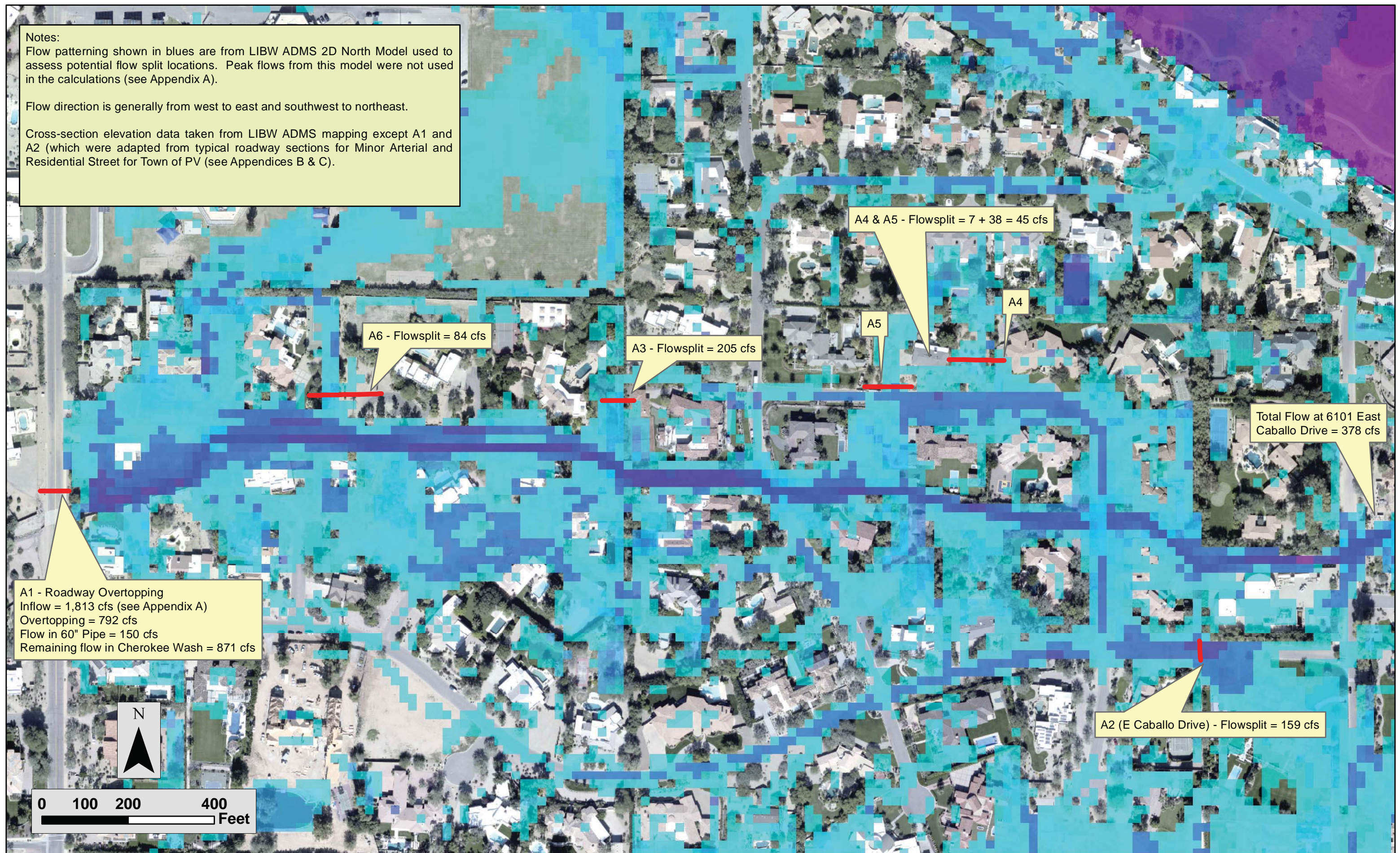


Plate 1 - Drainage Map

PLATE 2
HEC-RAS Map

Printed By: RyanB Print Date: November 15, 2019 Filename: N:\01\0326801\Hydro\Parcel\CAD\PLATE2.dwg



APN 168-59-010
STEPHEN & BARBARA FINBERG
LOT 8
MORNING GLORY ESTATES
BOOK 246 OF MAPS, PAGE 16
DOC. NO. 2003-0571273

APN 168-59-011
ANTHONY & SANDRA TOUBASSI TRUST
LOT 9
MORNING GLORY ESTATES
BOOK 246 OF MAPS, PAGE 16
DOC. NO. 2010-1055170

CVL CONSULTANTS

CELEBRATING 60 YEARS

4550 North 12th Street
Phoenix, AZ 85014
Phone: 602-984-6931
www.cvlci.com

DATE

REVISION

NO.

HEC-RAS MAP

6101 E CABALLO LANE
PARADISE VALLEY, ARIZONA

Plate 2

1 SHEET OF 1

CVL Contact: OSCAR GARCIA
CVL Project #: 1-01-0326801
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PROJECT NO. 1-01-03268-01

Call at least two full working days before you begin excavation.

ARIZONA

Arizona State Seal
Dial 5-1-1 or 1-800-57-PAVE (726-5263)
In Maricopa County: (602) 263-1100

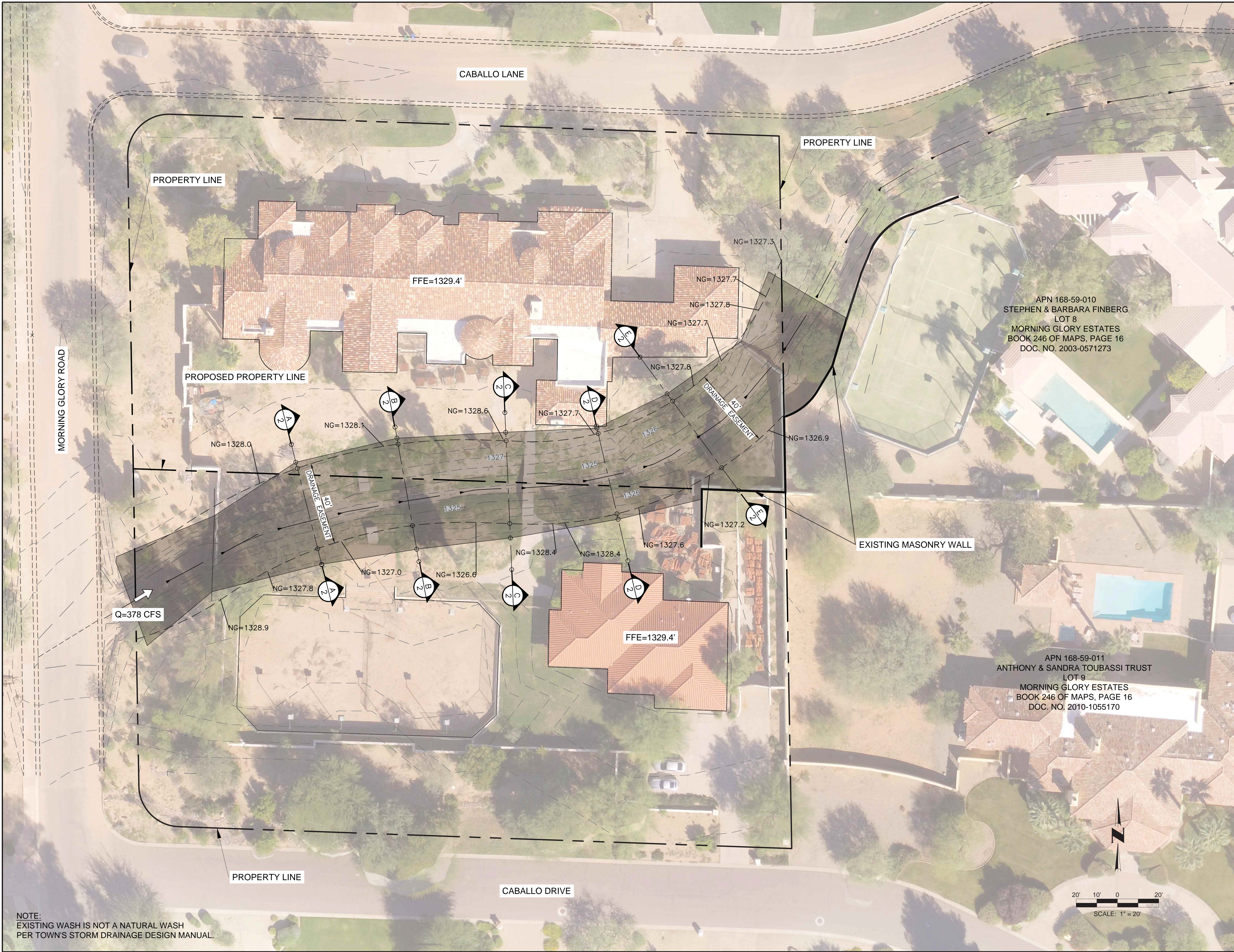
Call at least two full working days before you begin excavation.

ARIZONA

Arizona State Seal
Dial 5-1-1 or 1-800-57-PAVE (726-5263)
In Maricopa County: (602) 263-1100

DRAINAGE EASEMENT EXHIBIT

Printed By: RyanB Print Date: November 15, 2019 Filename: N:\01\0326801\Hydro\Parcel\CAD\EXHIBIT_EXISTING.dwg



DRAINAGE EASEMENT EXHIBIT

EXISTING CONDITION - PLAN VIEW

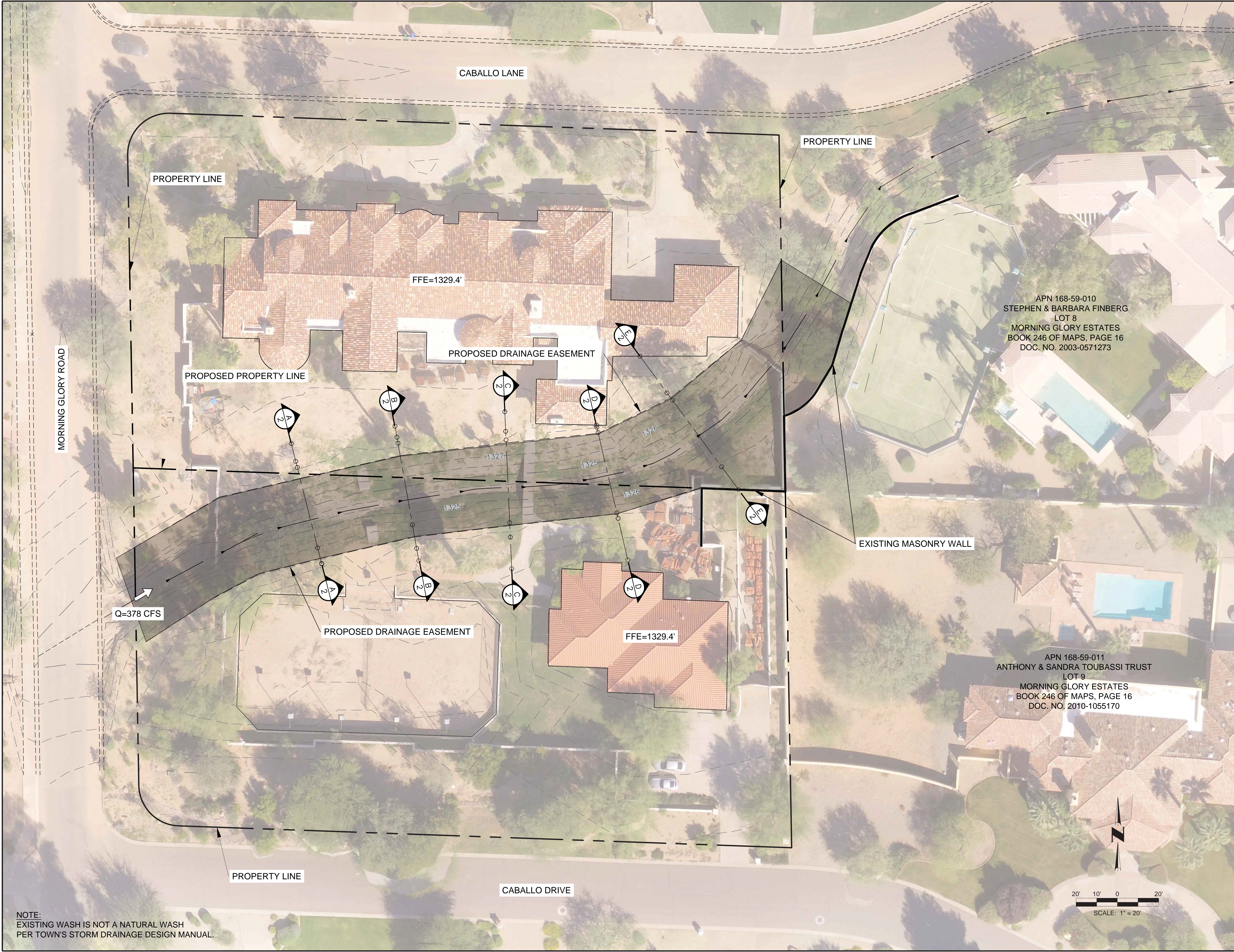
NO.	REVISION	DATE

Coe & Van Loo Consultants, Inc.

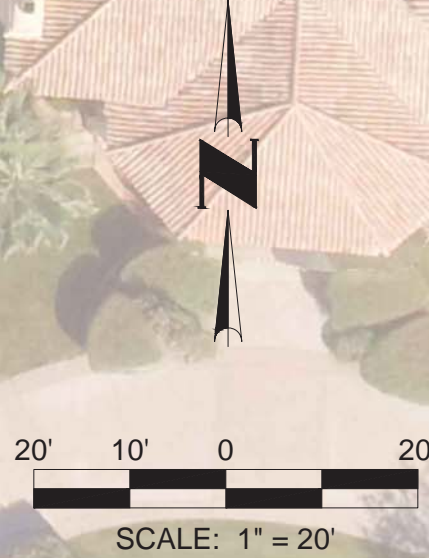


PROJECT NO. 1-01-03268-01

Printed By: RyanB Print Date: November 15, 2019 Filename: N:\01\0326801\Hydro\Parcel\CAD\EXHIBIT.dwg



NOTE:
EXISTING WASH IS NOT A NATURAL WASH
PER TOWN'S STORM DRAINAGE DESIGN MANUAL.

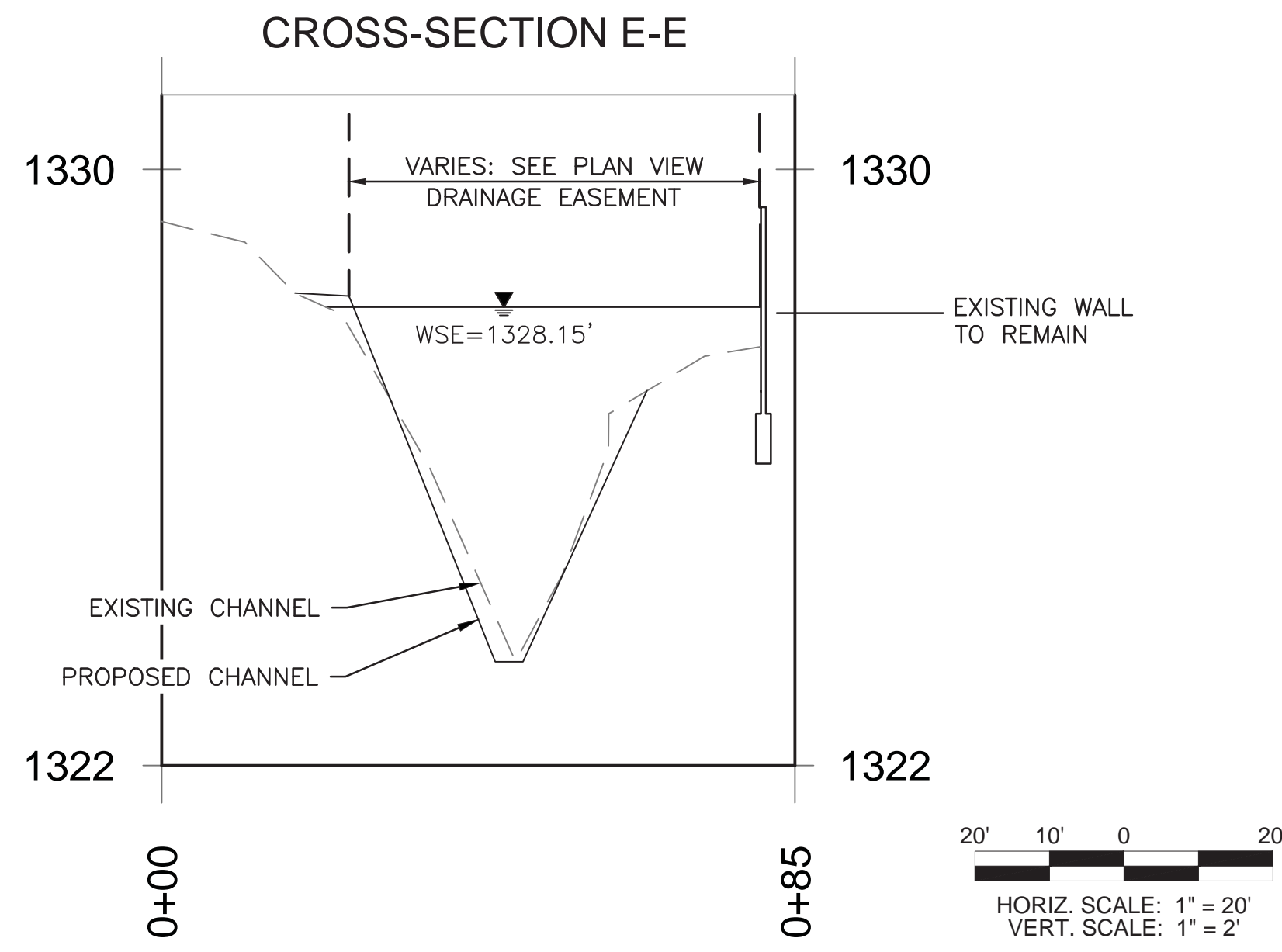
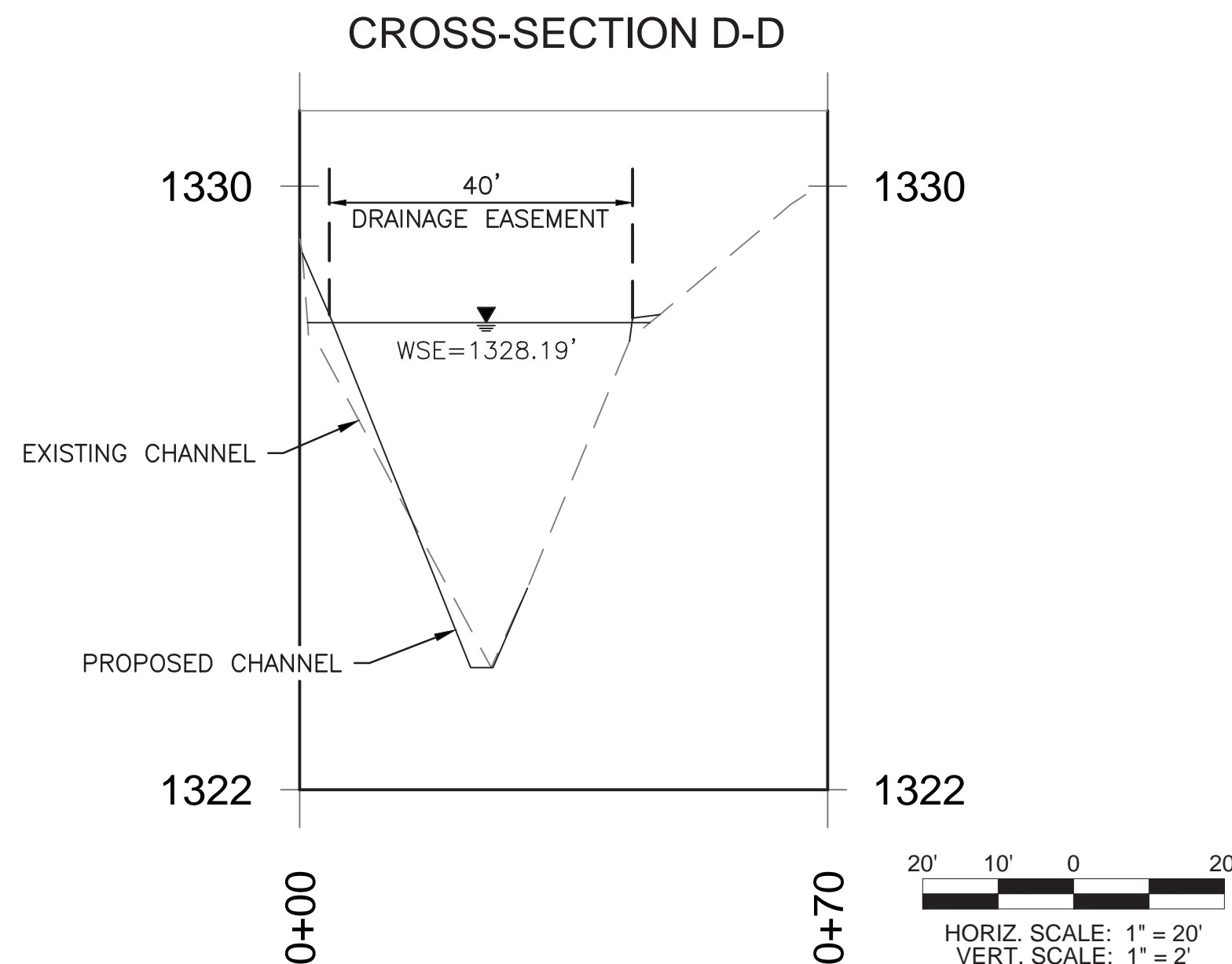
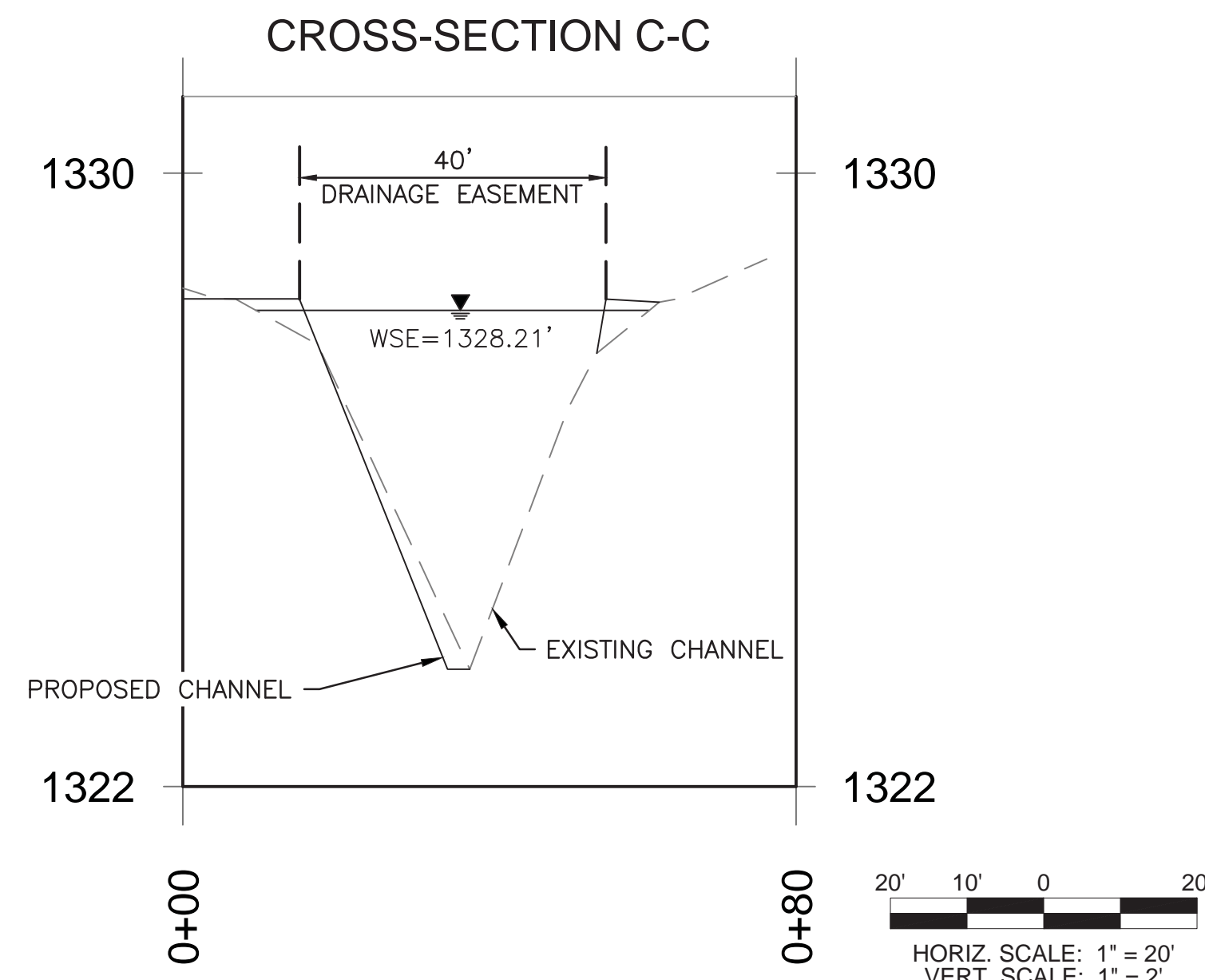
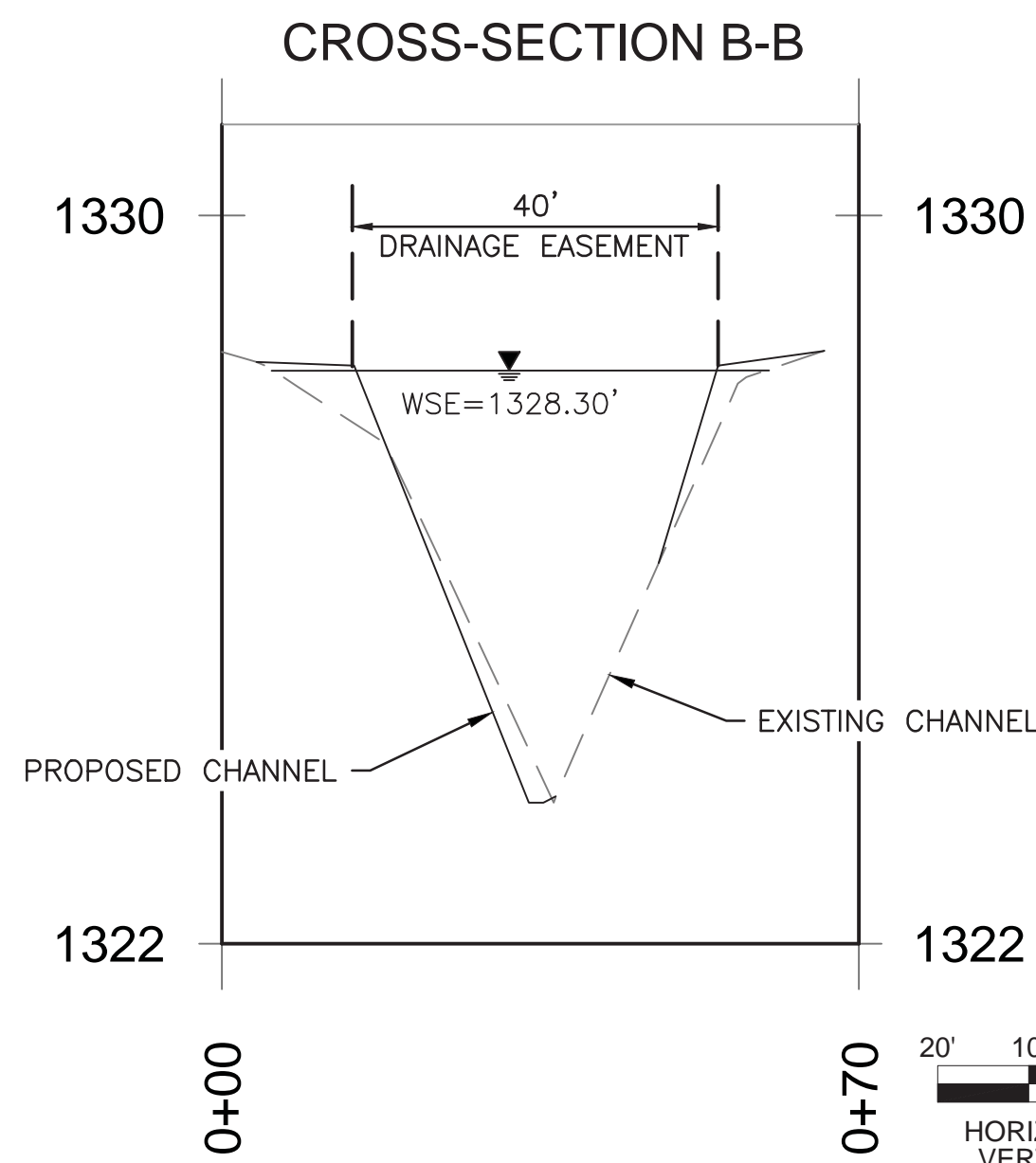
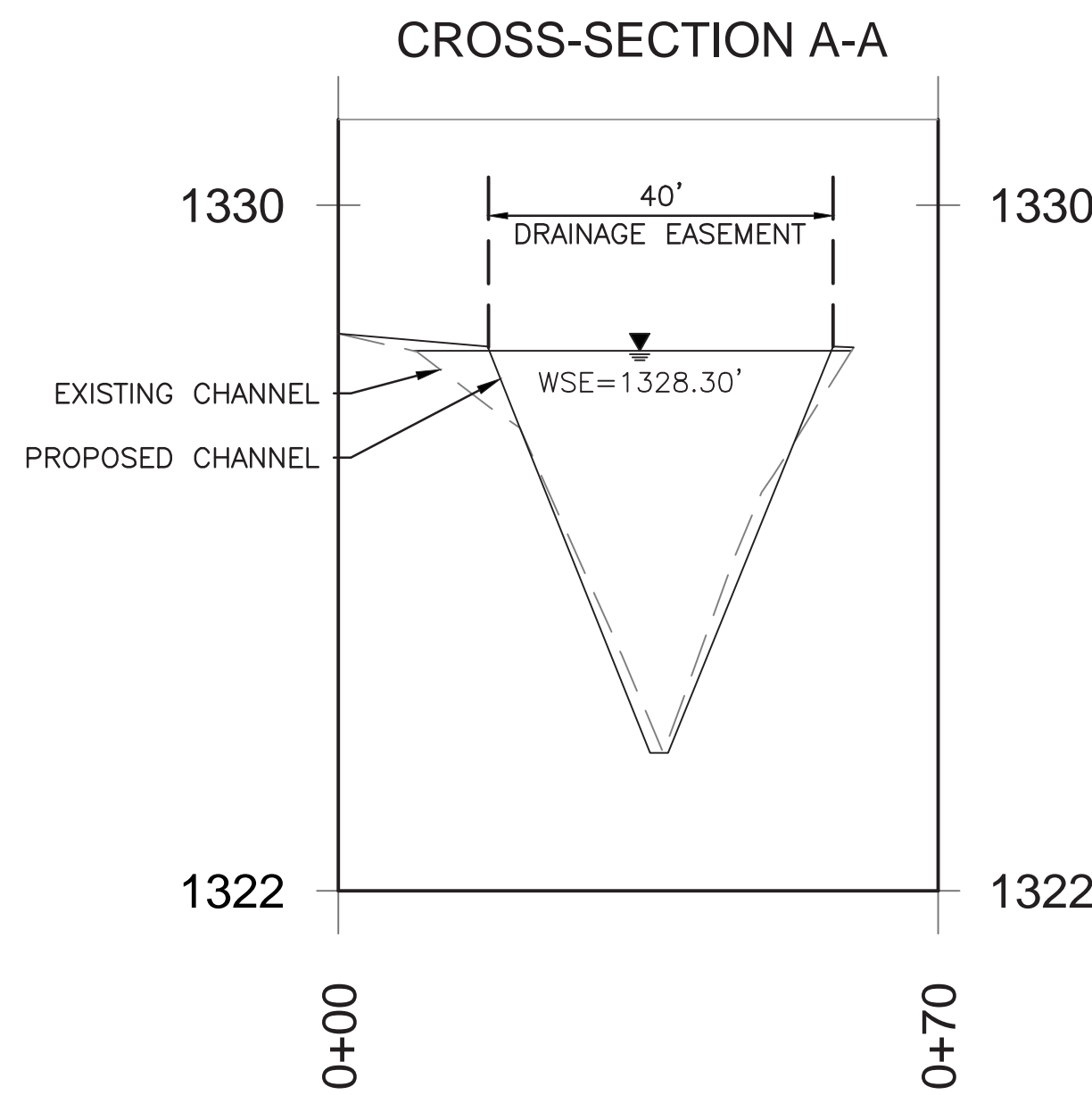


CVL Contact: OSCAR GARCIA
CVL Project #: 1-01-0326801
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DRAINAGE EASEMENT EXHIBIT		NO.	REVISION	DATE
2	SHEET OF	3		
PROPOSED CONDITION - PLAN VIEW			Coe & Van Loo Consultants, Inc.	



PROJECT NO. 1-01-03268-01



NO.	REVISION		DATE

Coe & Van Loo Consultants, Inc.

DRAINAGE EASEMENT EXHIBIT

CROSS SECTION VIEW

When recorded mail to:

Town of Paradise Valley
Town Attorney
6401 E. Lincoln
Paradise Valley, AZ 85253

DRAINAGE EASEMENT and DRAINAGE EASEMENT AGREEMENT

This Drainage Easement and Drainage Easement Agreement (“Agreement”) is made and entered into as of this _____ day of _____, 2020, by and between DK REAL ESTATE HOLDINGS, LLC, an Arizona limited liability company (“Grantor”), and the TOWN OF PARADISE VALLEY, an Arizona municipal corporation (“Grantee” or “Town”).

1. Grantor is the fee simple owner of that certain real property located in the Town of Paradise Valley, County of Maricopa, State of Arizona, as shown on Exhibit A and located at the northeast corner of East Caballo Drive and North Morning Glory Road (the “Property”).
2. Grantor grants to Grantee drainage easement rights in, over and across the parcels shown on Exhibit B (the “Drainage Easement”) and Grantee has accepted same by its approval of Exhibit B and the acceptance of the Drainage Easement and this Agreement (as evidenced by the execution of this Agreement by the Mayor of the Town).
3. Grantor, for Grantor, its successors, and assigns (hereinafter “Owners”) covenants with the Grantee and its successors and assigns, that Grantor and Owners, at all times after the effective date of this instrument, at its own cost and expense, will clean and maintain the Drainage Easement, and will keep the Drainage Easement area cleaned and maintained in a proper and workmanlike manner, and in compliance with all applicable ordinances, codes, rules and regulations. Grantor, and all future Owners, lessees, and residents of all or any part of the Property are bound by the provisions of this Agreement. This Agreement cannot be terminated, released, amended or modified without the express prior written consent of Grantee.
4. If for any reason the Grantor (or Owners) does not fulfill its duty to clean and maintain the Drainage Easement, and such failure continues for sixty (60) days after written notice thereof from Grantee to Grantor (or Owners) (except in the case of imminent danger where only reasonable prior notice is required), the Grantee shall have the right of self-help, in addition to powers and enforcement authorized by the Town of Paradise Valley Town Code and Arizona state law, and in connection with such rights, shall have the right to enter the Drainage Easement area and, as needed

to access the Drainage Easement area, the Property, to clean or to maintain, and to be compensated by Grantors (or Owners) for the full and actual amount of the cleaning and maintenance as required by this Agreement and applicable ordinances, codes and regulations. Notwithstanding the foregoing, so long as Grantor (or Owners) has commenced to cure the failure within sixty (60) days after written notice thereof from Grantee and thereafter diligently prosecutes such cure to completion, Grantee shall not exercise any of its rights or remedies in this Paragraph 4 (except in the case of imminent danger).

5. The Grantors (or Owners) of the Property shall be liable to the Town for reasonable maintenance costs incurred by the Town pursuant to Paragraph 4 above, together with interest at the legal rate and reasonable attorneys' fees. If those amounts are not paid within thirty (30) days after written demand to the Grantors (or Owners) for payment of maintenance costs incurred by the Town pursuant to Paragraph 4, then ten (10) business days after a second written demand in the same form and to the same parties, the Town may record a Notice of Claim of Lien against the Property to secure the payment of such amounts, a copy of which will be forwarded to Grantor, or, as appropriate, the Owners.

6. After delivery of notice as required by Paragraphs 4 and 5 and passage of applicable cure periods, the Town shall have the right, at its option, to enforce collection of any amounts owed to the Town under Paragraph 4 above in any manner allowed by law, including, without limitation, bringing an action against Grantor, or, as appropriate, the Owners of the Property to pay such amounts or bringing an action to foreclose its lien against the Property in the manner provided by law for the foreclosure of a realty mortgage. The Town shall have the power to bid at any foreclosure sale and to purchase the Property so sold.

7. This Agreement shall be in addition to any other agreements, law, ordinances or regulations relating to drainageways, easements and the subject matter herein.

8. This Agreement is binding upon and inures to the benefit of the parties hereto and their respective successors, assigns, affiliates, agents and tenants. This Agreement, the Drainage Easement and other rights and obligations created, granted and conveyed shall run with the land as a burden upon the Property.

9. Grantor warrants that (i) it is the fee simple owner of the Property, (ii) it has full right, power and authority to grant the Drainage Easement set forth herein and to execute this Agreement, and (iii) the execution hereof by Grantor does not conflict with or constitute a default under any agreement to which Grantor is a party or by which Grantor of the Drainage Easement is bound.

10. This Agreement shall terminate only upon mutual written agreement between the parties.

IN WITNESS WHEREOF, Grantor and Grantee have executed this Agreement as of the date first above written:

GRANTOR:

DK REAL ESTATE HOLDINGS, LLC,
an Arizona limited liability company

By: _____
Name: David Kaye, Manager

STATE OF ARIZONA)
) ss
COUNTY OF MARICOPA)

The foregoing instrument was acknowledged before me this _____ day of _____, 2020,
by David Kaye, the manager of DK Real Estate Holdings, LLC, an Arizona limited liability
company, on behalf thereof.

Notary Public

My Commission Expires: _____

GRANTEE:

TOWN OF PARADISE VALLEY

By: _____
Jerry Bien-Willner, Mayor

ATTEST:

Duncan Miller, Town Clerk

APPROVED AS TO FORM:

Andrew Miller, Town Attorney

Exhibit A – The Property

That part of the Northwest Quarter of Section 33, Township 3 North, Range 4 East, of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

Commencing at the Northwest Corner of Lot 10 of the Lot Combination Plan for “Morning Glory Estates I” recorded in Book 891 of maps, page 24, Maricopa County Records;

Thence South 01°00'54" East, along the Easterly line of said Lot 10, a distance of 172.50 feet to the True Point of Beginning;

Thence continuing along said Easterly line, South 01°00'54" East, a distance of 172.69 feet to a point on the Northerly Right of Way line of Caballo Drive;

Thence North 87°57'11" West, along said Northerly Right of Way line, a distance of 297.06 feet to the beginning of a tangent curve of 20.00 foot radius, concave Northeasterly;

Thence Northwesterly, along said Northerly Right of Way line and said curve, through a central angle of 86°56'32", a distance of 30.35 feet to a point on the Easterly Right of Way line of Morning Glory Road;

Thence North 01°00'39" West, along said Easterly Right of Way line, a distance of 153.73 feet;

Thence South 87°57'11" East, departing said Easterly Right of Way line, a distance of 316.01 feet to the True Point of Beginning.

Containing 54,419.9170 Square Feet or 1.2493 Acres, more or less.

Exhibit B – The Drainage Easement

See attached.

December 18, 2019

LEGAL DESCRIPTION FOR
MORNING GLORY ESTATES II
LOT 13 DRAINAGE EASEMENT

That part of Lot 10 of Morning Glory Estates I as recorded in Book 891 of Maps, Page 24 Maricopa County Records, being a portion of land located in the Northwest Quarter of Section 33, Township 3 North, Range 4 East, of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

COMMENCING at the 5/8' Rebar marking the Northwest Corner of Lot 10, from which the Rebar with Cap marked LS#17403 marking the Southwest Corner of Lot 10 bears South 01°00'54" East, a distance of 305.13 feet;

Thence South 01°00'54" East, along the West line of said Lot 10, a distance of 189.88 feet to the True Point of Beginning;

Thence North 59°21'09" East, departing said West line, a distance of 47.62 feet;

Thence North 76°56'31" East, a distance of 40.20 feet;

Thence North 77°10'09" East, a distance of 8.68 feet to a point on the proposed Northerly lot line for Lot 13;

Thence South 87°57'11" East, along said Northerly lot line, a distance of 185.00 feet;

Thence South 72°39'26" West, departing said Northerly lot line, a distance of 41.81 feet;

Thence South 83°28'24" West, a distance of 98.59 feet;

Thence South 77°08'19" West, a distance of 46.83 feet;

Thence South 75°45'21" West, a distance of 30.66 feet;

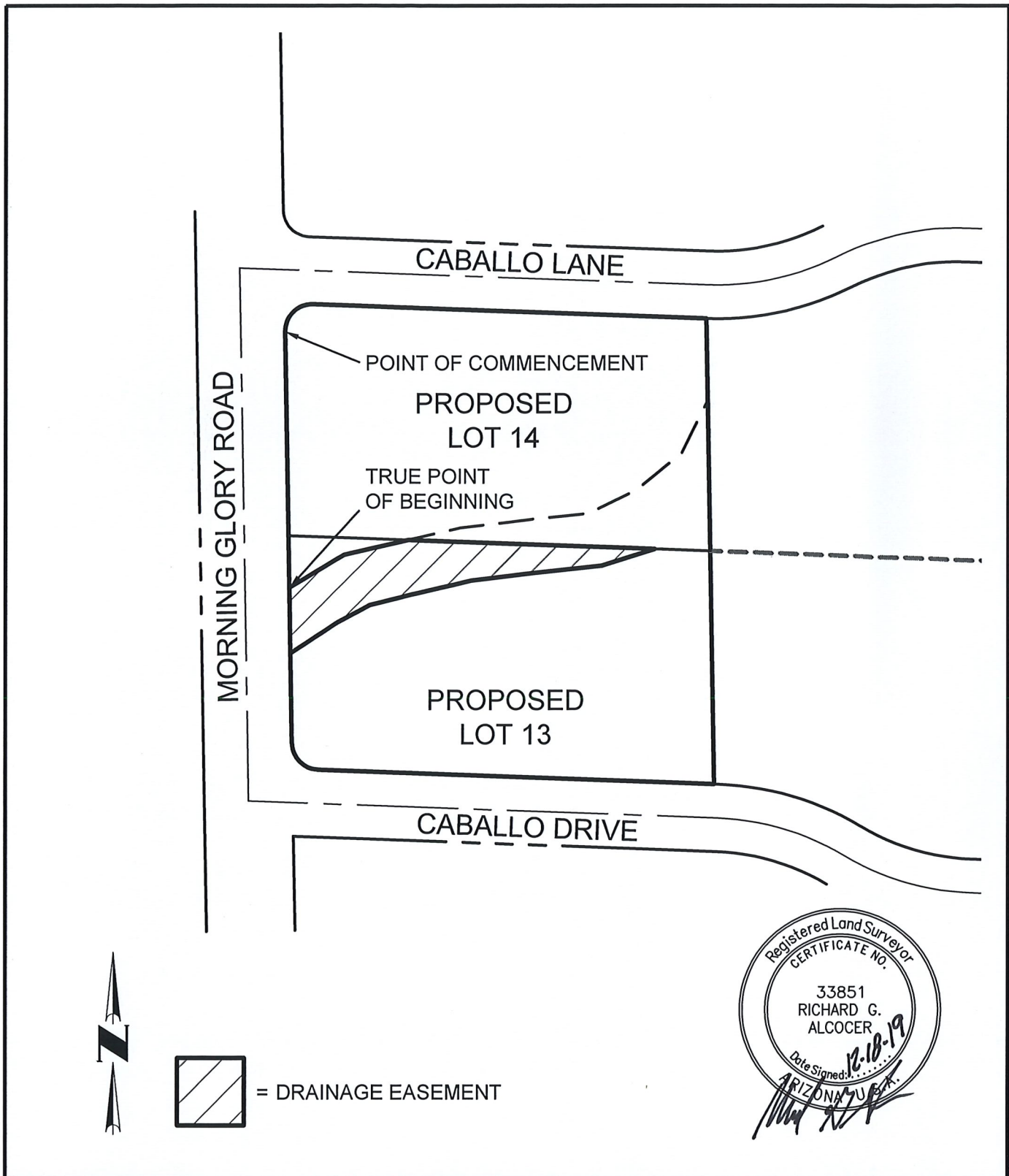
Thence South 62°02'31" West, a distance of 26.64 feet;

Thence South 56°57'37" West, a distance of 42.77 feet to a point on said West line of Lot 10;

Thence North 01°00'54" West, along said West lot line, a distance of 48.77 feet to the True Point of Beginning.

Containing 7,979 Square Feet or 0.183 Acres, more or less.





SCALE 1" = 100'	MORNING GLORY ESTATES II	
EXHIBIT		
4550 North 12th Street Phoenix, Arizona 85014 Phone 602-264-6831 http://www.cvlci.com	LOT 13 - DRAINAGE EASEMENT	CELEBRATING 60 YEARS 1 OF 1

When recorded mail to:

Town of Paradise Valley
Town Attorney
6401 E. Lincoln
Paradise Valley, AZ 85253

DRAINAGE EASEMENT and DRAINAGE EASEMENT AGREEMENT

This Drainage Easement and Drainage Easement Agreement (“Agreement”) is made and entered into as of this _____ day of _____, 2020, by and between DK REAL ESTATE HOLDINGS, LLC, an Arizona limited liability company (“Grantor”), and the TOWN OF PARADISE VALLEY, an Arizona municipal corporation (“Grantee” or “Town”).

1. Grantor is the fee simple owner of that certain real property located in the Town of Paradise Valley, County of Maricopa, State of Arizona, as shown on Exhibit A and located at the southeast corner of East Caballo Lane and North Morning Glory Road (the “Property”).
2. Grantor grants to Grantee drainage easement rights in, over and across the parcels shown on Exhibit B (the “Drainage Easement”) and Grantee has accepted same by its approval of Exhibit B and the acceptance of the Drainage Easement and this Agreement (as evidenced by the execution of this Agreement by the Mayor of the Town).
3. Grantor, for Grantor, its successors, and assigns (hereinafter “Owners”) covenants with the Grantee and its successors and assigns, that Grantor and Owners, at all times after the effective date of this instrument, at its own cost and expense, will clean and maintain the Drainage Easement, and will keep the Drainage Easement area cleaned and maintained in a proper and workmanlike manner, and in compliance with all applicable ordinances, codes, rules and regulations. Grantor, and all future Owners, lessees, and residents of all or any part of the Property are bound by the provisions of this Agreement. This Agreement cannot be terminated, released, amended or modified without the express prior written consent of Grantee.
4. If for any reason the Grantor (or Owners) does not fulfill its duty to clean and maintain the Drainage Easement, and such failure continues for sixty (60) days after written notice thereof from Grantee to Grantor (or Owners) (except in the case of imminent danger where only reasonable prior notice is required), the Grantee shall have the right of self-help, in addition to powers and enforcement authorized by the Town of Paradise Valley Town Code and Arizona state law, and in connection with such rights, shall have the right to enter the Drainage Easement area and, as needed

to access the Drainage Easement area, the Property, to clean or to maintain, and to be compensated by Grantors (or Owners) for the full and actual amount of the cleaning and maintenance as required by this Agreement and applicable ordinances, codes and regulations. Notwithstanding the foregoing, so long as Grantor (or Owners) has commenced to cure the failure within sixty (60) days after written notice thereof from Grantee and thereafter diligently prosecutes such cure to completion, Grantee shall not exercise any of its rights or remedies in this Paragraph 4 (except in the case of imminent danger).

5. The Grantors (or Owners) of the Property shall be liable to the Town for reasonable maintenance costs incurred by the Town pursuant to Paragraph 4 above, together with interest at the legal rate and reasonable attorneys' fees. If those amounts are not paid within thirty (30) days after written demand to the Grantors (or Owners) for payment of maintenance costs incurred by the Town pursuant to Paragraph 4, then ten (10) business days after a second written demand in the same form and to the same parties, the Town may record a Notice of Claim of Lien against the Property to secure the payment of such amounts, a copy of which will be forwarded to Grantor, or, as appropriate, the Owners.

6. After delivery of notice as required by Paragraphs 4 and 5 and passage of applicable cure periods, the Town shall have the right, at its option, to enforce collection of any amounts owed to the Town under Paragraph 4 above in any manner allowed by law, including, without limitation, bringing an action against Grantor, or, as appropriate, the Owners of the Property to pay such amounts or bringing an action to foreclose its lien against the Property in the manner provided by law for the foreclosure of a realty mortgage. The Town shall have the power to bid at any foreclosure sale and to purchase the Property so sold.

7. This Agreement shall be in addition to any other agreements, law, ordinances or regulations relating to drainageways, easements and the subject matter herein.

8. This Agreement is binding upon and inures to the benefit of the parties hereto and their respective successors, assigns, affiliates, agents and tenants. This Agreement, the Drainage Easement and other rights and obligations created, granted and conveyed shall run with the land as a burden upon the Property.

9. Grantor warrants that (i) it is the fee simple owner of the Property, (ii) it has full right, power and authority to grant the Drainage Easement set forth herein and to execute this Agreement, and (iii) the execution hereof by Grantor does not conflict with or constitute a default under any agreement to which Grantor is a party or by which Grantor of the Drainage Easement is bound.

10. This Agreement shall terminate only upon mutual written agreement between the parties.

IN WITNESS WHEREOF, Grantor and Grantee have executed this Agreement as of the date first above written:

GRANTOR:

DK REAL ESTATE HOLDINGS, LLC,
an Arizona limited liability company

By: _____
Name: David Kaye, Manager

STATE OF ARIZONA)
) ss
COUNTY OF MARICOPA)

The foregoing instrument was acknowledged before me this _____ day of _____, 2020,
by David Kaye, the manager of DK Real Estate Holdings, LLC, an Arizona limited liability
company, on behalf thereof.

Notary Public

My Commission Expires: _____

GRANTEE:

TOWN OF PARADISE VALLEY

By: _____
Jerry Bien-Willner, Mayor

ATTEST:

Duncan Miller, Town Clerk

APPROVED AS TO FORM:

Andrew Miller, Town Attorney

Exhibit A – The Property

That part of the Northwest Quarter of Section 33, Township 3 North, Range 4 East, of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

Beginning at the Northwest Corner of Lot 10 of the Lot Combination Plan for “Morning Glory Estates I” recorded in Book 891 of maps, page 24, Maricopa County Records;

Thence South 01°00'54" East, along the Easterly line of said Lot 10, a distance of 172.50 feet;

Thence North 87°57'11" West, departing said Easterly line, a distance of 316.01 feet to a point on the Easterly Right of Way line of Morning Glory Road;

Thence North 01°00'39" West, along said Easterly Right of Way line, a distance of 151.40 feet to the beginning of a tangent curve of 20.00 foot radius, concave Southeasterly;

Thence Northeasterly, along said Easterly Right of Way line and along said curve, through a central angle of 93°03'28", a distance of 32.48 feet to a point on the Southerly Right of Way line of Caballo Lane;

Thence South 87°57'11" East, along said Southerly Right of Way line, a distance of 294.90 feet to the Point of Beginning.

Containing 54,334.8542 Square Feet or 1.2474 Acres, more or less.

Exhibit B – The Drainage Easement

See attached.

December 18, 2019

LEGAL DESCRIPTION FOR
MORNING GLORY ESTATES II
LOT 14 DRAINAGE EASEMENT

That part of Lot 10 of Morning Glory Estates I as recorded in Book 891 of Maps, Page 24 Maricopa County Records, being a portion of land located in the Northwest Quarter of Section 33, Township 3 North, Range 4 East, of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

COMMENCING at the 5/8" Rebar marking the Northwest Corner of Lot 10, from which the Rebar with Cap marked LS#17403 marking the Southwest Corner of Lot 10 bears South 01°00'54" East, a distance of 305.13 feet;

Thence South 01°00'54" East, along the West line of said Lot 10, a distance of 151.40 feet to a point on the proposed Southerly lot line for Lot 14;

Thence South 87°57'11" East, along said Southerly line, a distance of 89.33 feet to the True Point of Beginning;

Thence North 77°10'09" East, departing said Southerly line, a distance of 40.95 feet;

Thence North 83°11'55" East, a distance of 51.78 feet;

Thence North 84°01'25" East, a distance of 44.84 feet;

Thence North 63°58'12" East, a distance of 39.07 feet;

Thence North 50°40'57" East, a distance of 44.09 feet;

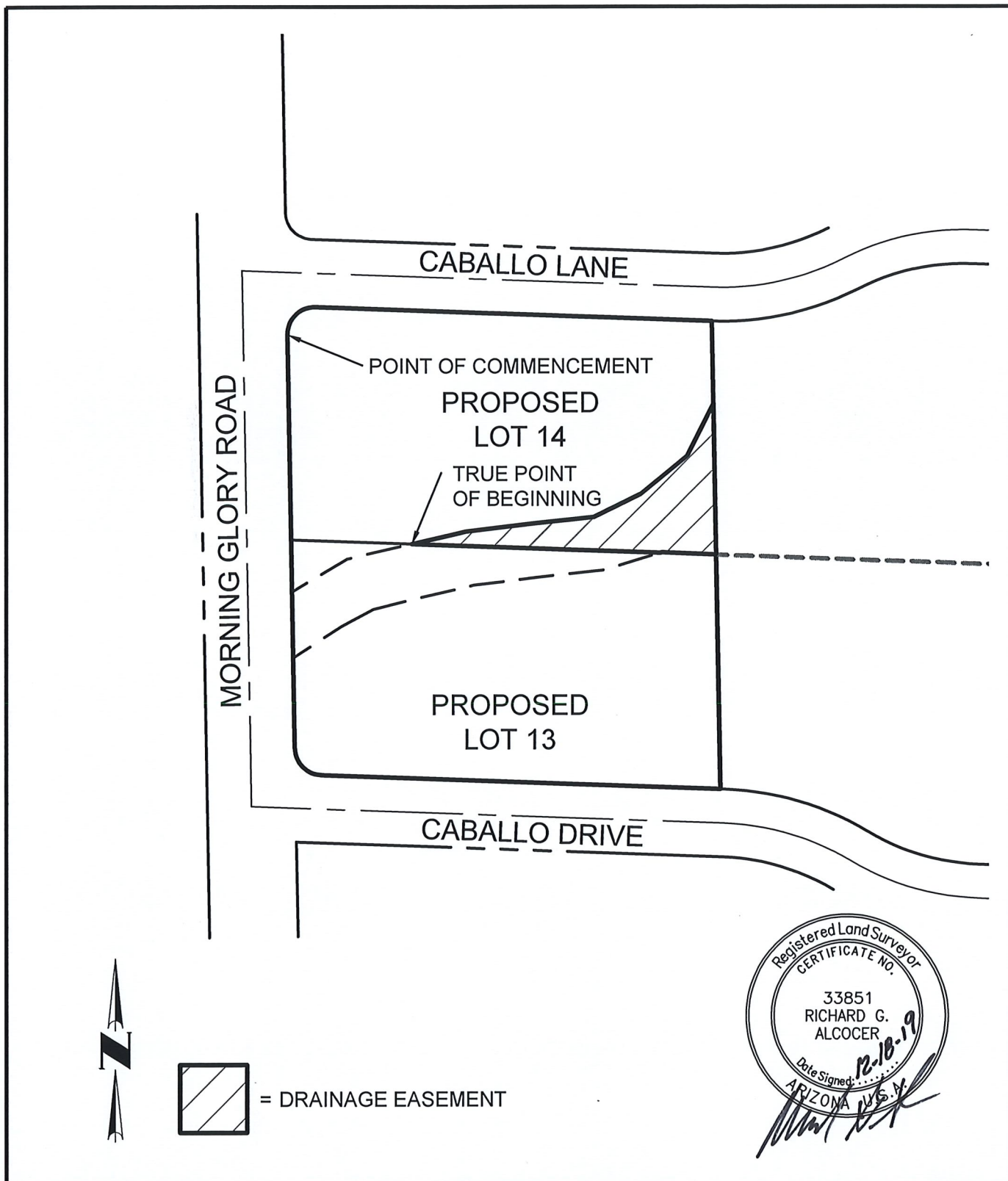
Thence North 26°30'16" East, a distance of 43.42 feet to a point on the East line of said Lot 10;

Thence South 01°00'54" East, along said East line, a distance of 111.95 feet to a point known as the proposed Southeast lot corner for Lot 14;

Thence North 87°57'11" West, along said proposed Southerly lot line, a distance of 226.66 feet to the True Point of Beginning.

Containing 6,977 Square Feet or 0.160 Acres, more or less.





SCALE 1" = 100'	MORNING GLORY ESTATES II	 CELEBRATING 60 YEARS
EXHIBIT		
4550 North 12th Street Phoenix, Arizona 85014 Phone 602-264-6831 http://www.cvlci.com	LOT 14 - DRAINAGE EASEMENT	1 OF 1

Fred Fleet

From: LingXiao Wang <ling.xiao.wang@phoenix.gov>
Sent: Monday, October 29, 2018 7:59 AM
To: Fred Fleet
Cc: Gary Griffith
Subject: RE: MORNING GLORY ESTATES II -LOT SPLIT @ 6101 EAST CABALLO LANE, PARADISE VALLEY ,AZ --COP 1/4 SECTION MAP 26-42
Attachments: 6101 EAST CABALLO LANE PV.jpg

Hi Fred, from our model it looks satisfactory for the 1500 gpm fire flow requirement.

However, as you know a model has all its assumptions and limitations and our fire flow model is a static hydraulic model, though in general it provides a very good picture of the system.

Thanks

Ling-Xiao Wang, P.E.
Civil Engineer III
Asset and Development Planning Division
City of Phoenix Water Services Department
Phone: (602) 262-7652
Fax: (602) 495-5843
Ling.Xiao.Wang@phoenix.gov

PHXWATERSMART



From: Fred Fleet [mailto:fef_@cvlci.com]
Sent: Friday, October 26, 2018 2:33 PM
To: LingXiao Wang <ling.xiao.wang@phoenix.gov>
Subject: FW: MORNING GLORY ESTATES II -LOT SPLIT @ 6101 EAST CABALLO LANE, PARADISE VALLEY ,AZ --COP 1/4 SECTION MAP 26-42

LONG PLEASE SEE BELOW.

HELP, FLEET

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

Main: 602-264-6831 direct: 602.285.4768 fax: 602.264.0928

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



From: Gary Griffith [<mailto:gary.griffith@phoenix.gov>]

Sent: Wednesday, October 24, 2018 1:40 PM

To: Fred Fleet

Subject: RE: MORNING GLORY ESTATES II -LOT SPLIT @ 6101 EAST CABALLO LANE, PARADISE VALLEY ,AZ --COP 1/4 SECTION MAP 26-42

If you would like to send this request to Ling.Xiao.Wang@phoenix.gov, she will send you a screen shot of the modeling results for your area of concern and then your reviewer can make the decision whether it is adequate or not.

From: Fred Fleet [mailto:fef_@cvlci.com]

Sent: Wednesday, October 24, 2018 9:07 AM

To: Gary Griffith <gary.griffith@phoenix.gov>

Cc: PAUL MICHAUD (PMICHAUD@PARADISEVALLEYAZ.GOV) <PMICHAUD@PARADISEVALLEYAZ.GOV>;

; Doug Jorden <djorden@jhilawyers.com>; Eric Laurin <etlaurin@cvlci.com>

Subject: MORNING GLORY ESTATES II -LOT SPLIT @ 6101 EAST CABALLO LANE, PARADISE VALLEY ,AZ --COP 1/4 SECTION MAP 26-42

GARY-

PLEASE VERIFY THAT THE FLOW FROM EXISTING FIRE HYDRANT/HYDRANTS IN THE VICINITY OF THE ABOVE REFERENCED LOT MEET OR EXCEED THE TOWN'S MINIMUM FIRE FLOW OF 1,500 GPM.

THANKS, FLEET

Fred E. Fleet, P.E., F. ASCE

Senior Project Manager

Main: 602-264-6831 direct: 602.285.4768 fax: 602.264.0928

COE & VAN LOO CONSULTANTS, INC.

4550 N. 12th Street • Phoenix, Arizona • 85014



ST CABALLO LAN X

Search results for 610...

Identify FireFlow

Identify

Results

Results found: 1

[Clear](#)

FireFlowAndStaticPressure

LABEL: 3C-J-1429

DEMAND: 3.93

ELEV: 1326.4

HGL: 1537.69

PSI: 91.4

FFITERS: 4

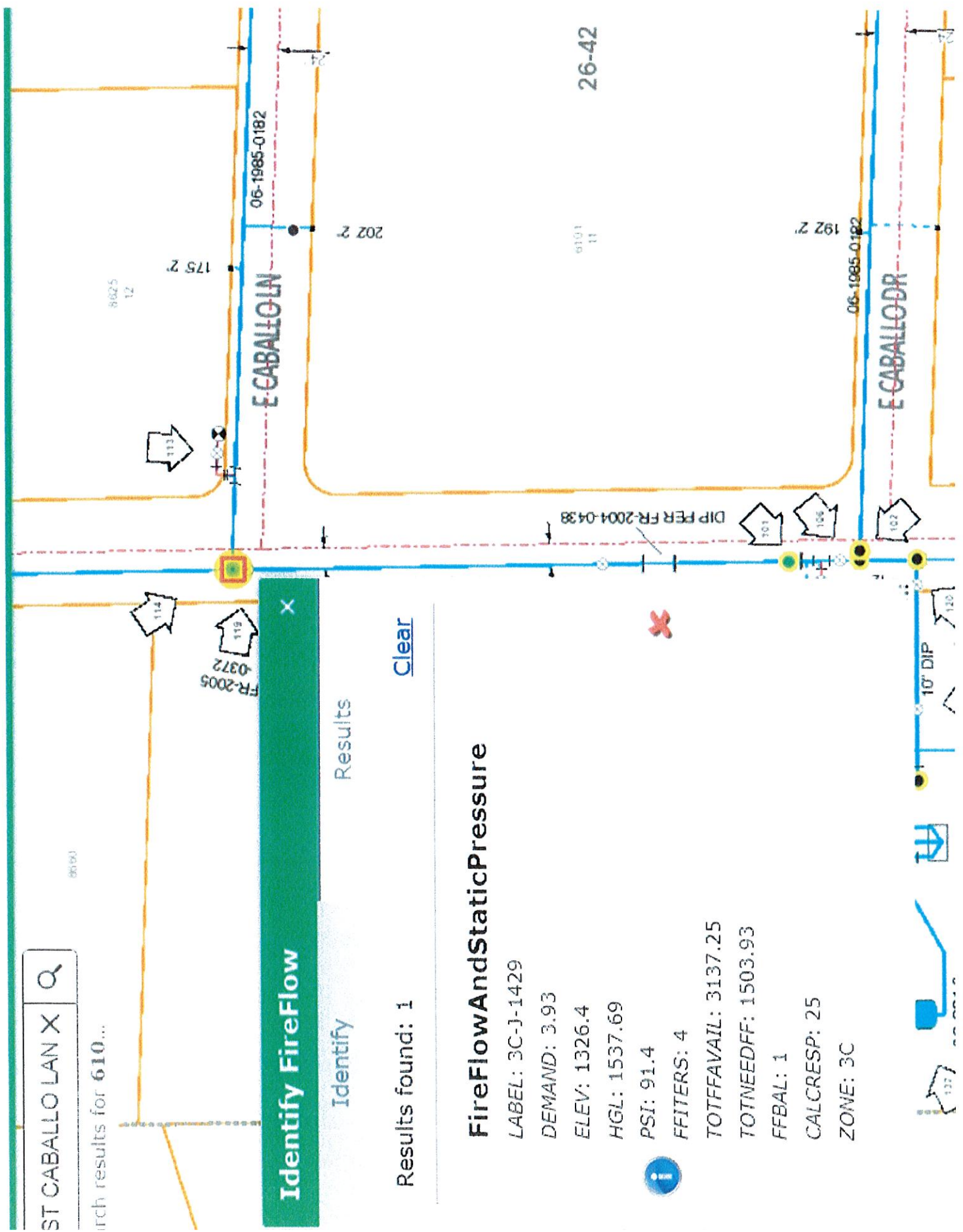
TOTFFAVAIL: 3137.25

TOTNEEDFF: 1503.93

FFBAL: 1

CALCRES: 25

ZONE: 3C



26-42



246-16

10-18-82

A PORTION OF SEC. 33 T.3N.,R.4E., G & S R B & M MARICOPA
COUNTY, ARIZONA DESCRIBED AS FOLLOWS:

E2, NW4, SW4, NE4, EXCEPT THE WEST 66' THEREOF; TOGETHER WITH E2, SW4, NE4, EXCEPT S2, SE4, SW4, NE4, THEREOF. SAID PARCEL CONTAINS 18.56 ACRES MORE OR LESS.

CAMELBACK COUNTRY ESTATES UNIT 6
BOOK 228, PG 39

INDIAN BEND CHANNE
DKT. 11852, PG 8

DEDICATION STATEMENT

STATE OF ARIZONA)
COUNTY OF MARICOPA) ss.

KNOW ALL MEN BY THESE PRESENTS:

Brace Merrill and Virginia Merrill, as legal owners of said real property, have subdivided under the name of MORNING GLORY ESTATES, a subdivision of the E4, NW4, SW4, NE4 of Section 33, T38N, R46E, M4E, of the 14th Principal Meridian, in the County of Garfield, State of Idaho, the following described lots, to-wit: Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821,

IN WITNESS WHEREOF

Bruce Merrill and Virginia Merrill, as owners, have hereunto affixed their signatures this 12th day of May, 1982.

May 1982.
Bruce Merrill
Virginia Merrill

ACKNOWLEDGMENTS

STATE OF ARIZONA)
COUNTY OF MARICOPA) ss.

Before me this 16th day of July, 1962, the following persons personally appeared before me, the undersigned notary public:

Bruce Merrill and Virginia Merrill, owners, who acknowledged

and acknowledged (b) themselves to be the legal owners of the property platted hereon; and acknowledged (c) that they, as legal owners, executed this instrument for the purposes herein contained.

IN WITNESS WHEREOF, I hereunto set by hand and official seal.

My Commission expires: 4-3-86

Walter J. Moore
Notary Public

This is to certify that (1) the and subdivision of the premises described and platted herein were made under my direction during the month of April, 1981, and (2) this plat is correct and accurate, and (3) the monument or monuments shown herein have been located as described.

James J. Anderson
Registered Professional Land Surveyor

APPROVALS:

Approved by the Town Council of the Town of Paradise Valley, Arizona, this
12 day of August, 1982.

By: Lincoln Beach Mayor Attest: Thos. J. Jones Town Clerk

Approved by: Robert B. Arlt
Town Engineer

9/16/82

NOTICE REGARDING WATER SUPPLY.

*THIS SUBDIVISION IS WITHIN AN AREA DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PURSUANT TO ARS 45-576 SUBSECTION 06.

*FINISH FLOOR ELEVATIONS SHALL BE IN CONFORMANCE WITH SECTION 100.0 OF THE CANADIAN NATIONAL BUILDING CODE.

WILLIAM BERMAN & LENORE (2105 HARMONY-PHOENIX, AZ. 85020)
DXT. 8026 - PG. 867



ANDREWS ASSOCIATES, INC.
8747 N. BLACK CANYON PO BOX 58161
PH 248-8098 PH 248-8099

PREPARED FOR
OWNERS IN FEE
BRUCE & VIRGINIA MERRILL
4350 E. ROCKHURST LANE
PARADISE VALLEY, AZ 85053

SCALE: 1"=60'	DRAWING NO: 01-1
---------------	------------------

FND.
REBAR W/ CAP
LS# 12213

LOT COMBINATION PLAN

MORNING GLORY ESTATES I

A COMBINATION OF LOT 10 AND LOT 11 OF, "MORNING GLORY ESTATES", BOOK 246, PAGE 16, M.C.R.
BEING A PORTION SECTION 33, TOWNSHIP 3 NORTH, RANGE 4 EAST
OF THE G. & S.R.B. & M., MARICOPA COUNTY, ARIZONA

LEGEND

---	LOT LINE
---	PROPERTY LINE
⊗	FOUND MONUMENT
•	PROPERTY CORNER
FND.	FOUND
B.C.F.L.	BRASS CAP FLUSH
B.C.H.H.	BRASS CAP IN HAND HOLE
B.S.L.	BUILDING SETBACK LINE
R/W	RIGHT-OF-WAY
U.N.O.	UNLESS NOTED OTHERWISE
P.U.E.	PUBLIC UTILITY EASEMENT
COR.	CORNER
SEC.	SECTION
T.	TOWNSHIP
R.	RANGE
N.	NORTH
S.	SOUTH
N.E.	NORTHEAST
DKT.	DOCKET
PG.	PAGE
BK.	BOOK
ESMT.	EASEMENT
M.C.R.	MARICOPA COUNTY RECORDS
G.&S.R.B. & M.	GILA AND SALT RIVER BASE AND MERIDIAN

COMBINATION

STATE OF ARIZONA } S.S.
COUNTY OF MARICOPA }

KNOW ALL MEN BY THESE PRESENTS:

D.K. REAL ESTATE HOLDINGS, L.L.C., AS THE LEGAL OWNER OF SAID REAL PROPERTY, HAS JOINED LOT 10 AND LOT 11, "MORNING GLORY ESTATES", AS RECORDED IN BOOK 246, PAGE 16, M.C.R., LOCATED WITHIN A PORTION OF SECTION 33, T. 3N, R. 4E, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

UNDER THE NAME OF MORNING GLORY ESTATES I AS SHOWN AND PLATTED HEREON AND HEREBY PUBLISH THIS PLAT AND HEREBY DECLARE THAT THIS PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS AND STREETS CONSTITUTING SAME AND THAT EACH LOT AND STREET SHALL BE KNOWN BY THE NUMBER OR NAME GIVEN EACH RESPECTIVELY ON THIS PLAT, AND HEREBY DEDICATE AND GRANT TO THE TOWN OF PARADISE VALLEY THE STREETS AND RIGHTS-OF-WAY SHOWN ON THIS PLAT AND INCLUDED IN THE ABOVE-DESCRIBED PREMISES. EASEMENTS ARE HEREBY DEDICATED FOR THE PURPOSES SHOWN.

IN WITNESS WHEREOF:

D.K. REAL ESTATE HOLDINGS, L.L.C., AS THE OWNER, HAS HEREUNTO AFFIXED THEIR SIGNATURE THIS 3rd DAY OF JAN, 2007.

MANAGER

ACKNOWLEDGMENTS

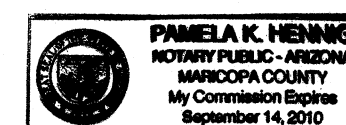
STATE OF ARIZONA } S.S.
COUNTY OF MARICOPA }

BEFORE ME THIS 3rd DAY OF JANUARY, 2007, THE FOLLOWING PERSON APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC DAVID A. KAYE, WHO ACKNOWLEDGED (A) HIMSELF TO BE MANAGER OF D.K. REAL ESTATE HOLDINGS, L.L.C.; BEING DULY AUTHORIZED SO TO DO, EXECUTED THIS INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED BY SIGNING THE NAME OF D.K. REAL ESTATE HOLDINGS, L.L.C., BY HIMSELF AS MANAGER.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: 9-14-2010

Pamela K. Hennig
NOTARY PUBLIC



APPROVAL

APPROVED BY THE TOWN ENGINEER AND PLANNING DIRECTOR OF THE TOWN OF PARADISE VALLEY, ARIZONA THIS _____ DAY OF _____ 2006.

BY: David C. Neal
TOWN ENGINEER

Paul Cutler
PLANNING DIRECTOR

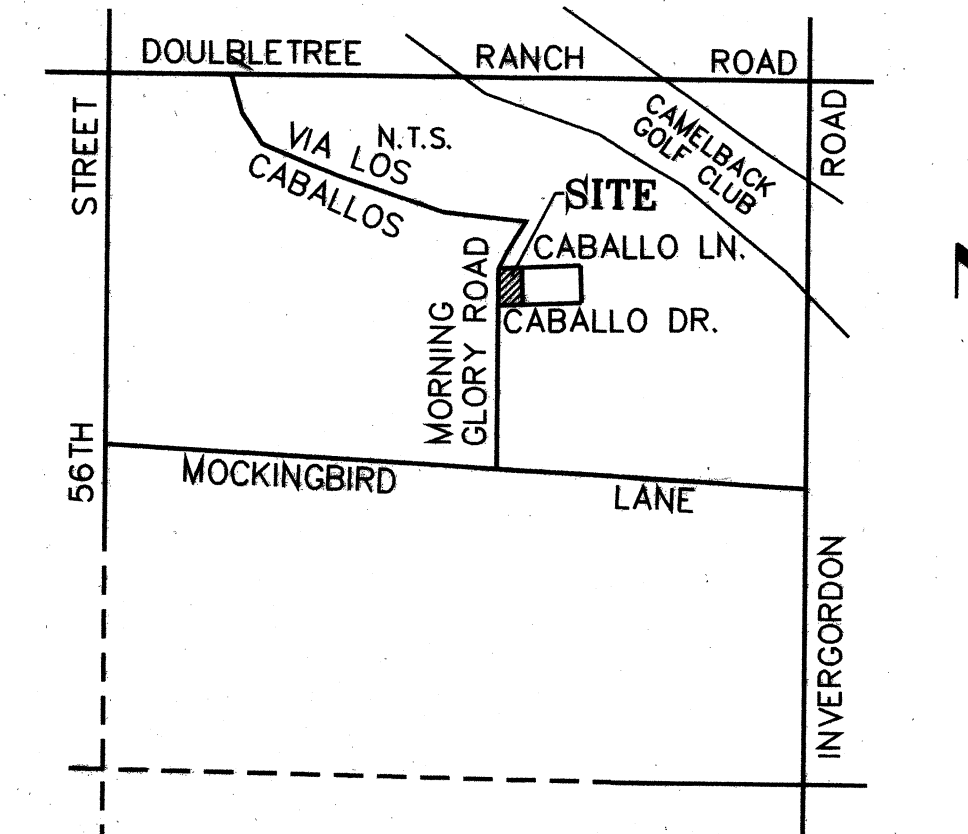
CERTIFICATION

THIS IS TO CERTIFY THAT (1) THE SURVEY OF THE PREMISES DESCRIBED AND PLATTED HEREIN WERE MADE UNDER MY DIRECTION DURING THE MONTH OF DECEMBER, 2006, AND (2) THIS PLAT IS CORRECT AND ACCURATE, AND (3) THE MONUMENTS SHOWN HEREIN HAVE BEEN LOCATED AS DESCRIBED.

Timothy M. O'Neill
TIMOTHY M. O'NEILL, R.L.S. #17403

1/3/07
DATE

VICINITY MAP



OWNER/DEVELOPER

C/O DK REAL ESTATE HOLDINGS, L.L.C.
P.O. BOX 13334
PHOENIX, AZ 85002
ATTN: DAVID KAYE
PH: (602)-821-5026

BASIS OF BEARING

NORTH 87°57'11" WEST ALONG THE MONUMENT LINE OF CABALLO LANE PER THE RECORDED PLAT OF, "MORNING GLORY ESTATES", RECORDED IN BOOK 246, PAGE 16, M.C.R.

LEGAL DESCRIPTION

LOT 10 AND LOT 11, OF FINAL PLAT OF "MORNING GLORY ESTATES", RECORDED IN BOOK 246, PAGE 16, M.C.R.

AREAS

NET AREA: 108,691.25 S.F. OR 2.4952 ACRES, MORE OR LESS.

NOTES

DRAINAGE EASEMENT RESTRICTIONS

PURSUANT TO A.R.S. § 9-463.01 (C), AND SECTIONS 6-4 (E) (J), 8-7-1 ET. SEQ., AND 6-3-8 OF THE CODE OF ORDINANCES OF THE TOWN OF PARADISE VALLEY, DRAINAGE EASEMENTS ARE FOR THE PURPOSE OF ALLOWING STORM, FLOOD AND OTHER WATERS TO PASS OVER, UNDER OR THROUGH THE LAND SET ASIDE FOR SUCH EASEMENTS, AND NOTHING WHICH MAY, TO ANY DEGREE, IMPEDE OR OBSTRUCT THE FLOW OF SUCH WATERS, SHALL BE CONSTRUCTED, PLACED, PLANTED, OR ALLOWED TO GROW ON OR IN SUCH EASEMENTS. THE MAINTENANCE AND CLEARING OF THESE DRAINAGE EASEMENTS SHALL BE THE SOLE RESPONSIBILITY AND DUTY OF THE OWNER OF THE PROPERTY ON WHICH SAID EASEMENTS ARE PLATTED. HOWEVER, THE TOWN OF PARADISE VALLEY, A MUNICIPAL CORPORATION, MAY, IF THE TOWN DEEMS IT TO BE IN THE BEST INTERESTS OF THE HEALTH, SAFETY, OR WELFARE OF THE TOWN OF PARADISE VALLEY, CONSTRUCT AND/OR MAINTAIN DRAINAGE FACILITIES ON OR UNDER SUCH EASEMENTS. AGENTS AND EMPLOYEES OF THE TOWN OF PARADISE VALLEY SHALL HAVE FREE ACCESS TO AND FROM ALL PORTIONS OF SUCH EASEMENTS AT ALL TIMES.

C.C.&B'S

RESTRICTIONS, CONDITIONS, COVENANTS, RESERVATIONS, LIABILITIES, AND OBLIGATIONS AS RECORDED IN DOCUMENT 1983-062244, AMENDED IN DOCUMENTS 1985-0489931, 1987-0491596, AND DECLARATION AS RECORDED IN DOCUMENT 1987-0491597.

UTILITY PROVIDERS:

WATER: CITY OF PHOENIX
SEWER: CITY OF SCOTTSDALE
GAS: SOUTHWEST GAS CORPORATION
POWER: ARIZONA PUBLIC SERVICE
TELEPHONE: QWEST

O'NEILL ENGINEERING, INC.

2001 West Camelback Road
Suite 200
Phoenix, Arizona 85015
(602) 242-0020 FAX: (602) 242-5722
E-mail Address: drawings@oneilleng.com

Design: TMO

Drawn: J.B.

Scale: 1" = 30'

Job #: 3633

LOT COMBINATION PLAN

MORNING GLORY ESTATES I

6101 E. CABALLO LANE
PARADISE VALLEY, ARIZONA

Date: DECEMBER 2006

Sheet 1 OF 1



Town of Paradise Valley

6401 E Lincoln Dr
Paradise Valley, AZ 85253

Action Report

File #: 20-057

Approval of January 7, 2020 Planning Commission Minutes



Town of Paradise Valley

6401 E Lincoln Dr
Paradise Valley, AZ 85253

Minutes

Planning Commission

Tuesday, January 7, 2020

6:00 PM

Council Chambers

1. CALL TO ORDER

Chairman Wainwright called the meeting to order at 6:00pm

STAFF MEMBERS PRESENT

Town Attorney Andrew M. Miller
Community Development Director Jeremy Knapp
Senior Planner George Burton

2. ROLL CALL

Present 5 - Commissioner Jonathan Wainwright
Commissioner James Anton
Commissioner Thomas G. Campbell
Commissioner Orme Lewis
Commissioner Daran Wastchak

Absent 2 - Commissioner Charles Covington
Commissioner Pamela Georgelos

3. EXECUTIVE SESSION

None

5. PUBLIC HEARINGS

- A. [20-020](#) Consideration of a Minor Special Use Permit Amendment (SUP 19-06)
Five Star/Ritz-Carlton Area C - Basement Lightwells, Modified Chimney
Heights, and Modified Fence Wall Heights - 7000 E Lincoln Drive

A motion was made by Commissioner Wastchak, seconded by Commissioner Campbell, to The motion carried by the following vote:that the requested amendment to the Five Star/Ritz-Carlton Special Use Permit is a Minor Amendment per the criteria listed in Section 1102.7.B of the Zoning Ordinance. The motion carried by the following vote:

Aye: 4 - Commissioner Wainwright, Commissioner Campbell, Commissioner Lewis and Commissioner Wastchak

Nay: 1 - Commissioner Anton

Absent: 2 - Commissioner Covington and Commissioner Georgelos

George Burton, Senior Planner, presented an overview of the request and background on the Special Use Permit (SUP).

Commissioner Wastchak asked if the current code allows for lightwells and exits to encroach into the setbacks.

Mr. Burton responded that it allows for an encroachment that is five feet wide and ten feet long, but the applicant is asking for something larger than that which is why they are asking for the SUP.

Mr. Burton continued with his presentation and showed some renderings of the basement lightwells and patios.

Commissioner Wastchak asked if there was any concern about the fact that you cannot see the railing when the upper edge is not defined. He recognized that he is less concerned when there is a planter in front of it but would like to hear some thought on the topic.

The applicant indicated that they often do glass guard rails and noted that they are harder to see in the renderings than in person. He added that they have never had problems with glass railings.

Commissioner Lewis asked what the deciding factor was on putting the metal railing on top of some and not on others.

The applicant explained that it had to do with the design of the home.

Commissioner Anton noted that the railing would be helpful for someone to grab onto if they are maintaining the plants and start to fall.

The applicant stated the glass wall without the railing could be grabbed onto as well in that situation.

Mr. Burton reviewed the total encroachment and asked if the commission felt the breakdown and total amounts of encroachments were acceptable for the lightwells.

Commissioner Lewis asked if they have a problem with alkaline buildup on the glass material.

The applicant clarified that they should be fine with standard maintenance.

It was indicated that commission seemed to be in favor of the breakdown and totals.

Mr. Burton noted staff made some additional clarification to Stipulation 44 and shared some language changes to the permit. He then reviewed the chimney and chimney screen requests. It was clarified that the extra height was not allowed on perimeter homes but would be allowed on interior homes since they will be entirely screened by the perimeter homes.

Mr. Burton shared that around 300 neighbors were notified but they received no comments. He then shared the new Stipulation 45J which has been added to the SUP.

Commissioner Anton asked if the new stipulation still allowed for a home to have two 13 feet chimneys on a home.

The applicant explained that in theory that was possible, but all the houses are designed, and none include two 13 feet chimneys.

Discussion was made on if further regulations should be made. It was decided to allow one at a maximum length of 13 feet and another at a maximum length of 9 feet with a minimum of 10-foot separation between chimneys. Mr. Burton then clarified and read the revised stipulation.

Commissioner Lewis asked if the homes were ADA compliant.

The applicant pointed out that residential properties were not impacted by ADA standards but most of the homes have hallways and doors that would accommodate things such as wheelchairs.

Mr. Burton presented an overview of the proposed modified fence wall heights and pointed out the modified SUP stipulation number 45. He reviewed other details about the proposed fences including renderings and proposed materials.

Commissioner Lewis asked if the exterior of the walls would have a textured finish.

Mr. Burton responded they would. He noted that exterior walls will be gray but the color of the interior walls was not specified.

Commissioner Anton asked if they would see any walls over six-feet tall from the road.

Mr. Burton clarified that from private roads within the development they would but not from perimeter roads. He noted along private drives the tallest wall they would see was nine feet tall.

Further discussion was made on wall heights in the development. Some suggestions were to put planters, vegetation or a berm in front of the taller walls to mitigate their visual impact and so no more than six feet of wall was exposed. It was also clarified that they did not want to see any interior walls protruding above exterior walls.

Commissioner Campbell asked for them to stipulate that on the southeast corner no more than six feet of the wall can be visible from outside of the Lincoln right of way to be approved by staff.

Mr. Knapp indicated that if they want to allow a hedge to lower the height of the wall, they would need to clarify that in the stipulation.

Commissioner Wastchak asked that they keep walls to six feet wherever possible and in areas where engineering requires a taller wall, they would use other means to leave only six feet of the wall visible from off property.

Mr. Burton clarified the discussed amendments made to the stipulations by the commissioners.

Commissioner Lewis recommended adding a stipulation to make the perimeter wall less bland.

Commissioner Wastchak noted that the wall is already in place and had been approved. It was also noted that there were plans to put landscaping by it.

Further discussion was made on how to clarify the wording of the stipulations.

Commissioner Campbell suggested they specify that on the southeast corner no more than six feet of wall will be exposed from the public right of way using a berm and when a berm is not feasible solid visual landscape mitigation is allowed with staff approval.

Mr. Miller clarified the wording.

Mr. Knapp re-clarified the wording for the stipulation that addressing the south east corner that was then settled on.

Mr. Burton indicated they would be adding the stipulation read by Mr. Knapp and shared the other stipulation clarifications that were made.

Chairman Wainwright opened the public hearing. No comments were offered, and the public hearing was closed.

A motion was made by Commissioner Wastchak, seconded by Commissioner Orme, to approve the Five Star/Ritz-Carlton Minor Special Use Permit Amendment in Area C to allow expanded basement lightwells to encroach into the building setbacks, allow chimneys and faux chimney screens to extend 3' above the maximum height limit of the house, and to modify several fence/retaining wall heights, subject to the following stipulations:

1. All improvements to the property shall be in substantial compliance with the narrative, plans, and documents in the 7000 East Lincoln Ritz-Carlton Resort Parcel C Minor SUP Amendment submittal, Job # 01.0268908, prepared by CVL Consultants with the 3rd Revision date of December 9, 2019 and the Light Well Projection Into Building Setback Program Information sheet prepared by Drewett Works which is dated January 7, 2020.

2. Revised SUP Stipulation No. 44:

Area C may only be improved with up to forty-five (45) detached single-family residential Resort-Branded Homes and uses incidental or accessory thereto, as well as common areas and common use facilities and/or amenities, provided that all such improvements comply with the height and Floor Area limitations shown on Page D-3, and setback limitations as shown on page F-3 of the Approved Plans.

Expanded basement lightwells/patios shall be in compliance with Minor Special Use Permit Amendment SUP 19-06 and shall be included in the square footage calculations. The basement lightwells/patios that are located within the 5' encroachment from the building setback shall be limited to the following:

- ☐ Front yard lightwell/patios - Maximum of 275 square feet,
- ☐ Each Side yard lightwell/patios - Maximum of 175 square feet, and
- ☐ Rear yard lightwell/patios - Maximum of 125 square feet.
- ☐ With a total/combined encroachment of 750 square feet in all yards.

Plants placed in basement lightwells/patios shall not extend above the exterior grade of the house. Also, lightwell guards that are adjacent to or visible from a right-of-way and/or open space area shall be clear glass with an optional cap. A planting/landscape buffer shall be placed around all lightwell guards that are adjacent to or visible from a right-of-way and/or open space area (with openings for egress). This planting/landscape buffer must be maintained by the Home Owners Association (HOA).

Each Owner of a Resort-Branded Home may occupy it, or permit its family and guest(s) to occupy it, or make it available for residential uses. In addition, each Owner of a Resort-Branded Home may voluntarily participate in the Resort Hotel Rental Program and make its Resort-Branded Home available for transient occupancy uses or hospitality uses, at its sole option, under the terms and conditions of the Resort Hotel Rental Program, provided, however, that any rental of any Resort-Branded Home shall only be done through the Resort Hotel Rental Program. The principal guest of a Resort-Branded Home in the Resort Hotel Rental Program shall register with the Principal Resort Hotel. Nothing shall prohibit a Resort-Branded Home from being sold (and thereafter resold) to a third party, or parties, and used as provided herein.

3. Revised SUP Stipulation No. 45.c:

Additional walls not shown on the Approved Plans may be constructed on a lot within enclosed private yards, provided they do not exceed six (6) feet in height. Guards needed for basement lightwells and exits shall abut the lightwell/exit and shall be limited to a minimum height of 36 inches tall and a maximum height of 42 inches tall.

For Area C, the following exception shall apply: The walls shown on the approved plans for Minor SUP Amendment SUP-18-14 and as amended per Minor SUP Amendment SUP-19-06, shall not exceed a maximum height of 9' tall and are limited to the locations and heights as shown on the approved plans. Modified walls that are allowed at a maximum height of 8' tall and are located between Lots 8 – 13 shall not extend above the height of the SUP perimeter wall. On the southeast corner of Parcel C (the exterior to Lot 6) through the use of berming, or when berming is not feasible, solid landscaping, so that no more than 6 feet of the wall may be visible from the public right-of-way at the discretion of the Town Manager or designee.

4. New SUP Stipulation 45j:

Chimney and Chimney Screens. For chimney and chimney screens located on lots that are adjacent to a public roadway, being Lots 6 through 17 and Lots 26 through 30 of the Replat, Amended 7000 East Lincoln – Parcel C – Amended, recorded in document number 20180867736, Book 1396 and Page 29, at the Maricopa County Recorder, Maricopa County, Arizona, or as may be amended further in the future (the "Area C Plat"), the height of a chimney or chimney screen including a decorative shroud shall not exceed the maximum height allowed for the main house.

For all other lots on the Area C Plat, the height of a chimney or chimney screen including a decorative shroud shall not exceed the maximum height allowed for the main house. Exception: For any chimneys or chimney screens that are located within a 10-foot radius of any roof that is 21 feet or taller, the chimney or chimney screen height, including a decorative shroud, may exceed that portion of the building roof by not more than 3 feet.

This stipulation applies only to the main residence on each lot and does not apply to accessory structures. Chimney screens refer to portions of the building that is only used to conceal roof penetrations such as stacked vents and exhaust fan caps. Chimney and chimney screens that are allowed to extend above the 24-foot height limit shall be limited to two per residence, with one chimney to a maximum of 13 foot in length and 4 foot in width and one 9 foot in length and 3 foot in width, with a minimum 10 foot separation between the two, and shall be in substantial compliance with Minor Special Use Permit Amendment SUP 19-06.

5. All existing Special Use Permit stipulations shall remain in full force and effect, unless changed or modified by the Minor Amendment SUP-19-06.

6. The property owner and Town shall sign and record a Waiver of Rights and Remedies agreement under A.R.S. § 12-1134 (Proposition 207 Waiver) in the form provided by the Town Attorney within 10 calendar days of the approval of this amendment to the Special Use Permit.

The motion carried by the following vote:

Aye: 5 - Commissioner Wainwright, Commissioner Anton, Commissioner Campbell, Commissioner Lewis and Commissioner Wastchak

Absent: 2 - Commissioner Covington and Commissioner Georgelos

6. ACTION ITEMS

None

4. STUDY SESSION ITEMS

Continued Discussion of Upcoming Planning Commission Items for
Council Retreat

Mr. Knapp introduced the item and noted the packet has a list of items that they had previously discussed included in the Council Retreat. He noted that they will provide an agenda for the Council Retreat at the next meeting and that the retreat is taking place on January 30, 2020.

Chairman Wainwright suggested discussing legal non-conforming properties that are too small to do any sort of remodeling or redeveloping.

Commissioner Wastchak stated that the Board of Adjustment will have to deal with each of those properties one by one since the scenarios are so unique. Other suggestions were made to help address the issues including applying for a variance, lot combinations, and more.

Chairman Wainwright indicated he does not know what the solution is and recognized that there may not be one. He suggested removing that item from the list for Council.

Commissioner Wastchak commented concerning the Hillside Building Committee. He agreed with the member composition they discussed but was not in favor of the suggested change of the commissioner rotation schedule from six months to 12.

Discussion was made on requirements on who could hold the position of chairperson on the Hillside Building Committee and determined that it was best to let the committee decide themselves.

Commissioner Campbell stated he disagreed with items A and B under the Hillside Building Committee. He indicated that he suggested the change to 12 months to help give more consistency to the committee.

Chairman Wainwright suggested having three permanent members and leaving the commissioners rotations at six months.

Commissioner Campbell asked if there was anything that restricted a Planning Commission member from serving two six-month terms in a row.

Andrew Miller, Town Attorney, replied that he did not believe that would be an issue for them to simply amend the rotation schedule.

The Commission then determined to eliminate Item C and further discuss Items A and B at the next meeting.

It was also decided that Item two should remain and Item three should be removed from the list.

Commissioner Wastchak indicated that Item four addressing nighttime inspections was more of a staff enforcement issue rather than a planning issue. It was indicated that it may still be good to bring this to the Council's attention.

Commissioner Campbell expressed concern that the noticing radius may be excessive in certain situations and recommended concerning Item 6 that they have a different noticing radius for town residents versus out of town residents.

Commissioner Wastchak asked about having a construction site sign out earlier than the two-week noticing date.

Mr. Knapp stated he could add that to their list of staffs for the retreat.

Commissioner Lewis commented that he did not feel comfortable with combining sub-committees and felt that committees should only have one responsibility.

Chairman Campbell asked if they would like side yard heights for hillside discussed by Council.

Members of the Commission expressed that the topic would be worthwhile to discuss. They also decided that the item could be discussed further at the next meeting.

Mr. Knapp indicated he would make it their new Item three.

Commissioner Anton suggested having something that indicates a permit was acquired for free standing signs, so they know if they have acquired the necessary permits or not.

Commissioner Lewis asked if there was an ordinance for the American flag on what would be in scale with the building and environment.

Mr. Knapp indicated that there was not an ordinance and that the American flag is specifically exempt as a sign, so he was unsure if it could be regulated.

No Reportable Action

A. [20-021](#)

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Mr. Knapp indicated that there was not an ordinance and that the American flag is specifically exempt as a sign, so he was unsure if it could be regulated.

No Reportable Action

7. CONSENT AGENDA

A. [20-012](#) Approval of December 3, 2019 Planning Commission Minutes

A motion was made by Commissioner Wastchak, seconded by Commissioner Anton, to approve the December 3, 2019 minutes with one edit. Commissioner Campbell revised the text on the bottom of page 3 to identify "of the mass under the 24 foot and allow..." instead of 20 feet. The motion carried by the following vote:

Aye: 5 - Commissioner Wainwright, Commissioner Anton, Commissioner Campbell, Commissioner Lewis and Commissioner Wastchak

Absent: 2 - Commissioner Covington and Commissioner Georgelos

8. STAFF REPORTS

None

9. PUBLIC BODY REPORTS

Commissioner Wastchak asked for further details about their interviews coming up with Council.

Mr. Miller indicated that he believed it was a short ten-minute meeting where Council can get to know members of the Planning Commission.

10. FUTURE AGENDA ITEMS

Mr. Knapp shared what would be addressed at their next meeting including a preliminary plat for 6400 East Cactus Wren four lot subdivision as well as continued discussion on Planning Commission items for the Council Retreat.

11. ADJOURNMENT

A motion was made by Commissioner Campbell at 8:29pm, seconded by Commissioner Wastchak to adjourn the meeting. The motion carried by the following vote:

Aye: 5 - Commissioner Wainwright, Commissioner Anton, Commissioner Campbell, Commissioner Lewis and Commissioner Wastchak

Absent: 2 - Commissioner Covington and Commissioner Georgelos

Paradise Valley Planning Commission

By: _____
Jeremy Knapp, Secretary