



January 21, 2020

David Getts
Campus Beautification Project Chairman
Saint Barnabas on the Desert Episcopal Church
6715 North Mockingbird Lane
Scottsdale, AZ 85253

Re: Storm Water Drainage at Saint Barnabas

Dear David,

We are aware that the Saint Barnabas on the Desert Episcopal Church (the “**Church**”) is proposing to install a 36” diameter drainpipe along the eastern edge of its property with an outlet into the new drainage channel that is adjacent to the Church and our Ritz-Carlton development project. When we discussed this issue with you on 11/15/2019, your civil engineer, Derick Schumacher of Cypress Civil, advised that this was necessary to enable the Church to maintain its historical drainage plan and to accommodate storm water runoff beyond the first flush retention requirement. You advised us that the storm water runoff associated with the 100-year event is expected to be 56 CFS. Our civil engineer, Coe and Van Loo Consultants, Inc. (“**CVL**”), advised that the drainage channel has sufficient capacity to accommodate this additional storm-related flow and we confirmed that we can accept this additional flow into the drainage channel from the Church.

We understand that the Town of Paradise Valley (the “**Town**”) is reviewing the Church’s proposed drainage plan and has requested that we provide the following documents for processing the Church’s application to amend its existing special use permit:

1. A temporary construction easement/drainage easement or similar mechanism to allow the Church to grade and install a channel and pipe along the perimeters;
2. A drainage easement allowing the Church to discharge runoff to the drainage channel, including installing infrastructure such as pipes and outlet structures;
3. An access agreement confirming the pedestrian points of connection from the Church to the Ritz-Carlton development project; and
4. A memo from CVL confirming that the drainage channel has capacity for the Church’s runoff (the “**CVL Memo**”).

Five Star agrees to work with the Church to provide Item Nos. 1 through 3 above in the coming month, and we have enclosed the CVL Memo referenced in Item No. 4 above as an attachment to this letter.

Please feel free to provide this letter and attached CVL Memo to the Town as part of the Church’s dialogue with the Town in connection with amending the Church’s special use permit.

Sincerely,

FIVE STAR DEVELOPMENT

Richard Frazee
Project Manager



Attachment
CVL Memo

MEMORANDUM



January 14, 2020

To: Richard Frazee – Five Star

Project Name: Ritz Carlton Drainage
Channel

Project Number: 1.01.0268908

From: Ryan Weed, P.E.

Re: St. Barnabas Drainage Flow

Coe & Van Loo Consultants, Inc. (CVL) is the design engineer for the above reference project. Following a coordination meeting with representatives of St. Barnabas Church and Cypress Engineering CVL completed review of the previously completed Master Drainage Report for the Ritz Carlton project. Our review determined that the additional 56cfs discharged from the St. Barnabas Church into the existing Ritz Carlton drainage channel will have no impact on the overall channel capacity. The 56cfs peak discharge from the church has a short time of concentration when compared to the peak discharge conveyed by the drainage channel, with no resulting capacity issues for the Ritz Carlton channel.