



MEMORANDUM

To: City of Scottsdale

From: Jason Burm, PE
Kimley-Horn and Associates, Inc.

Date: December 9, 2022

Subject: 94th Street & Bell Road – ESLO Wash Modifications

NARRATIVE

This memo is provided to support the ELSO Wash Modification submittal for the 94th Street and Bell Road Project, located at the northeast corner of 94th Street and Bell Road. The preliminary drainage report and preliminary grading plan identifies one significant wash on the project site that require minor wash modifications to improve the overall development and enhance the quality of the open space areas protected on the property. The goal of the development is to meet DS&PM standards and limit the impact to all significant washes. The proposed development implements a roadway and lotting layout that contours to the existing topography and maintains the existing wash corridor.

The proposed improvements request minor modifications to the wash (see exhibit) to ultimately enhance the overall open space and NAOS dedicated on the property by maintaining the more substantial wash corridor. Additionally, site construction envelopes are located to avoid more substantial open space areas existing on the property. Further justification for the wash modification request has been provided with the application for the City's review. It is important to note that the proposed modifications will include restoration of the disturbed areas with vegetation of the same type and density, maintain historic entrance and exit locations on the property, and do not impact drainage conditions or the integrity of the wash corridor on adjacent properties. The minor wash modifications proposed occur entirely within the proposed development.

ALTERNATIVES

Multiple site layouts were considered in the preliminary design stages of this project. The selected layout has the least impact to the significant wash on the property and maintains more substantial open space and minimizes the overall impacts to existing conditions on the property.

Sincerely,
KIMLEY-HORN AND ASSOCIATES, INC.

Jason Burm, P.E.