

ESLO Wash Modifications

Justification



This Justification is a Public Record

The Zoning Administrator may authorize a Wash Modification if ALL of the following criteria are met. Use the space provided to present your evidence that the requested exemption satisfies the modification requirements; please attach all supporting documentation.

1. Proposed modifications will result in an equal or enhanced quality of open space:

The proposed modifications will result in a more enhanced quality of open space as it provides a substantial undisturbed area for the main wash within the community. The modification request is to account for roadway culvert crossings. These crossings were limited to two locations to establish more substantial undisturbed conditions for the main wash.

2. Modifications will include restoration of the watercourse with vegetation of the same type and density removed:

Modifications to the Wash will be restored of the same type and density. The open spaces and wash are proposed to be dedicated as NAOS where possible. Please note that the modification request is related to two roadway culvert crossings and the remainder of the wash is undisturbed in its existing condition.

3. Is the wash being redirected or modified? No Yes

If yes, the wash must enter and exit the site at the historic locations, and the result of the modifications shall not impact drainage considerations for adjacent properties:

The Wash will be routed in two areas with new roadway culverts. The Wash enters the Site on the northern boundary and leaves the Site through an existing box culvert at the south boundary of the Site.

4. Is the wash being diverted into a structural solution (e.g. underground pipe)? No Yes

If yes, the change must not impact the drainage conditions on adjacent properties and shall not reduce the integrity of any upstream or downstream corridor as meaningful open space:

The Wash is diverted into new roadway culverts. Drainage analysis/design shows no impact to adjacent properties. Outlet velocities will be managed with rip-rap. Wash can be maintained as NAOS.

Planning and Development Services

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