



March 20, 2020

Mr. George Burton  
Planner  
**Town of Paradise Valley**  
6401 E. Lincoln Drive  
Paradise Valley, Arizona 85253

**Re: 3310 E Stella Ln  
Preserve at Lincoln II  
Modification of Drainage Easement**

Dear Mr. Burton:

We are pleased to submit this application for modification/release of a recorded drainage easement of an existing Lot 6 – The Preserve at Lincoln, located at 3310 E Stella Ln.

The subject property - APN 164-05-125 is a part of a recorded subdivision - The Preserve at Lincoln, recorded in Book 681 of Maps, Page 10, MCR. Lot 6 is a part of the NE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of Section 12, T2N, R3E.

The property is bounded by Stella Lane (south), Lincoln Road (north), and residential properties from east and west. The 1.049-acre lot is zoned R-43, which in accordance with the Town of Paradise Valley Zoning Ordinance allows for one dwelling unit per acre density. There are no existing buildings or walls on the property except the subdivision wall on the north side along the Lincoln Road right of way.

There are no off-site drainage flows that impact the site. There is an existing 24" culvert that has its inlet near the south property line and runs under the cul-de-sac of Stella Lane. The purposed of this culvert is to carry any on-site generated runoff under Stella Lane.

As a part of the original subdivision development process, a plat map was prepared and recorded, which shows a recorded drainage easement at the subject property and leading to the inlet of the existing 24" culvert described above.

Building permits were issued to construct a new single-family residence on Lot 6. A grading and drainage plan was prepared as a part of the permitting process, which shows a full 100-year, 2-

hour on-site stormwater retention, which would prevent for any runoff to leave this project. The existing drainage easement as recorded as part of the platting review and approval was modified to accommodate the new construction and it was approved by the Town since no offsite flows were carried through the property. Currently the project is under construction.

Based on the above presented information, we are hereby requesting to release the existing drainage easement. The inlet of the existing 24" culvert will remain as is and will be active only should a storm exceeding the code mandating 100-year storm magnitude is exceeded.

Should you have any questions regarding our application, please feel free to contact me.

Sincerely,

A handwritten signature in black ink that reads "Nick Prodanov". The signature is written in a cursive, flowing style.

Nick Prodanov, PE, PMP  
Principal  
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