

ABANDONMENT REQUEST
FOR A
DRAINAGE EASEMENT
902 W BRIDLE PATH
Engineer's Report

Overview

The Payson Ranchos Unit Three subdivision was signed on April 25th 1967 and recorded as Map 349, Gila County on May 10th 1967. The recorded plat contained the property lines and easements determined to be necessary at the time the plat was recorded. The current owners of Lots 214 & 215 request abandonment of a 10' wide portion of the 30' wide privately maintained drainage easement. The purpose of the abandonment is to allow for construction of a detached garage.

Abandonment Request

The owners request the abandonment of 10' of the privately maintained drainage easement to allow for construction of a detached garage. The subject parcels are about 0.36 acres in size total together. Supporting analysis from Verde Engineering shows that the remaining 20' of the drainage easement is sufficient to convey rainfall runoff flows.

Abandonment Process

In accordance with Town of Payson Ordinance No. 606, the abandonment process requires notification of the proposed abandonment to all affected utility companies, Town of Payson Department Heads, and property owners within 300 feet of the easement to be abandoned. A letter containing the information concerning this request was mailed to 65 property owners on June 22, 2016. Affected department heads were notified on June 14th, 2016. There are no affected utility companies for this drainage easement.

Responses to Request

The responses from the department heads and the Town Manager have been in favor of the abandonment. We have not received return comments from any of the 65 property owners within 300 ft of subject property.

Recommendation

Staff recommends the approval of the Abandonment Request.

Possible motions

I move to recommend to the Town Council approval of the abandonment request of a 10' portion of the drainage easement on Lots 214 & 215 of the Payson Ranchos Unit Three subdivision.

OR

I move to recommend to the Town Council denial of the abandonment request of a 10' portion of the drainage easement on Lots 214 & 215 of the Payson Ranchos Unit Three subdivision.

Attachments

Exhibit "A & B"

Report By:

Curtis Ward PE, Town Engineer 7/5/16



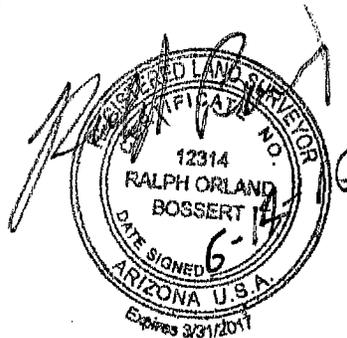
EXP 9/30/18

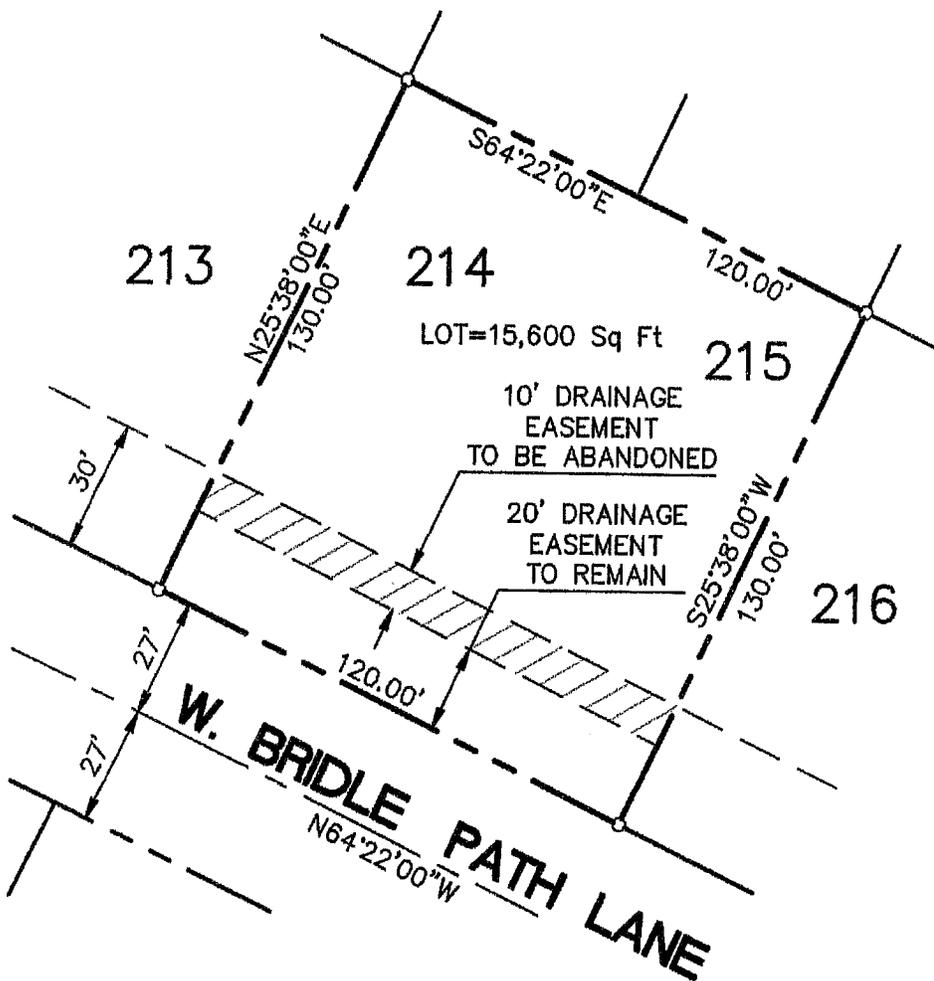
EXHIBIT "A"
LEGAL DESCRIPTION
EASEMENT FOR DRAINAGE TO BE ABANDONED
Payson Ranchos Unit Three

The Northerly 10.00 feet of the 30.00 foot wide Easement for Drainage located on the southerly side of Lots 214 and 215 of Payson Ranchos Unit Three, as shown on Map 348, Gila County Records, located in the Southwest ¼ of Section 28, T11N, R10E, G&SRM, Gila County, Arizona.

Said Public Easement for Drainage to be abandoned is shown on attached Exhibit "B".

Project 16-17
June 09, 2016



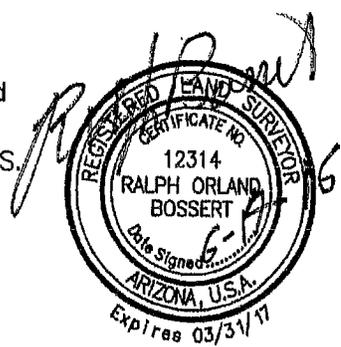


**LOTS 214 AND 215
PAYSON RANCHOS UNIT 3
(MAP 348 G.C.R.)**



**Verde
Engineering
Group
PLLC**

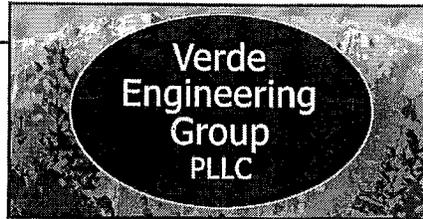
1109 North McLane Road
Payson, Arizona 85541
Ralph Bossert P.E. R.L.S.
(928) 978-4345
Dan Fitzpatrick P.E.
(928) 595-2816
JOB No. 16-17



SCALE: 1"=40'

EXHIBIT B

RALPH O. BOSSERT, P.E., R.L.S.
1109 NORTH MCLANE ROAD
PAYSON, AZ 85541
928-978-4345
robossert@q.com



DAN FITZPATRICK, P.E.
1109 NORTH MCLANE ROAD
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928-595-2816
dcfitzpatrick@npgcable.com

July 1, 2016

Curtis Ward, P.E.
Town of Payson Engineer
303 N. Beeline Highway
Payson, Arizona 85541

**RE: Payson Ranchos Unit 3, Lot 214 and 215
Bridle Path Drainage Easement Abandonment
Project 16-17**

Mr. Ward:

Verde Engineering Group, PLLC has prepared a flood study for Leon Sutton at 902 West Bridle Path Lane in Payson, AZ. Mr. Sutton is in the process of building a 24' wide by 40' long building on his property. In order to fit the building on the property, Mr. Sutton is requesting 10' of the existing 30' drainage easement that extends along the southern boundary of his property to be abandon. Through hydrologic/hydraulic analysis Verde Engineering Group, PLLC has proven the 100-year flood event will present no flooding danger to the adjacent property owners and the remaining 20' of the drainage easement will provide sufficient area to convey the rainfall runoff flows.

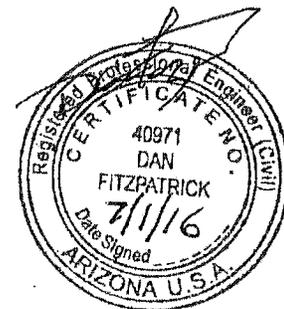
Please contact me if you have questions or comments.

Sincerely,

A handwritten signature in black ink, appearing to read "Dan Fitzpatrick", is written over a circular professional engineer seal.

Dan Fitzpatrick, PE

Cc: Leon Sutton



Expires 06/30/2019