
Chapter 4. EASEMENTS

4.1. Purpose




All public storm sewer, storm water conveyance drainage systems and open channels must be constructed on public right-of-ways, easements, publicly owned or Greenville County owned properties. No approval will be given for the construction or improvement of any public storm sewer, storm water conveyance systems or open channels without provision of suitable permanent easement or right-of-way. Restriction on easements shall include prohibiting all fences and structures that would interfere with access to the easement areas and/or the maintenance function of the drainage system.

Any increase of runoff volume from or across the easement shall be calculated and reported to Greenville County. Greenville County, adjacent property owners and any affected utilities shall be in agreement with any increase in runoff volume from a storm water easement before the easement will be granted.

All storm water systems shall be designed to have no increase in velocity, peak flow, water surface elevation in relationship to upstream, adjacent, and downstream property in the 100-year storm, unless an adequate permanent drainage easement is obtained.

4.2. Existing Easements

Each existing easement to be used shall be shown on the plans included in the Storm Water Management Permit submittal package. The information on the plans shall include the Deed Book and page number of the recorded instrument. All restrictive clauses as to the use of the easement shall be noted on the plan adjacent to the specific easement. The restrictions may include but are not limited to:

-  Utility (gas, electric, telephone, and water) purposes only,
-  Drainage purposes only; and,
-  Sanitary sewer purposes only.

Construction of storm water conveyance drainage systems will not be permitted in existing exclusive gas, electric, water, telephone, or sanitary easements unless a drainage easement is acquired overlapping the existing easement with approval from Greenville County and the affected utility.

4.3. Temporary Construction Easements

Temporary construction easements may be required to be adjacent to storm water conveyance drainage easements when necessary for development operations. Temporary construction easements may be required for structure removal, access roads, stockpiling, and other common land development activities. Sufficient area shall be provided for movement of equipment and materials to accomplish the intended activity within the temporary construction easement.

Temporary construction easements should not be acquired on adjacent private property when the proposed permanent easement is not located on the adjacent property.

4.4. Easement Widths

The total easement width, permanent plus any temporary requirements should be sufficient to allow the contractor to have flexibility in the method of construction. However, easements shall not have excessive widths requiring needless clearing and cutting of wooded or vegetated areas. The Ordinance requires, as a minimum, that easements have the following characteristics:

1. Provide adequate access to all portions of the drainage system and structures;
2. Provide sufficient land area for maintenance equipment and personnel to adequately and efficiently maintain the drainage system and all storm water facilities;
3. Restriction on easements shall include prohibiting all fences and structures which would interfere with access to the easement areas and/or the maintenance function of the drainage system.

Table 4-1 lists suggested minimum widths of drainage easements and temporary easements using trench construction for pipes. Open channel easement requirements are enumerated in the paragraph below. In no case shall these suggested easement width guidelines be a substitute for sound engineering judgment.

Table 4-1. Minimum Pipe Easement Widths

Pipe Size (inches)	Minimum Easement Width (feet)		
	Permanent	Temporary	Total
15 - 30	15	15 on each side	45
36 - 54	22	25 on each side	72
> 54	30	30 on each side	90

Open channels are defined as either Minor or Major. Minor channels are channels whose flow could be conveyed by a circular pipe up to 54" in diameter. For minor channels, the easement width is the same as the easement width for the equivalent pipe size from Table 4-1 above (the easement must contain the width of the stream from top of bank to top of bank). Major channels carry more flow than a 54" circular pipe can convey. For major ditches or channels, the easement width shall be equal to the top width of the ditch plus 12.5 feet on each side (total easement width may vary).

4.5. Easement Plat Criteria

4.5.1 General

Final plats, summary plats and easement plats shall be used for property having an easement or other type of applicable acquisition of land. All plats shall have the title block in the lower right hand corner of the plat describing the type of easement. A land surveyor certification and seal shall be located in the lower left hand corner of the plat. No other format shall be submitted or accepted. Many times easements are not granted to Greenville County but are simply a reciprocal agreement between property owners to convey their drainages or to convey drainages of others across their property.

Permanent easements shall be hatched on all plans for clarity, while temporary easements shall have no hatching or shading added to identify them.

4.5.2 Plat Information

All easement plats shall include the following information:

- North arrow.
- Location map and north arrow with sufficient data to locate the parcel.
- Written and graphic scale.
- Subject easement labeled and hatched on plat, and subject temporary easement labeled and not hatched on the plat.
- Parcel property line distances and line bearings.
- Dimensions to nearest one-hundredth of a foot from easement to property lines.
- Easement angles and dimensions to the nearest one-hundredth of a foot.
- Easement size and description.
- Existing easements and right-of-ways.
- Engineer or land surveyor firm name and address.
- Parcel number shall be shown in the title block and inside the property boundary.
- Property owner's name, property address and mailing address shall be shown in the title block.
- Adjacent property owner's name, deed book number, and page number.
- Land surveyor's stamp, certification, signature, and date.
- Reference tax block and lot number.
- Area of easement to be acquired in square feet or acres.
- Description of all monuments.
- Adjoining road names and right-of-way width.
- Statement if bearings and distances as shown on the plat have been adjusted for closure.
- Statement that the unadjusted error of closure meets or exceeds the minimum standards.