



County of Greenville

"... At Your Service"
Planning Department
(864) 467-7270

MEMORANDUM

TO: Members of the Planning Commission

FROM: Pat Webb, Subdivision Administrator

SUBJECT: **Drainage Easement Abandonment DA-2008-09**
1 Pelham Davis Circle
Pelham Davis Park
Tax Map Number: 530.7-1-15

DATE: November 10, 2008

Pelham Davis Park was given preliminary approval in 1984. The final plat for the subdivision was recorded in 1985. The final plat for showed a 15' wide drainage easement running diagonally across this lot from the cul-de-sac for Interstate Boulevard to a similar drainage easement on the rear of the property. Both Pelham Davis Circle and Interstate Boulevard were constructed to County public road standards and are now County maintained roads.

The lot in question is a corner lot at the intersection of Pelham Davis Circle and Interstate Boulevard. It has been developed over the years including the construction of a business office fronting on Pelham Davis Circle and flex space to the rear. The access to the flex space is from Interstate Boulevard. Neither of these buildings is located near the easement; however, the driveway to the flex space crosses the location of the easement. The owner of the property now wants to expand the building into the location of the easement. This expansion would require the abandonment of the existing easement in favor of a new location.

The County Public Works Department has reviewed this request, and can support the request if the project engineer can furnish hydrologic calculations supporting the flow. This is a Public Works/Engineering issue, Planning Staff defers to the recommendation from the Public Works Department.

pfw

Attachments

DRAINAGE/UTILITY EASEMENT
ABANDONMENT APPLICATION

APPLICANT: IZUMI INTERNATIONAL, INC.

ADDRESS: #1 PELHAM DAVIS CIRCLE
GREENVILLE, SC 29615

TELEPHONE: 864-288-8001

DA-2008-09

EASEMENT LOCATION

TAX SHEET 530.7 BLOCK 1 LOTS 15

PORTION TO BE ABANDONED 15' DRAINAGE EASEMENT TO THE LEFT
OF THE PROPERTY WILL BE RELOCATED TO EDGE OF PROPERTY

The applicant must submit the signatures of all property owners who own the property where the easement exists and/or will be relocated.

The applicant must submit a survey showing the existing easement and the proposed relocation.

The applicant will be notified by mail of the date that the Planning Commission will consider the request.


Applicant Signature

Taken By DA

Fee Paid \$ 25⁰⁰

Date 10.10.08

SEWER: WESTERN CAROLINA
 CONTACT: RAY ORVIN
 ADDRESS: 561 MAULDIN ROAD
 GREENVILLE, SC 29607
 PHONE: 864-299-4012

WATER: GREENVILLE WATER
 CONTACT: L.B. STOVALL
 ADDRESS: 407 W. BROAD STREET
 GREENVILLE, SC 29601
 PHONE: 864-241-6004

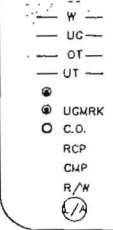
CABLE: CHARTER COMMUNICATIONS
 CONTACT: LIZZ WALKER
 ADDRESS: 2 DIGITAL PLACE
 SIMPSONVILLE, SC 29681
 PHONE: 888-438-2427

ELECTRIC: DUKE ENERGY
 CONTACT: RANDY BRITTON
 ADDRESS: 325 W. McBEE AVE.
 GREENVILLE, SC 29602
 PHONE: 864-370-5270

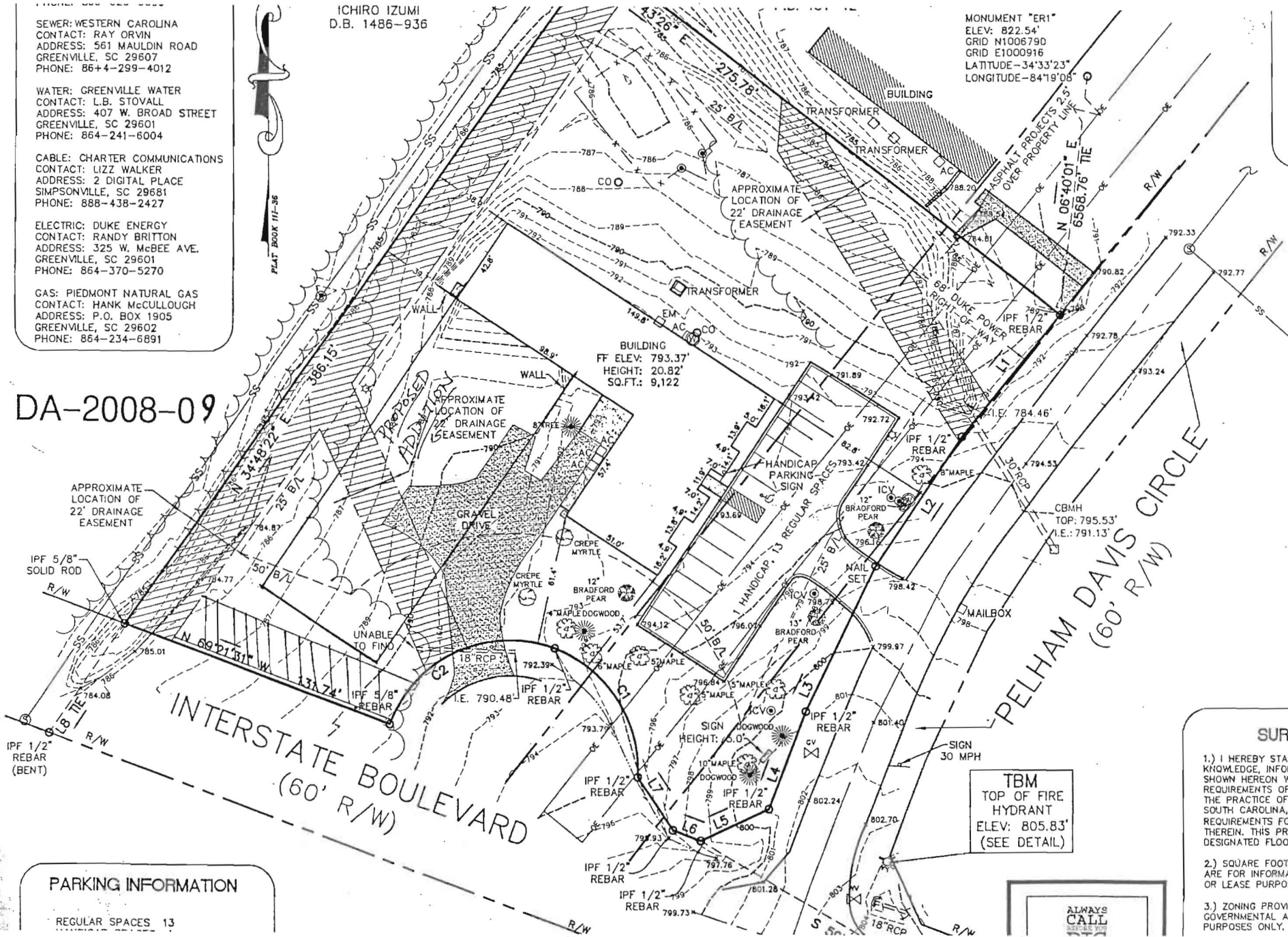
GAS: PIEDMONT NATURAL GAS
 CONTACT: HANK McCULLOUGH
 ADDRESS: P.O. BOX 1905
 GREENVILLE, SC 29602
 PHONE: 864-234-6891

ICHIRO IZUMI
 D.B. 1486-936

MONUMENT "ER1"
 ELEV: 822.54'
 GRID N1006790
 GRID E1000916
 LATITUDE -34°33'23"
 LONGITUDE -84°19'08"



DA-2008-09



PARKING INFORMATION

REGULAR SPACES 13

TBM
 TOP OF FIRE
 HYDRANT
 ELEV: 805.83'
 (SEE DETAIL)



SURVEYOR'S

- 1.) I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE INFORMATION AND DATA SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARD PRACTICE OF LAND SURVEYING IN THE STATE OF SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY. THIS PROPERTY IS NOT DESIGNATED FLOOD HAZARD AREA.
- 2.) SQUARE FOOTAGE AND DIMENSIONS ARE FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT TO BE USED FOR LEASE OR PURCHASE PURPOSES.
- 3.) ZONING PROVIDED BY THE APPLICABLE GOVERNMENTAL AGENCY; TO BE USED FOR INFORMATIONAL PURPOSES ONLY.