

AGENDA

PLANNING/ PUBLIC WORKS COMMITTEE

1/19/17

Teddie E. Pryor, Chairman
Henry E. Darby
Anna B. Johnson
Brantley Moody
Joe Qualey
Vic Rawl
Herb Sass
Dickie Schweers
Elliott Summey

AGENDA
PLANNING/PUBLIC WORKS COMMITTEE
January 19, 2017

5:00 P.M.

- 1. Abandonment/Relocation of 20' Drainage Easement - Heaton Drive - Request to Approve Bustraan/Evans**

COMMITTEE AGENDA ITEM

TO: KEITH BUSTRAAN, COUNTY ADMINISTRATOR

THROUGH: JENNIFER MILLER, DEPUTY COUNTY ADMINISTRATOR

FROM: JOEL EVANS, DIRECTOR *JE* DEPT. PLANNING

SUBJECT: ABANDONMENT AND RELOCATION OF A 40-FOOT PUBLICLY DEDICATED DRAINAGE EASEMENT - HEATON DRIVE

REQUEST: ABANDON AND RELOCATE 40-FOOT PUBLICLY DEDICATED DRAINAGE EASEMENT - HEATON DRIVE

COMMITTEE OF COUNCIL: PLANNING/PUBLIC WORKS DATE: JANUARY 19, 2017

COORDINATION: This request has been coordinated with: (attach all recommendations/reviews)

	Signature of		Individual Contacted
	Yes	N/A	
Legal Department	<input type="checkbox"/>	<input type="checkbox"/>	_____
Procurement/Contracts	<input type="checkbox"/>	<input type="checkbox"/>	_____
Zoning Regulations / Comp. Plan Compliance	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u><i>Joel Evans</i></u>
Community Services	<input type="checkbox"/>	<input type="checkbox"/>	_____
Grants Auditor	<input type="checkbox"/>	<input type="checkbox"/>	_____
Other: PUBLIC WORKS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u><i>[Signature]</i></u>
Other:	<input type="checkbox"/>	<input type="checkbox"/>	_____

FUNDING: Was funding previously approved? yes no n/a

If yes, provide the following:	Org.	Object	Balance in Account	Amount needed for item

NEED: Identify any critical time constraint.

BUDGET OFFICER SIGNATURE: *Mark Hill*

Fiscal impact: None

ADMINISTRATOR'S SIGNATURE: *K. Bustraan*

ORIGINATING OFFICE PLEASE NOTE:
 DUE DATE TO ADMINISTRATOR'S OFFICE IS 5:00 P.M. ON TUESDAY OF THE WEEK PRECEDING THE COMMITTEE MEETING.

SITUATION:

The property owner of Parcel Identification (PID) Numbers 388-10-00-056 and 388-10-00-058 is requesting to abandon the existing 40-foot open ditch, public drainage easement in order facilitate their proposed development plans to construct apartments on the site. The owner is proposing to dedicate and construct a relocated new 20-foot piped, public drainage easement (see attached subdivision plat). These properties are located at the corner of US Highway 78 and Heaton Drive, in the unincorporated portion of the Ladson area of Charleston County.

ACTION REQUESTED OF COUNCIL:

Approve abandonment and relocation of the publicly dedicated drainage easement through these properties as shown on the proposed subdivision plat (attached).

DEPARTMENT HEAD RECOMMENDATION:

Approve abandonment and relocation of the publicly dedicated drainage easement through these properties as shown on the proposed subdivision plat with the following conditions.

1. The property owner shall be responsible for the relocation and construction of the new 20-foot drainage easement;
2. An encroachment permit from the Charleston County Public Works Department shall be required for construction and the permit shall include scheduling of the relocation of the drainage easement prior to filling of the existing drainage way;
3. The plat, along with a warranty deed provided by the property owner, shall not be recorded in the RMC office until the drainage easement has been relocated and approved by the Public Works Department; and
4. A two-year maintenance bond of 20% of easement construction costs shall be required.

TMS#	OWNER	ADDRESS	DEED	PLAT
388-10-00-164	MORDEES A LEE	9942 LEVENSHALL DR	DB 0240-284	PR: 80-95
388-10-00-165	DOROTHY CLOVER	9940 LEVENSHALL DR	DB 0272-824	PR: 80-95
388-10-00-166	WILLIE J PETERSON & GUNNY A PETERSON JR	9930 LEVENSHALL DR	DB 0259-826	PR: 80-95
388-10-00-167	LEONARD C. & DOROTHY H. STEWART	9934 LEVENSHALL DR	DB 0633-97226	PR: 80-95
388-10-00-168	EDWARD C. & MELISSA HENDERSON	9928 LEVENSHALL DR	DB 0423-382	PR: 80-95
388-10-00-169	DANIEL & JAY DEE BARNES	9962 LEVENSHALL DR	DB 0230-501	PR: 80-95
388-10-00-170	CRAG W AND KAREN R PINEKA	9960 LEVENSHALL DR	DB 0187-193	PR: 80-95
388-10-00-171	SUSAN F JONES	9970 LEVENSHALL DR	DB 0424-383	PR: 80-95
388-10-00-172	MATTHEW R COLLERS	9974 LEVENSHALL DR	DB 0322-745	PR: 80-95
388-10-00-173	NICKY M PETERSON	3261 HEAVEN DR	DB: 0338-374	PR: 80-95

SYMBOLS LEGEND

- 3/8" REBAR SET
- 3/8" REBAR FOUND UNLESS NOTED
- CALCULATED POINT
- DROP INLET
- TREE GREATER THAN 50' OUTSIDE OF PROPOSED EASEMENT (SIZED TO SCALE)
- TREE WITHIN 50' OF PROPOSED EASEMENT (SIZED TO SCALE)

ABBREVIATION LEGEND

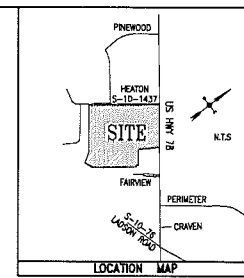
- RBS REBAR SET (5/8" REBAR TYP)
- RSF REBAR FOUND
- TYP TYPICAL
- OTPF OPEN TOP PIPE FOUND
- SQF SQUARE IRON FOUND
- PIPF PATCH TOP IRON FOUND
- IPF IRON PIPE FOUND
- EX EXISTING
- DC DRAINAGE EASEMENT
- EUL EACH SIDE OF PROPERTY LINE
- JW JURISDICTIONAL WETLAND
- AC ACRES
- SF SQUARE FEET
- CDP CONDUIT-DESIGNATED PLACE
- CSL C&S SIDE
- C/L CENTER LINE

LEGEND

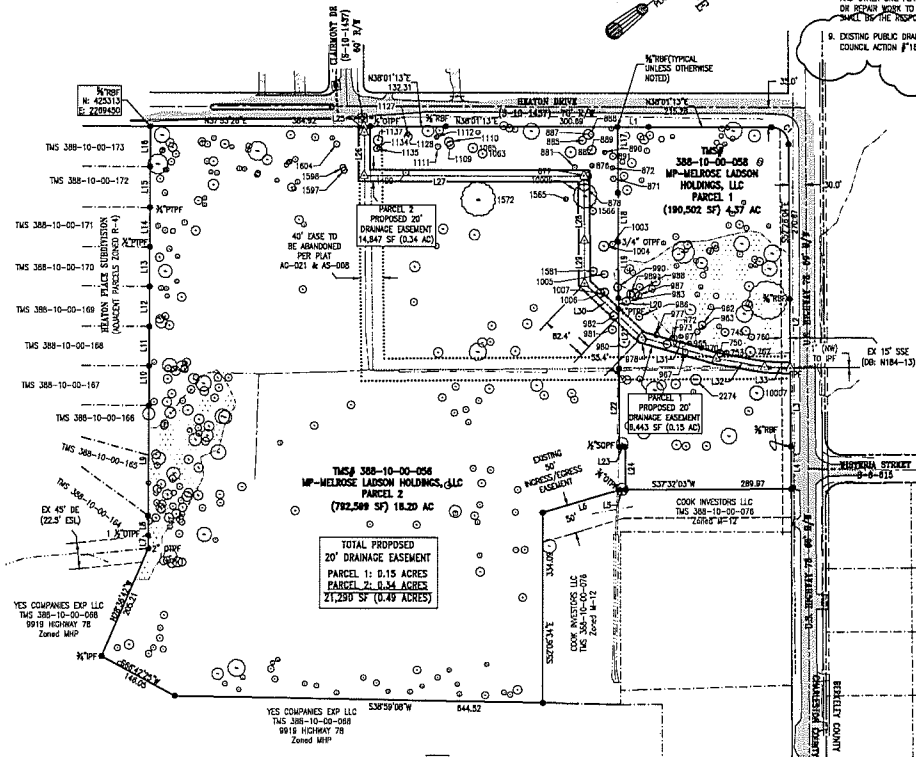
- PROPERTY LINE W/ CORNER (AS DEIC)
- - - EASEMENT LINE EXISTING
- - - RIGHT OF WAY LINE
- - - ADJACENT PROPERTY LINE
- - - EASEMENT LINE TO BE ABANDONED
- - - PROPERTY LINE THE CENTERLINE (Pavement)
- - - STORM DRAINAGE
- - - JURISDICTIONAL BOUNDARY
- - - WETLAND BOUNDARY
- - - BOTTOM OF BANK
- - - FEMA FLOOD LINE
- - - CONCRETE HATCH
- - - ASPHALT HATCH
- - - JURISDICTIONAL WETLAND HATCH

GENERAL NOTES:

- THIS PLAT SHOWS ONLY EASEMENTS WHICH ARE OBVIOUS OR APPARENT TO THE SURVEYOR.
- STATE PLANE COORDINATES ARE FOR CGS PURPOSES ONLY.
- U.S. ARMY CORPS OF ENGINEERS, JURISDICTIONAL WETLAND DETERMINATIONS HAVE BEEN MADE FOR THIS SURVEY PER USACE PERMIT #IN PROCESS.
- BY GRAPHIC PLOTTING ONLY, THIS PROPERTY APPEARS TO BE IN FLOOD ZONE "X", (INDV 1029) AS SHOWN ON FLOOD INSURANCE RATE MAP #450102000A, EFFECTIVE DATE: 11/17/2004, LOCATED IN COUNTY #42002 AND #450412.
- LADSON IS A GENUINE-BEACONED PLACE (GCP) AND IS NOT KNOWN AS A MUNICIPALITY, TOWN OR CITY AT THIS TIME.
- ONLY TREES LOCATED WITHIN 50' OF PROPOSED DRAINAGE EASEMENT ARE LABELED. ALL OTHER TREES SHOWN & NOT LABELED OUTSIDE THE 50' SHOWN ARE SCALED TO SIZE.
- NO BUILDINGS ARE LOCATED ON SITE.
- CHARLESTON COUNTY WILL ALLOW THE PAVED DRIVE ASLE INSIDE THE COUNTY DRAINAGE EASEMENT, HOWEVER, ANY REPAIRS TO THE DRIVE ASLE (ASPHALT PAVEMENT, SIDEWALK, LANDSCAPING, AND OTHER SITE FEATURES) AS A RESULT OF COUNTY MAINTENANCE OR REPAIR WORK TO THE COUNTY'S STORM DRAINAGE SYSTEM SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
- EXISTING PUBLIC DRAINAGE EASEMENT ABANDONED BY COUNTY COUNCIL ACTION #18-000 ON (DATE:02/02/03)



TREE TABLE (INSIDE 50' OFF/SET OF C/L)		TREE TABLE (INSIDE 50' OFF/SET OF C/L)	
Point #	Tree # - Size, Type	Point #	Tree # - Size, Type
745	- 14" OAK	956	- 13" OAK
750	- 13" MAPLE	987	- 12" OAK
753	- 8" MAPLE	988	- 18" OAK
760	- 11" MAPLE	869	- 14" OAK
762	D - 18" MAPLE	990	- 14" OAK
871	- 10" OAK	1003	- 10" OAK
872	- 8" OAK	1004	- 18" OAK
878	- 8" OAK	1005	- 13" OAK
877	- 13" OAK	1006	- 14" OAK
878	- 19" OAK	1007	- 15" OAK
881	- 9" OAK	1003	D - 12" MAGNOLIA
882	D - 20" OAK	1003	- 17" OAK
885	- 14" OAK	1109	D - 14" OAK
887	- 18" OAK	1110	D - 16" OAK
888	- 10" OAK	1111	- 10" OAK
889	D - 18" OAK	1112	- 8" OAK
890	- 8" OAK	1127	- 8" OAK
891	- 11" OAK	1128	D - 14" OAK
982	- 14" MAPLE	1134	- 8" OAK
983	- 10" MAPLE	1133	- 11" MAPLE
985	- 8" OAK	1137	- 8" OAK
987	- 10" OAK	1400	- 11" OAK
970	- 8" OAK	1355	- 8" OAK
971	- 8" OAK	1388	- 13" OAK
972	- 12" OAK	1372	M - 81" MAPLE
973	- 9" OAK	1381	- 14" OAK
975	- 14" OAK	1387	- 11" OAK
977	- 10" OAK	1398	- 11" OAK
978	- 17" OAK	1604	- 11" OAK
980	- 19" OAK	2274	D - 18" OAK
981	- 14" OAK	10005	M - 42" MAPLE
982	- 15" OAK	10007	- 25.5" OAK
983	- 10" OAK		



Line #	Direction	Length	Line #	Direction	Length
L1	N08D11.37E	54.23	L18	S82°02'40"E	85.33
L2	S82°28'04"E	121.48	L19	S82°37'50"E	99.81
L3	S82°38'53"E	139.84	L20	S82°37'30"E	19.00
L4	S82°30'27"E	75.87	L21	S82°23'33"E	105.24
L5	S37°35'48"W	10.57	L22	S82°23'33"E	139.22
L6	S21°18'12"W	140.73	L23	N48°09'58"E	9.82
L7	N82°33'02"W	22.78	L24	S82°54'25"E	78.15
L8	N51°46'33"W	34.82	L25	S81°13'00"E	10.87
L9	N51°43'51"W	195.75	L26	S51°47'07"E	75.93
L10	N51°49'43"W	70.07	L27	N87°57'32"E	384.85
L11	N51°42'28"W	69.88	L28	S82°28'50"E	111.80
L12	N51°44'47"W	69.99	L29	S82°25'58"E	78.38
L13	N51°30'29"W	70.17	L30	N81°27'15"E	137.82
L14	N52°04'07"W	69.76	L31	N82°42'45"E	135.77
L15	N51°48'18"W	88.87	L32	N48°03'28"E	88.08
L16	N51°42'27"W	70.09	L33	N48°31'07"E	44.81
L17	S82°28'48"E	115.22			

Curve #	Length	Radius	Chord Direction	Chord Length
C1	47.00	30.00	88°56'14"	42.40

PROJECT NOTES

PROJECT LOCATION:
US HWY 78 & HEATON DRIVE, LADSON, CHARLESTON COUNTY, SOUTH CAROLINA

OWNER / DEVELOPER:
MP-MELROSE LADSON HOLDINGS, LLC
c/o Manley Properties Investments, LLC
1000 Wilson Boulevard, Suite 700
Arlington, VA 22209

ZONING:
THIS 388-10-00-058 - M12 ZONING (18.20 AC.)
THIS 388-10-00-058 - CC ZONING (4.37 AC.)

USACE PERMIT #:
TO BE DETERMINED

I, HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE USGS STANDARD MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN. THE AREA WAS DETERMINED BY THE COORDINATE METHOD OF AREA DETERMINATION, THE PRECISION OF THE UNADJUSTED FIELD SURVEY WAS GREATER THAN 1:10,000.



ADW REMES - SCALCS No. 21827 DWG

PLANNING AND RMC USE ONLY

REFERENCE PLAT BY:

- | | | |
|--|------------|-----------------------|
| 1. TROTTH W. MAULL | 03/28/2016 | L18-0156 |
| 2. JAMES F. BENNET | 05/19/76 | AG - 021 |
| 3. D. L. BROWN | 01/25/1980 | AS - 100P |
| 4. HAZER METTS | 04/15/1985 | BE - 102" |
| 5. DANIEL FOSBERG | 08/10/2010 | L10 - 020P |
| 6. JOHN DAVID BASS | 01/12/2008 | WETLAND-UNDEVELOPED # |
| 7. W. L. CALLARD | 04/20/1984 | R - 09P |
| 8. SCOTT HWY PLANS - 1244 SITES A-B (50' R/W-7255) | | |
- * PLATS REFER TO HWY 78 HAVING A 60' R/W
REF#2 HAS PORTIONS ILLIBERABLE.

PLAT BOOK PAGE

PLAT
SHOWING
THE ABANDONMENT
OF A
40' DRAINAGE EASEMENT
AND SHOWING THE
CREATION
OF A
20' DRAINAGE EASEMENT (0.49 ACRES)
THIS 388-10-00-058
(CONTAINING 0.34 AC.)
AND THIS 388-10-00-058
(CONTAINING 0.15 AC.)
PROPERTY OF
MP-MELROSE LADSON HOLDINGS, LLC
LOCATED IN
LADSON AREA (CDP),
CHARLESTON COUNTY, SOUTH CAROLINA
DWF JOB # - 317118.00

SCALE: 1" = 100'
1"0 50' 100'
DATE 9/28/2016

SHEET 1 of 1

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