



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: November 21, 2016

Re: Cherry Hill Dental - Easement Vacation (Case #16-165)

Executive Summary

Approval of this request will result in the vacation of approximately 157 feet of an existing sanitary sewer easement, located on the property at the northwest corner of Nifong Boulevard and Santiago Drive.

Discussion

The applicant, A Civil Group, on behalf of Cherry Hill Dental Associates, Inc. (owner) seeks to vacate approximately 157 feet of a 16-foot wide sewer easement located across their property at the northwest corner of Nifong Boulevard and Santiago Drive, recorded August 23, 1972 (Book 400, Page 900) and also shown on the plat of Rock Bridge Subdivision Block V (Book 11, Page 166). The requested vacation is sought to permit construction of a new commercial structure.

The existing easement contains an 8-inch clay sewer pipe that crosses the middle of the subject lot. The line runs from south to north and connects with an existing 8-inch clay pipe within the Bethel Street right of way as shown on the attached sewer diagram.

A new 12-inch sewer main has been constructed parallel to Nifong Boulevard, south of the subject site, and crosses beneath the existing 8-inch clay pipe. The 8-inch clay pipe across the subject property is no longer necessary since it can be tied into the new 12-inch main. Construction plans were submitted and approved allowing the applicant to tie the existing 8-inch clay pipe into the new 12-inch main near manhole 5A57 as shown on the attached sewer diagram. This new connection has eliminated the need for the 157 feet of existing 8-inch clay pipe traversing the subject site. The subject site, upon development, will tie into the new 12-inch main.

To further ensure that remaining portion of the existing 8-inch pipe north of Diego Drive is accessible, manhole 5A40 as shown on the attached sewer diagram was relocated farther to the north. Future development of the vacant lot north of Diego Drive can either access sewer from the remaining portion of the 8-inch clay pipe or tie into the sewer line that is located between manholes 5A38 and 5A39.

Internal staff and external agencies have reviewed the requested vacation and have determined that it is not necessary for public purposes.

Locator maps, vacation graphics, and sewer diagram are attached for reference.



Fiscal Impact

Short-Term Impact: None.

Long-Term Impact: None.

Vision & Strategic Plan Impact

Vision Impacts:

Primary Impact: Not Applicable, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

Strategic Plan Impacts:

Primary Impact: Infrastructure, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

Comprehensive Plan Impacts:

Primary Impact: Infrastructure, Secondary Impact: Not applicable, Tertiary Impact: Not Applicable

Legislative History

Date	Action
5/14/2007	Approved, "Administrative Plat of Lot 3A, of Replat of Lot 3, Rock Bridge Subdivision Block V" (Plat notes that the easement is to be vacated by separate document.)
11/14/2005	Approved, "Replat of Lot 3, Rock Bridge Subdivision Block V" (Plat notes that the easement is to be vacated by separate document.)
8/15/2005	Approved rezoning and C-P plan for Premier Bank
6/6/1974	Approved, "Rock Bridge Subdivision Block V"
8/23/1972	Grant of Easement for Sewer Purposes (Book 400, Page 900)

Suggested Council Action

Approve the requested easement vacation.