

SIRRINE
ENGINEERS - ARCHITECTS - PLANNERS

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STATEMENT OF INTENT
343

March 14, 1983

Preliminary Plan
Approved as Amended
6/13/83

Ms. Ginger Hammond
Greenville County Planning Commission
Post Office Box 1947
Greenville, South Carolina 29602

Subject: Proposed Annexation/Zoning of
Judy Property, Pelham Road

(see Attachment)

Dear Ms. Hammond:

On behalf of our client, Alliance Pelham Associates, we respectfully submit an application to establish a Planned Development district for the Judy Property on Pelham Road. Information contained herein is intended to meet the requirements of Section 5:12.12 PD APPLICATION AND PRELIMINARY DEVELOPMENT PLAN APPROVAL OF THE ZONING ORDINANCE.

Attached hereto are copies of the preliminary development plan as required. Also included is a summary outlining the total acreage of the tract with buffer areas and public roadway dedication. Also included is the total office space planned per parcel and the estimated parking spaces per parcel.

It is our opinion that an acceptable drainage system can be designed for the proposed site.

Item B of Section 5:12.12 requires a "Statement of Intent".

1. The proposed development will not require a proposed Home Owner's Association or other group maintenance association. The individual tracts will be developed and all improvements will be dedicated to the public.
2. The development schedule will be a function of the demand for office space. This, of course, is closely related to the economy and, more specifically, the economy of the Greenville office market. The development will proceed as rapidly as the economy will allow.
3. All public utilities are available to the site. A public road will be constructed according to the development schedule. Water and sewer are available from City of Greenville existing facilities.

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that this Final Development Plan and for Statement of Intent has been approved by the Greenville County Planning Commission for recording in the office of the County Register of Deeds Conveyance.

J.E. Sirrine Company
Four Office Box 5456 Greenville, South Carolina 29605
Telephone: 873-295-4100

4-10-84
Date

F. J. Forbes
Executive Director
Greenville County Planning Commission

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