

# Site Design, Inc.

**Civil Engineers, Landscape Architects and Land Surveyors**

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January 3, 2006

Ms. Pat Webb  
Subdivision Administrator  
Greenville County Planning Commission  
301 University Ridge, Suite 400  
Greenville, South Carolina 29601-3660

RE: Brutontown Redevelopment Phase 3A

Dear Ms. Webb:

I am writing to request a variance for Brutontown Redevelopment Phase 3A. GCRA, the owner/developer, would like to reduce the tangent between reverse curves for Clay Street to zero feet. We would also like to request that a portion of the retaining wall along Clay street be allowed in the Right-of-Way. The owner/engineer/contractor will work with County engineering to maintain as much of the retaining wall outside the r/w as possible.

Please review the drawings and consider the proposal set forth by GCRA so that they may obtain a variance from the Greenville County Planning Commission. Thank you for your time and consideration. I look forward to hearing from you soon.

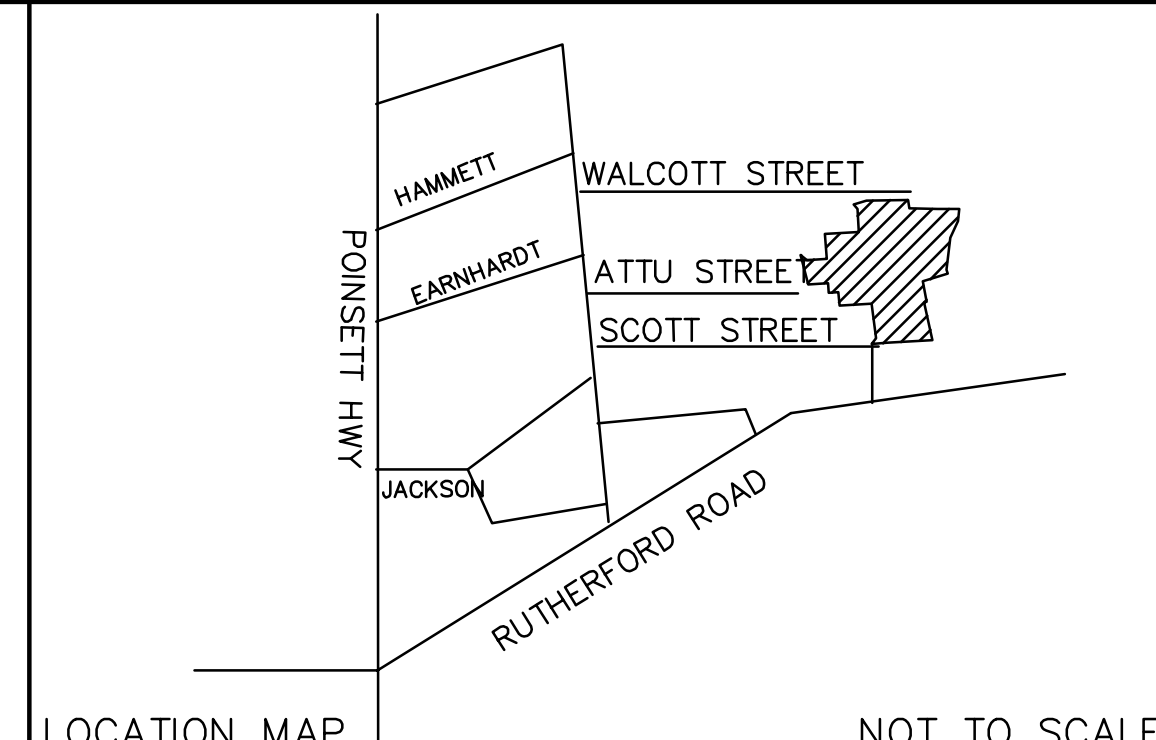
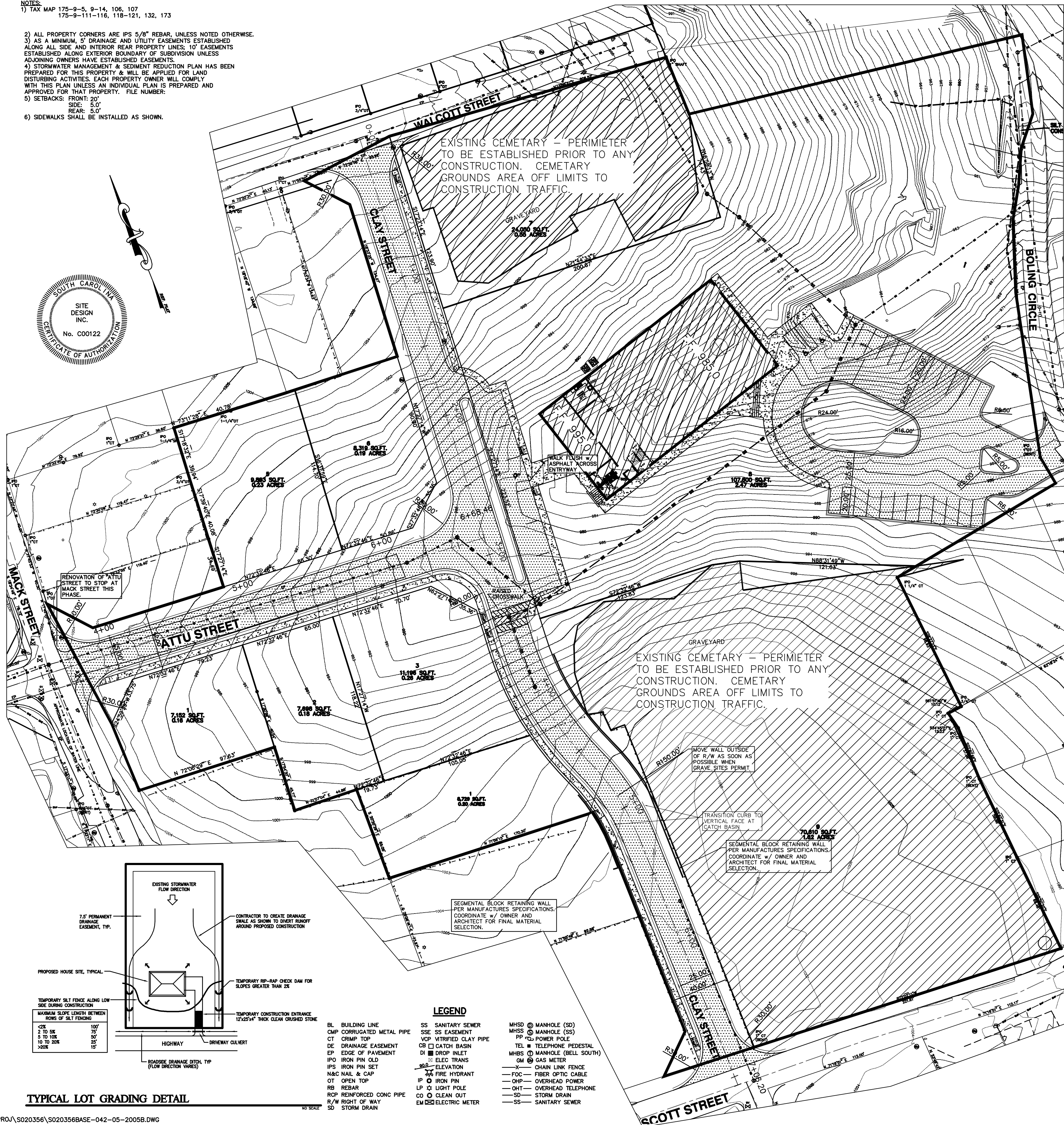
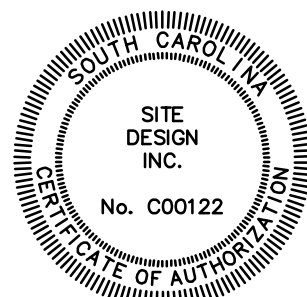
Sincerely,  
SITE DESIGN, INC.

Mark R. Binsz, P.E.  
Civil Engineer

File

NOTES:  
 1) TAX MAP 175-9-5, 9-14, 106, 107  
 175-9-111-116, 118-121, 132, 173

- 2) ALL PROPERTY CORNERS ARE IPS 5/8" REBAR, UNLESS NOTED OTHERWISE.
- 3) AS A MINIMUM, 5' DRAINAGE AND UTILITY EASEMENTS ESTABLISHED ALONG ALL SIDE AND INTERIOR REAR PROPERTY LINES; 10' EASEMENTS ESTABLISHED ALONG EXTERIOR BOUNDARY OF SUBDIVISION UNLESS ADJOINING OWNERS HAVE ESTABLISHED EASEMENTS.
- 4) STORMWATER MANAGEMENT & SEDIMENT REDUCTION PLAN HAS BEEN PREPARED FOR THIS PROPERTY & WILL BE APPLIED FOR LAND DISTURBING ACTIVITIES. EACH PROPERTY OWNER WILL COMPLY WITH THIS PLAN UNLESS AN INDIVIDUAL PLAN IS PREPARED AND APPROVED FOR THAT PROPERTY. FILE NUMBER:
- 5) SETBACKS: FRONT: 20'  
 SIDE: 5.0'  
 REAR: 5.0'
- 6) SIDEWALKS SHALL BE INSTALLED AS SHOWN.



**CERTIFICATE OF ACCURACY**

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "B" SURVEY AS SPECIFIED THEREIN

DATE: 16501  
 S.C. REGISTRATION NO: \_\_\_\_\_

JOE F. GOSNELL, P.L.S.

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

"THE UNDERSIGNED HEREBY ACKNOWLEDGE THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT AND THAT I (WE) ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND HEREBY DEDICATE TO PUBLIC USE AS ROADS, STREETS, AND EASEMENTS, FOREVER ALL AREAS SO SHOWN OR INDICATED ON SAID PLAN"

DATE: \_\_\_\_\_ SIGNED: \_\_\_\_\_

DATE: \_\_\_\_\_ SIGNED: \_\_\_\_\_

DATE: \_\_\_\_\_ SIGNED: \_\_\_\_\_

DATE: \_\_\_\_\_ SIGNED: \_\_\_\_\_

**CERTIFICATE OF APPROVAL FOR RECORDING**

"I HEREBY CERTIFY THAT THE SUBDIVISION PLAN SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR GREENVILLE COUNTY, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE GREENVILLE COUNTY PLANNING COMMISSION OF GREENVILLE COUNTY, SOUTH CAROLINA, AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY R.O.D."

DATE: \_\_\_\_\_

AUTHORIZED REPRESENTATIVE  
 GREENVILLE COUNTY PLANNING COMMISSION

# PRELIMINARY BRUTONTOWN REDEVELOPMENT-PHASE 3A

ENGINEER/SURVEYOR  
**SDI** SITE DESIGN, INC.  
 800 E. Washington Street, Suite B  
 Greenville, SC 29601  
 www.sitedesign-inc.com

OWNER  
 GREENVILLE COUNTY REDEVELOPMENT AUTHORITY  
 301 UNIVERSITY RIDGE, SUITE 2500  
 GREENVILLE, SOUTH CAROLINA 29601

NO. OF ACRES: 6.78 MILES OF NEW ROAD: 0.25

NO. OF LOTS: 8 DATE: 1/03/06

ERROR OF CLOSURE: 1:10,000

CURRENT ZONING: R7.5 AND RM20

