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# GRAY ENGINEERING CONSULTANTS, INC.

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3/31/2006

Mrs. Pat Webb  
Greenville County Planning Commission  
301 University Ridge, Suite 400  
Greenville, SC 29601-3660

Re: 10.2 Ac. Locust Hill  
Townhomes  
TM # 602.1-1-40.0  
Martin Henry Investments  
Greenville County  
GEC Job # 260067

Dear Mrs. Webb:

VA-2006-3

On behalf of the developer, we are requesting a variance to allow for a group development (townhomes) within a property located off of Locust Hill Road near Colony Road that is unzoned. The total property acreage is approximately 10.2 acres and, preliminarily, we have shown 65 town homes that will have its drive access in between two future commercial outparcels along Locust Hill Road. The area of the townhome development is approximately 7.3 acres. Therefore, the density of townhomes is calculated to be 8.9 units per acre. The acreage of the two outparcels is approximately 2.9 acres total. A sewer lift station is anticipated to provide sanitary sewer to the development once sewer issues in the area have been properly addressed.

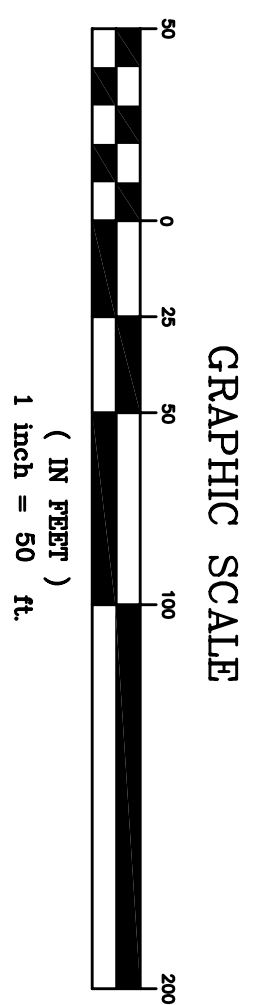
Should you have any questions or require any additional information, please call me at 297-3027.

Sincerely,

Craig Rathke  
Senior Project Designer

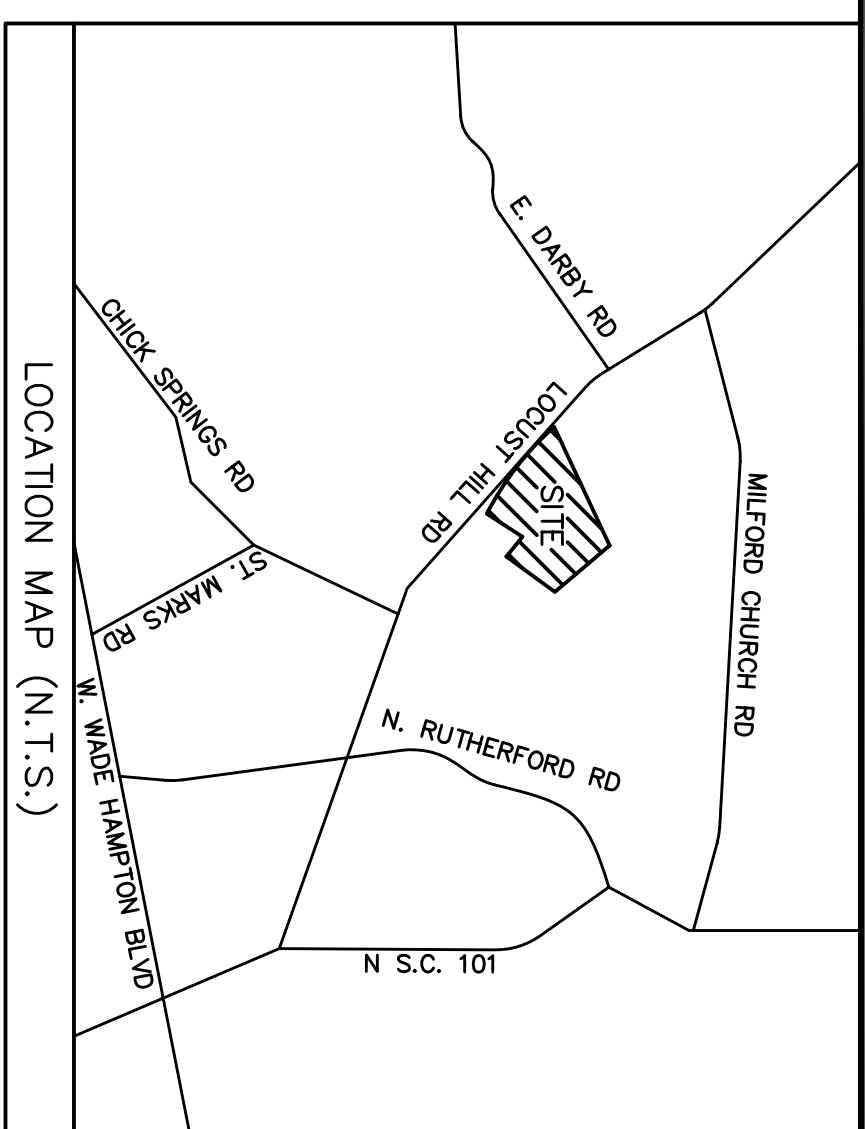
Enclosures

132 Pilgrim Road - Greenville, SC 29681  
PH: (864) 297-3027 Fax: (864) 297-5187  
[www.grayengineering.com](http://www.grayengineering.com)



SITE DATA:  
 TOTAL ACRES: 10.19 AC  
 NEW TOWNHOMES: 65  
 NEW PRIVATE ROAD: 1.757 L.F.

TMS # 0632010104000



PRELIMINARY PLAN

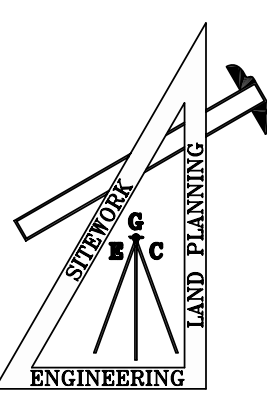
# LOCUST HILL-COLONY DEVELOPMENT

WOODRUFF ROAD  
 GREENVILLE COUNTY, SC

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**GRAY ENGINEERING CONSULTANTS, INC.**  
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132 PILGRIM ROAD · GREENVILLE, SC 29607  
 PH: (864) 297-3027 · FAX: (864) 297-6187  
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NO.	DATE	BY	REVISION

DRAWN BY: CJR  
 CHECKED BY: RRG  
 PROJECT DATE: 1/31/06  
 SCALE: 1"=50'  
 JOB No.: XXXXX  
 PLOT DATE: 04/06/06

SHEET  
**CV-1**