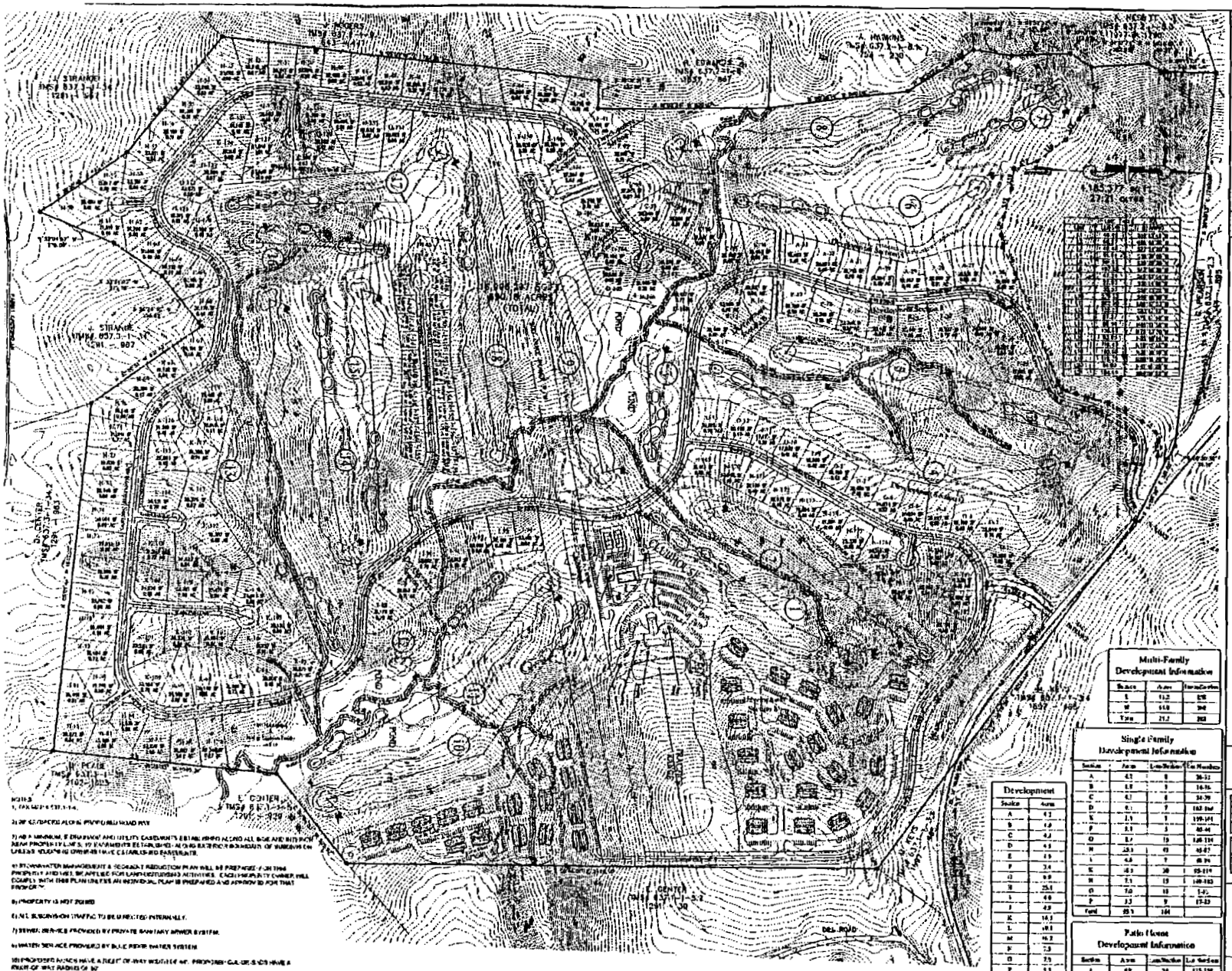

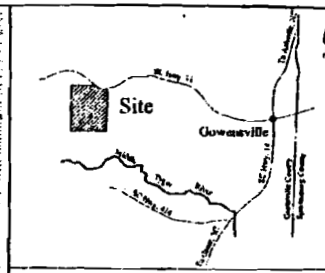

LOCATION MAP (NOT TO SCALE)

REVISED

06-204

PRELIMINARY

PLANTATION RIDGE AT GLASSY

Multi-Family Development Information

Section	Acres	Lots/Section
L	11.2	[illegible]
M	11.0	[illegible]
Total	21.2	[illegible]

Single Family Development Information

Section	Acres	Lots/Section	Lot Numbers
A	4.2	8	26-33
B	4.8	9	14-16
C	4.3	8	34-39
D	4.1	7	162-166
E	3.9	7	159-161
F	3.1	5	40-44
G	8.7	15	126-134
H	25.1	43	45-87
I	4.6	7	88-94
K	16.3	30	95-119
N	7.1	19	140-183
O	7.0	18	1-45
P	3.3	9	17-23
Total	95.3	164	

Development

Section	Acres
A	4.2
B	4.8
C	4.3
D	4.1
E	3.9
F	3.4
G	6.9
H	25.1
I	4.6
J	4.9
K	16.3
L	10.1
M	16.2
N	7.3
O	7.0
P	3.3
Total	126.4

Patio Home Development Information

Section	Acres	Lots/Section	Lot Numbers
J	4.9	24	125-158
Total	4.9	24	

NOTES

1) TAX MAP # 637.3-1-14.

2) 20' SETBACKS ALONG PROPOSED ROAD WAY

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 WILL BE PREPARED FOR THIS PROPERTY AND 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.

5) PROPERTY IS NOT ZONED

6) ALL SUBDIVISION TRAFFIC TO BE DIRECTED INTERNALLY.

7) SEWER SERVICE PROVIDED BY PRIVATE SANITARY SEWER SYSTEM.

8) WATER SERVICE PROVIDED BY BLUE RIDGE WATER SYSTEM.

10) PROPOSED ROADS HAVE A RIGHT-OF-WAY WIDTH OF 40'. PROPOSED CUL-DE-SACS HAVE A RIGHT-OF-WAY RADIUS OF 50'

11) MINIMUM 15' LANDSCAPE BUFFER ALONG HWY 11

ENGINEER/SURVEYOR
SDI
SITE DESIGN, INC.
500 E. WASHINGTON ST., SUITE 8
GREENVILLE, SC 29601
(864) 271-0455
www.sdidesign-inc.com

OWNER
GREG NOBISON
SGH PROPERTIES, LLC
12209 WOOD DUCK PLACE
TEMPLE TERRACE, FL 33617
(813) 841-3233

NO. OF ACRES: 300.18 MILES OF NEW ROAD: 3.93

NO. OF LOTS: 168 DATE: AUGUST 1, 2006

CURRENT ZONING: UNZONED

SCALE: 1" = 200'

200' 100' 0 200' 400'

SDI

SITE DESIGN INC.

CIVIL ENGINEERS AND SURVEYORS

August 2, 2006

Greenville County Planning Commission
301 University Ridge
Suite 400
Greenville, SC 29601

RE: Plantation Ridge at Glassy
Tax Map No. 637.3-1-35
Hwy 11
Greenville County, SC

Dear Commission Members:

On behalf of the developer, SGH Properties, LLC, we are requesting the following variances for Plantation Ridge at Glassy.

- Eagles Ridge Drive, located on the eastern side of the property, is longer than the maximum 1200 lf recommended without providing a turnaround. We are proposing to add an interim cul-de-sac at the edge of the Duke Power R/W. Eagles Ridge Drive would then continue into Section L as a private drive. We are requesting a variance to allow for 1950 lf of private road on Eagles Ridge Drive without a turnaround.

- We are proposing to use curb and gutter for all roads. Therefore, we are requesting a variance to use the urban design standards for pavement width and right-of-way width. However we are proposing to use the mountainous terrain design standards for design speed, vertical curves, maximum grades, horizontal curves, and tangents between reverse curves.

The multi-family units in Sections L & M are to be individually sold as condominiums. Therefore the condominium regime would own and maintain the common areas. The common areas are outside of the condominium walls. Please see the enclosed floor plans and elevations.

We appreciate your time and consideration.

Sincerely,

Wesley T. Bolin, P.E.

cc: file

800 EAST WASHINGTON STREET, SUITE B, GREENVILLE, SOUTH CAROLINA 29601
TELEPHONE (864) 271-0496 FAX (864) 271-0402