

August 31, 2006

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

**RE: VARIANCE**  
**The Estates at Glassy**  
**Preliminary Plat No. 06-223**  
**EEA Project No. 06017**

Dear Mrs. Webb:

On behalf of the owner, Plumley Land Development Corp., we are requesting the following variances for the referenced subdivision:

- We understand that the property lies in the rural road standard area. The developer would like to install sidewalk and curb and gutter on the proposed private roadway. Curb and gutter will be easier to maintain and provide a more attractive project.
- The proposed private roadway generally follows an existing private road, which is approximately 1,700 LF in length. The proposed alignment will be approximately 1,600 LF in length. In either case this is longer than the maximum of 1,200 LF allowed without providing an interim turnaround. We are requesting the roadway length of approximately 1,600 LF be allowed, which is necessary due to the narrow and linear nature of the property boundary. An interim turnaround will be provided.

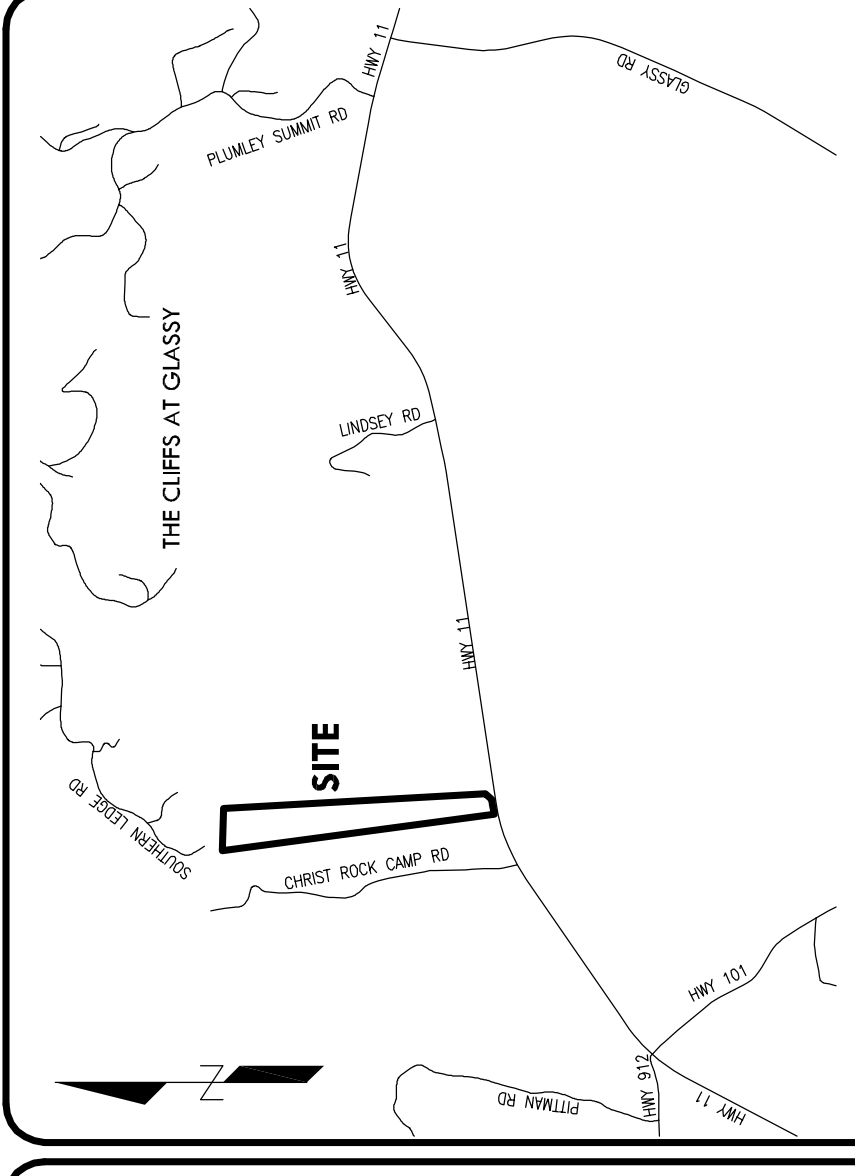
Should you have questions or require additional information, please contact us. We appreciate your time and consideration.

Sincerely,  
EPPS ENGINEERING ASSOCIATES, LLC

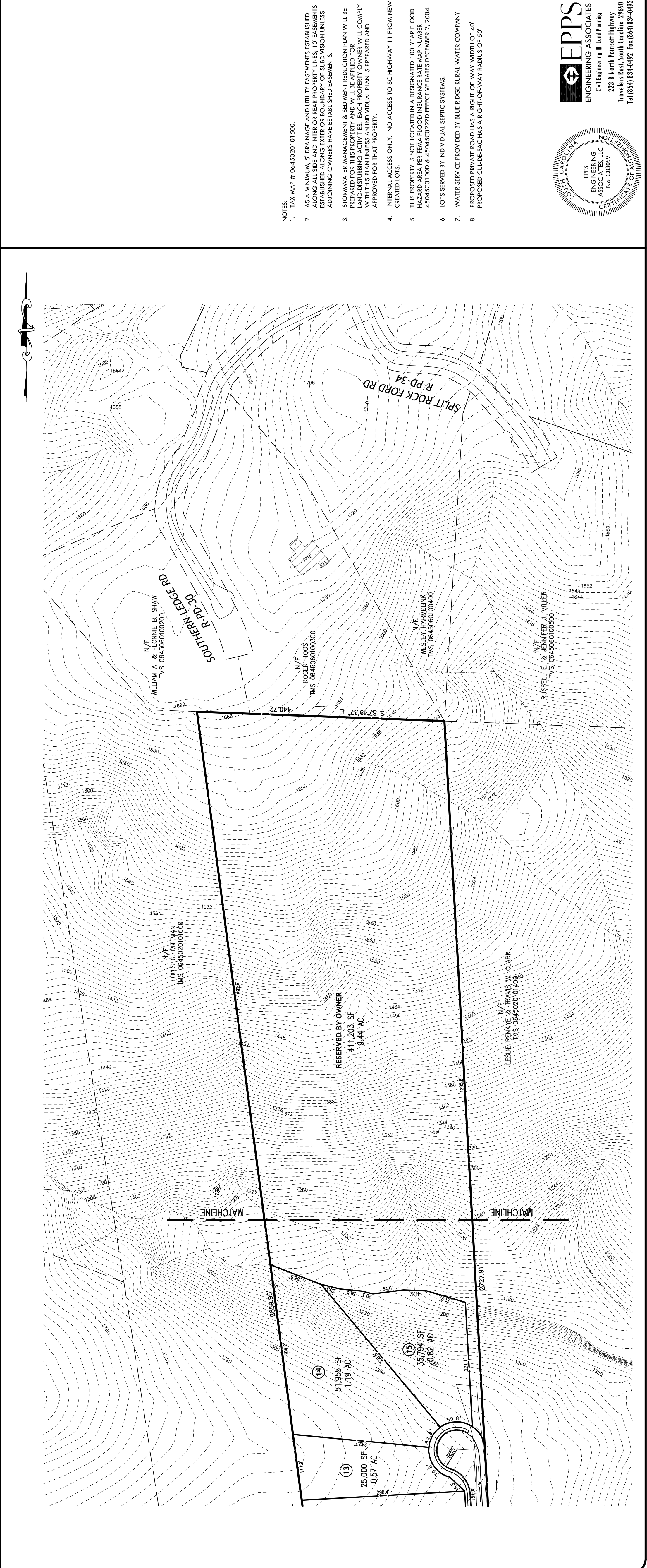
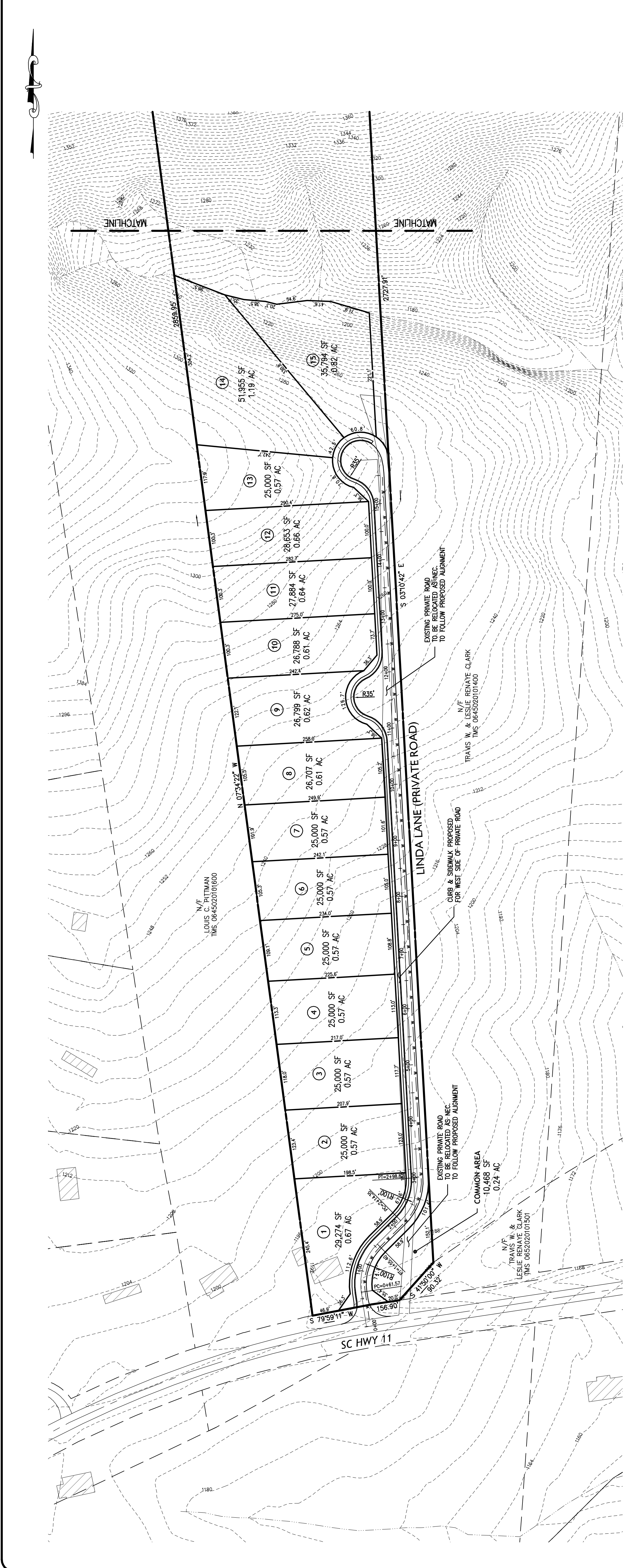


Allan E. Epps, P.E.

cc: File



LOCATION MAP N.T.S.



- NOTES
- TAX MAP # 04-45020101500.
  - AS A MINIMUM, OF SERVICE AND UTILITY IS TO BE PROVIDED FOR THE PROPERTY. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR ESTABLISHING A SERVICE AND UTILITY ALONG THE EXTERIOR BOUNDARY OF THE PROPERTY. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR ESTABLISHING A SERVICE AND UTILITY ALONG THE EXTERIOR BOUNDARY OF THE PROPERTY. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR ESTABLISHING A SERVICE AND UTILITY ALONG THE EXTERIOR BOUNDARY OF THE PROPERTY.
  - STORMWATER MANAGEMENT & SEDIMENT REDUCTION PLAN WILL BE PREPARED FOR THIS PROPERTY AND WILL BE APPLIED FOR APPROVAL BY THE LOCAL GOVERNMENT. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FOR THIS PROPERTY.
  - INTERNAL ACCESS ONLY. NO ACCESS TO SC HIGHWAY 11 FROM NEWLY CREATED LOTS.
  - THIS PROPERTY IS NOT LOCATED IN A DESIGNATED 100-YEAR FLOOD HAZARD AREA PER FEMA FLOOD INSURANCE RATE MAP NUMBER 45045C01000 & 45045C0270 EFFECTIVE DATES DECEMBER 2, 2004.
  - LOTS SERVED BY INDIVIDUAL SEPTIC SYSTEMS.
  - WATER SERVICE PROVIDED BY BLUE RIDGE RURAL WATER COMPANY.
  - PROPOSED PRIVATE ROAD HAS A RIGHT-OF-WAY WIDTH OF 40'. PROPOSED CUL-DE-SAC HAS A RIGHT-OF-WAY RADIUS OF 50'.

PRELIMINARY

THE ESTATES AT GLASSY

PLUMLEY LAND DEVELOPMENT CORP.  
7400 W. STATE ROAD  
ORLANDO, FL 32810  
(407) 733-3386

EPPS ENGINEERING ASSOCIATES, LLC  
2705 BROADWAY  
TRAVELERS REST, SC 29690  
(864) 834-0492

NO. OF ACRES: **21.06** MILES OF NEW ROAD: **0.30**  
NO. OF LOTS: **15** DATE: **September 6, 2006**

CURRENT ZONING: **UNZONED**

