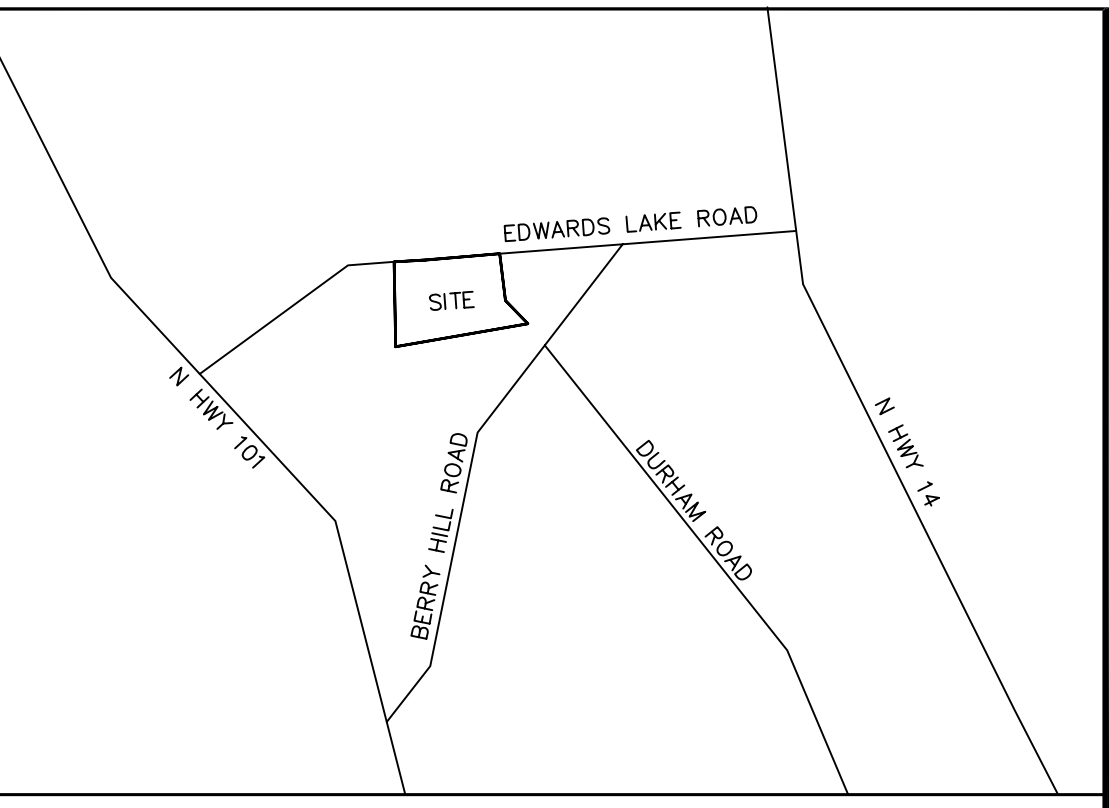


GREENVILLE COUNTY GENERAL NOTES

1. ALL NEW LOTS TO HAVE INTERNAL ACCESS ONLY.
2. ALL NEW ROADS WILL HAVE A 40' R/W.
3. THERE IS A 5' DRAINAGE AND UTILITY EASEMENT ALONG EACH SIDE OF ALL INTERIOR LOT LINES AND A 10' DRAINAGE AND UTILITY EASEMENT INSIDE ALL EXTERIOR LOT LINES, EXCEPT WHERE NOTED.
4. A STORMWATER MANAGEMENT PLAN AND SEDIMENT REDUCTION PLAN HAS BEEN 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. GREENVILLE COUNTY IS NOT RESPONSIBLE FOR THE MAINTENANCE OF THE DETENTION AREA.
- 5.

SETBACKS (FOR UNZONED DEVELOPMENTS):

1. THERE IS A 30' BUILDING SETBACK LINE ALONG EDWARDS LAKE ROAD.
2. THERE IS A 20' FRONT SETBACK ALONG ALL NEW INTERNAL ROADS.



NO.	DATE	BY	REVISION

GRAY ENGINEERING CONSULTANTS, INC.
engineering · sitework · land planning

132 PILGRIM ROAD · GREENVILLE, SC 29607
 PH: (864) 297-3027 · FAX: (864) 297-5187
 GRAY@GRAYENGINEERING.COM

CERTIFICATE OF REGISTRATION

CAROLINA ENGINEERING CONSULTANTS
 NO. 00090

SOUTH CAROLINA ENGINEER
 NO. 24224

PAUL J. NOBLE

THIS DRAWING AND ASSOCIATED CAD FILES ARE AN INSTRUMENT OF SERVICE. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN AUTHORIZATION OF GRAY ENGINEERING CONSULTANTS, INC. IN WRITING.

PRELIMINARY PLAT

EDWARDS LAKE ESTATES

EDWARDS LAKE ROAD
 GREENVILLE COUNTY, SC

TM# 634030100706

CAUTION

PALMETTO UTILITY LOCATION SERVICE

3 DAYS BEFORE DIGGING CALL
 TOLL FREE 1-800-922-0983

A ONE CALL SYSTEM FOR COMMUNITY AND JOB SAFETY.

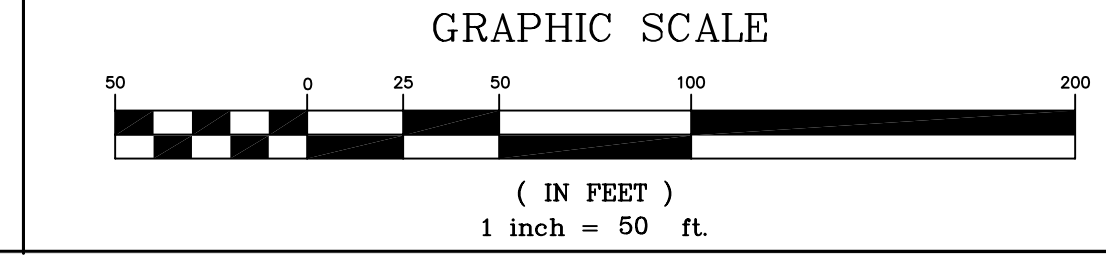
THE UTILITIES SHOWN ARE SHOWN FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

EDWARDS LAKE ESTATES

TYPE OF DEVELOPMENT: UNZONED

OWNER	ENGINEER
ROCKLAND HOMES, LLC. JOEL BLANTON 67 JUDE CT. GREER, SC 29651 864-990-8428	GRAY ENGINEERING RODNEY GRAY, P.E. 132 PILGRIM ROAD GREENVILLE, SC 29607 864-297-3027

NO. OF ACRES 4.02 A.C. MILES OF NEW ROAD .03 MI.
 NO. OF LOTS 5 DATE APRIL 27, 2006



DRAWN BY: BWE
 CHECKED BY: PJH
 PROJECT DATE: 10/3/06
 SCALE: 1"=50'
 JOB No.: PRELIM
 PLOT DATE: 10/04/06

SHEET
P-1



GRAY ENGINEERING CONSULTANTS, INC.

engineering • sitework • land planning

10/5/2006

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

06-237

Re: Variance Request
Edwards Lake Estates
GEC Job # 260177

Dear Mrs. Webb:

Please accept this variance request for our subdivision submittal. We would like to request that our roads be allowed to be design under *Urban* standard, instead of *Rural* standard. Because our average trips per day in this subdivision will be less than 250, we propose to use a 40' right-of-way with a 20' paved area. This road would then utilize standard Miami roll curbing, instead of ditches.

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

Sincerely,

Craig Rathke
Senior Project Designer