

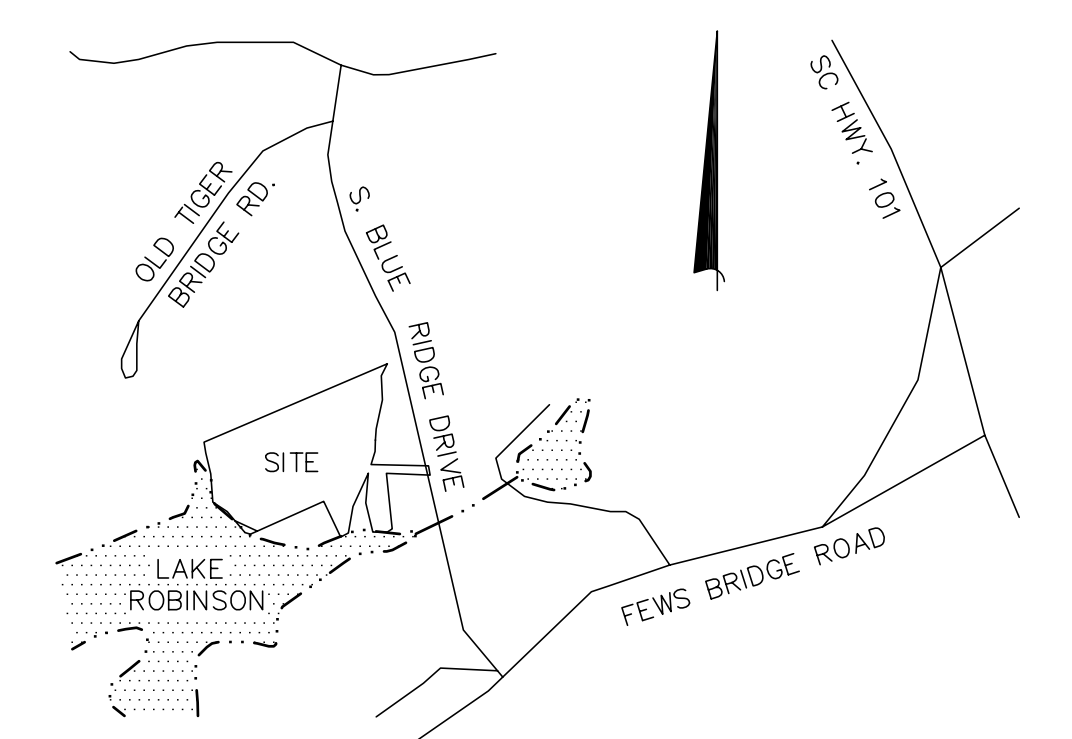
| LINE | DIRECTION | DISTANCE |
|------|-------------|----------|
| L1 | S09°30'50"E | 51.02 |
| L2 | S62°07'48"W | 47.32 |
| L3 | N40°17'49"W | 64.89 |
| L4 | N56°18'41"W | 94.66 |
| L5 | N09°13'06"W | 60.84 |
| L6 | S65°46'57"W | 41.03 |
| L7 | N72°57'13"W | 32.31 |
| L8 | N40°21'56"W | 84.52 |

GREENVILLE COUNTY GENERAL NOTES

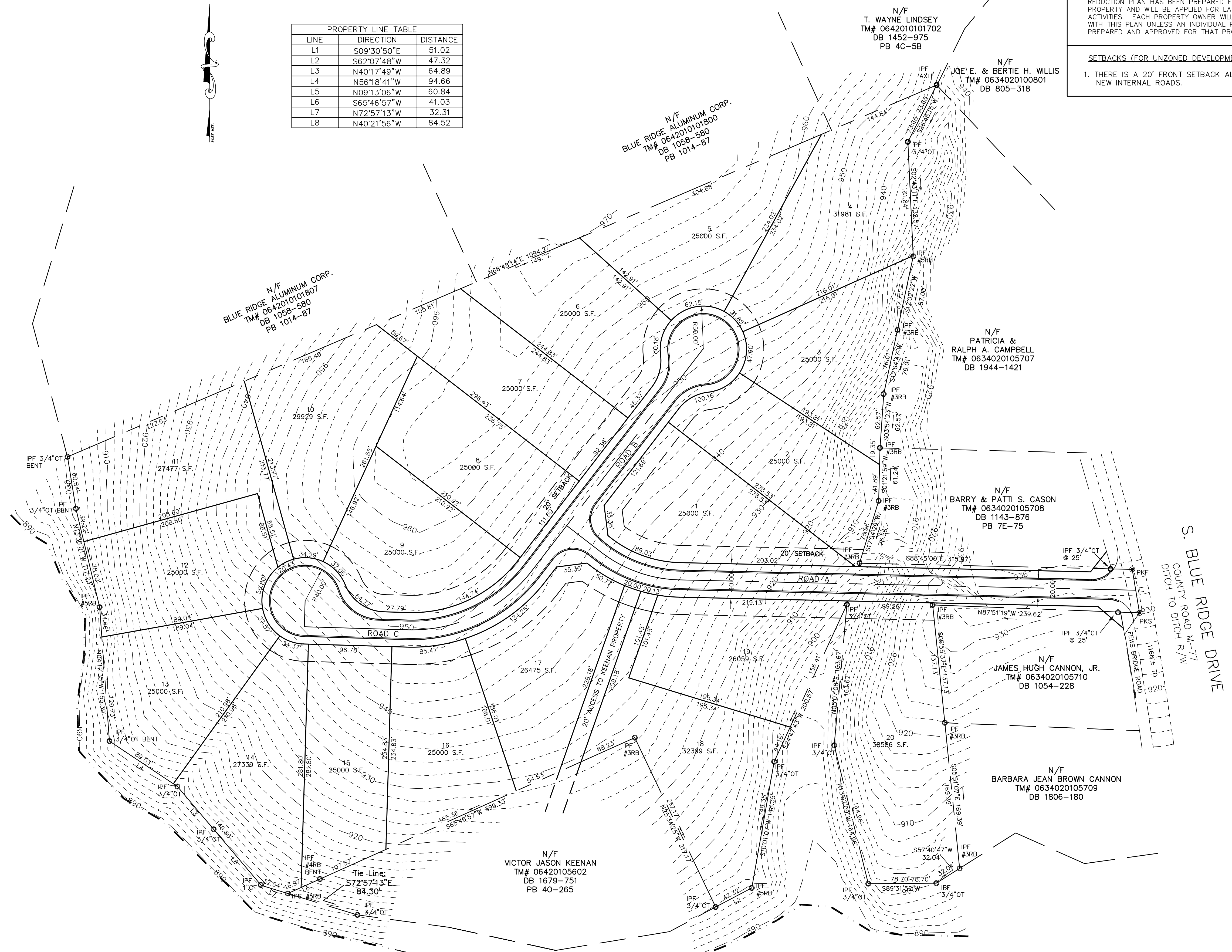
1. ALL NEW LOTS TO HAVE INTERNAL ACCESS ONLY.
2. ALL NEW ROADS WILL HAVE A 40' R/W.
3. THERE IS A 5' DRAINAGE AND UTILITY EASEMENT ALONG EACH SIDE OF ALL INTERIOR LOT LINES AND A 10' DRAINAGE AND UTILITY EASEMENT INSIDE ALL EXTERIOR LOT LINES, EXCEPT WHERE NOTED.
4. A STORMWATER MANAGEMENT PLAN AND SEDIMENT 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.

SETBACKS (FOR UNZONED DEVELOPMENTS):

1. THERE IS A 20' FRONT SETBACK ALONG ALL NEW INTERNAL ROADS.



LOCATION MAP (N.T.S.)



S. BLUE RIDGE DRIVE
DITCH TO DITCH R/W
COUNTY ROAD M-77

LAKE JOHN A. ROBINSON
GREER COMMISSION OF PUBLIC WORKS

CAUTION

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

A ONE CALL SYSTEM FOR COMMUNITY AND JOB SAFETY.

THE UTILITIES SHOWN ARE 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.

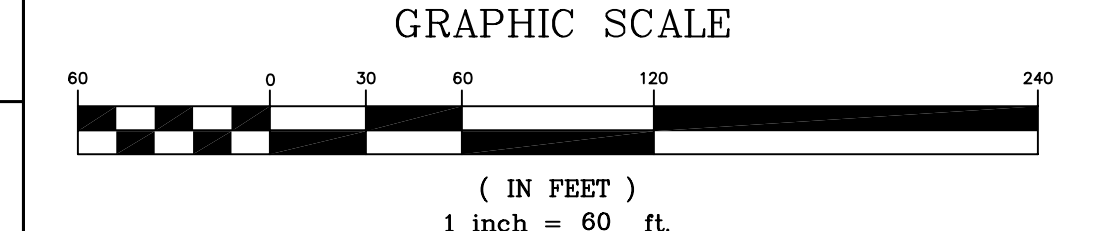
TM# 0634020105700
P/O TM# 06420105602

LAKE ROBINSON HEIGHTS

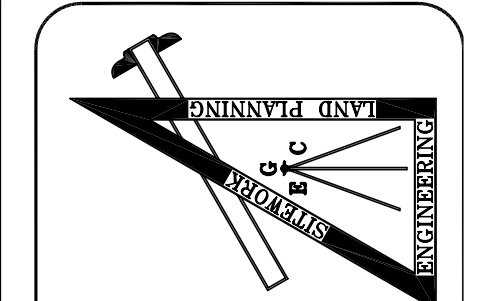
TYPE OF DEVELOPMENT: UNZONED

| OWNER | ENGINEER |
|---|---|
| BREWER REALTY, LLC. RANDY BREWER 3501 PELHAM ROAD SUITE 102 GREENVILLE, SC 29615 864-288-4330 | GRAY ENGINEERING RODNEY GRAY, P.E. 132 PILGRIM ROAD GREENVILLE, SC 29607 864-297-3027 |

| | | | |
|--------------|----------|-------------------|-------------|
| NO. OF ACRES | 14.00 AC | MILES OF NEW ROAD | .25 MI. |
| NO. OF LOTS: | 20 | DATE | OCT 3, 2006 |

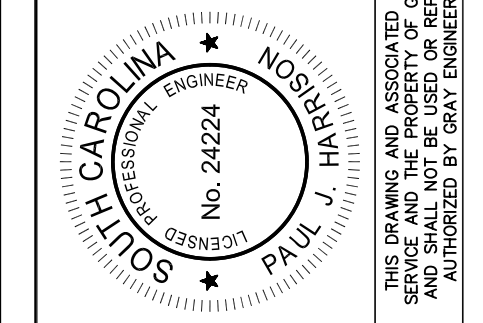
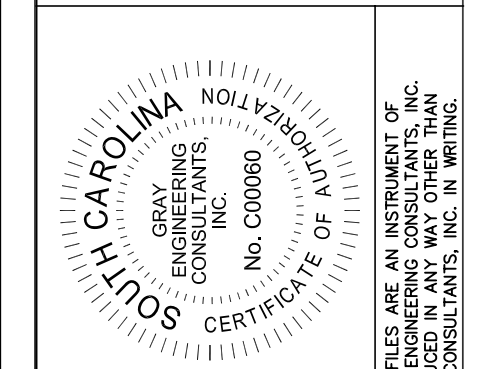


| NO. | DATE | BY | REVISION |
|-----|------|----|----------|
| | | | |



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



PRELIMINARY PLAT

LAKE ROBINSON HEIGHTS

S. BLUE RIDGE DRIVE
GREENVILLE COUNTY, SC

| | |
|---------------|----------|
| DRAWN BY: | BWE |
| CHECKED BY: | PJH |
| PROJECT DATE: | 10/3/06 |
| SCALE: | 1"=60' |
| JOB No.: | 260158 |
| 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

06-236

Re: Variance Request
Lake Robinson Heights
GEC Job # 280158

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