



February 7, 2007

VA-2007-01

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

Subject: Variance Request
N. Trails End Townes
Greenville County TMS # 0663010101400 & 0500
Greenville County, South Carolina

Dear Pat:

Please accept this variance request for approval for the Greenville County Planning Commission to review the above referenced project as a Group Development. The project consists of a 28 unit townhome development in an unzoned area, as shown on the enclosed site plan.

Access to the property will be obtained by constructing a private drive from the end of the existing N. Trails End. Wastewater will be provided by an alternative treatment system, which will be permitted through S.C. DHEC and owned and operated by a private utility as required by S.C. DHEC.

Public water will be extended from Terry Creek Road to serve the property.

If you have any questions or need further information, please do not hesitate to contact us.

Thank you for your consideration of this request.

Sincerely,

Civil Consulting & Design, LLC



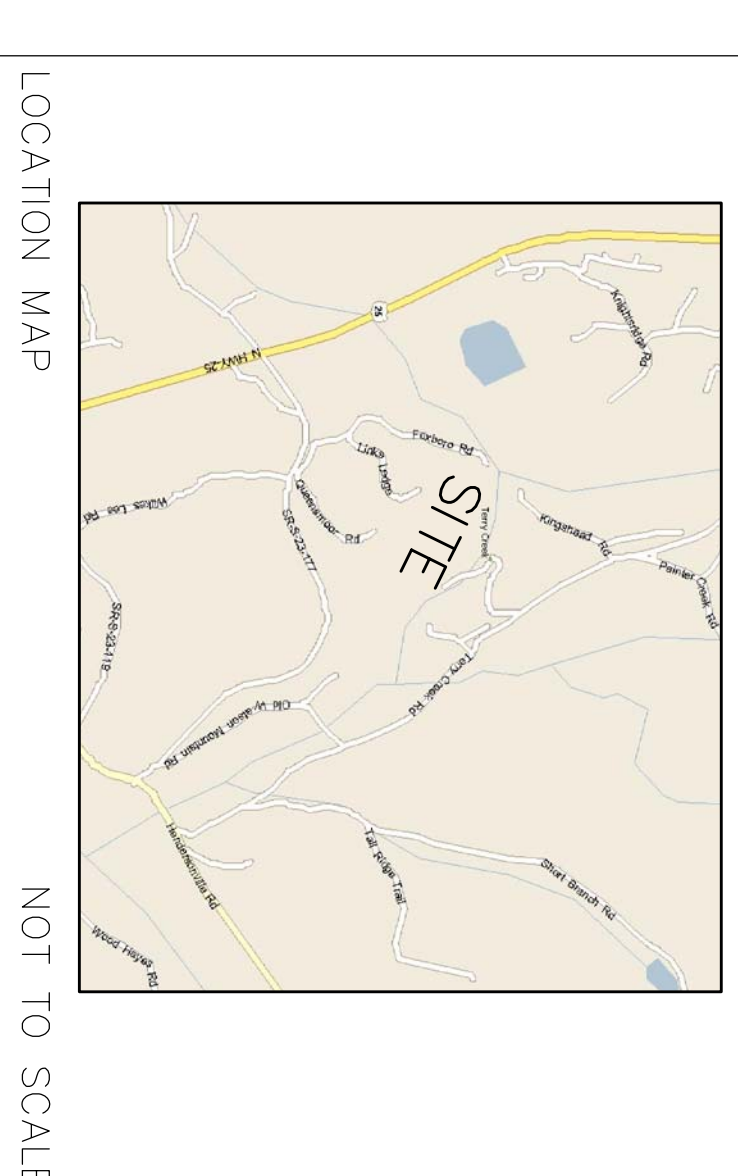
Jamie McCutchen, P.E.
President



NOTES:
 1) TAX MAP 0883010101400 & 0500
 2) AS A MINIMUM, 5' DRAINAGE AND UTILITY EASEMENTS ESTABLISHED ALONG ALL SIDE AND INTERIOR REAR PROPERTY LINES, 10' EASEMENTS ESTABLISHED ALONG EXTERIOR BOUNDARY OF DEVELOPMENT UNLESS OTHERWISE NOTED.
 3) STORMWATER MANAGEMENT & SEDIMENT REDUCTION PLAN TO BE PREPARED FOR THIS PROPERTY & WILL BE APPLIED FOR LAND APPROVED FOR THAT PROPERTY.
 4) SETBACKS: FRONT: NONE
 REAR: 5.0'

LEGEND
 50 STORM DRAIN
 SS SANITARY SEWER
 WMB @ UNNAMED (SD)
 WMB @ UNNAMED (SS)
 TEL TELEPHONE
 TOL OVERHEAD POWER
 STORM DRAIN
 SANITARY SEWER

APPLICATION IS FOR A VARIANCE
 REQUEST FOR REVIEW OF A
 GROUP DEVELOPMENT WITHIN AN
 UNZONED AREA BY GREENVILLE
 COUNTY PLANNING COMMISSION



PRELIMINARY

N. TRAILS END TOWNES

<p>ENGINEER CCAD Civil Consulting And Design 198 Roper Mira. Rd. Ext. Suite B Greenville, SC 29615 WWW.CCADENGINEERING.COM</p>	<p>OWNER VMB HOMES 411 North New River Drive East Apt. 1002 Ft. Lauderdale, FL 33301</p>
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NO. OF ACRES: 19 MILES OF NEW ROAD: N/A
 NO. OF LOTS: 28 UNITS DATE: 02/07/07
 CURRENT ZONING: UNZONED

SCALE: 1" = 100'