

**GRAY ENGINEERING
CONSULTANTS, INC.**

engineering • sitework • land planning

3/7/2007

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

06-130

Re: The Lodge
Greenville Co.
GEC# 260016

Dear Planning Commission:

On the above referenced subdivision, we are requesting a variance to Land Development Regulation 9.8 (Subdivision Screening). The South Carolina Department of Transportation is requiring 450' of sight distance for the ingress/egress. To achieve the required length, a sight easement will need to be provided and platted as shown on the full size plan and sketch. This easement will extend beyond the R.O.W. into the proposed private lots. New McElhaney Road has a major curve along the entire length of the property, and in coordination with the SCDOT, we and the owner feel that sight distance is a high priority for this site.

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

Sincerely,

Rodney E. Gray, P.E.
President
Gray Engineering

LINE	LENGTH	BEARING
L1	69.96	S35.2514"E
L2	69.77	S40.1934"E
L3	69.52	S46.2746"E
L4	67.80	S52.0635"E
L5	68.33	S57.0136"E
L6	65.34	S62.4740"E
L7	71.78	S68.3250"E
L8	67.40	S73.2513"E
L9	68.40	S77.0830"E
L10	68.68	S79.0847"E
L11	101.25	S79.2911"E

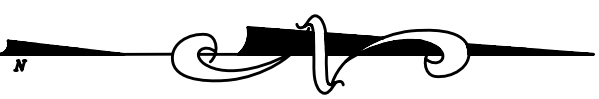
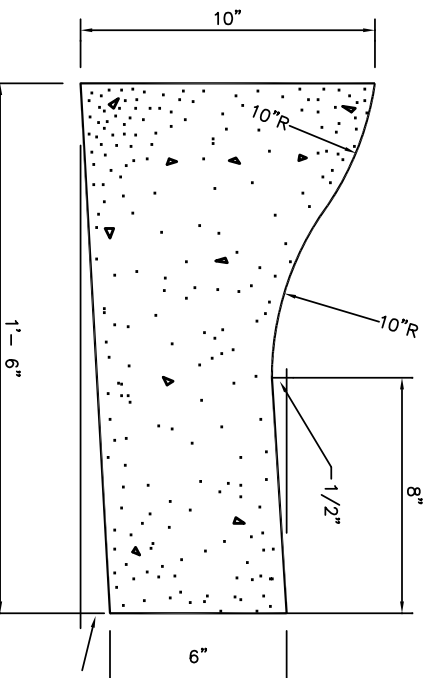
CURVE	LENGTH	RADIUS	DELTA	TANGENT
RC1	74.59	155.00	27.3418°	38.03
RC2	97.64	155.00	36.0530°	50.50

STATE PLANE REF. POINT
 N: 1,137,082.70
 E: 1,555,913.60
 TO THE: A48934
 SB909.53°E @ 3857.04'

NO LANDSCAPING OVER 30'
 IN HEIGHT AT VARIETY ALLOWED
 IN S.C.D.O.T. R.O.W.

*CLEAR LINE OF SIGHT IS REQUIRED
 FOR CONTRACTORS ACCESS*

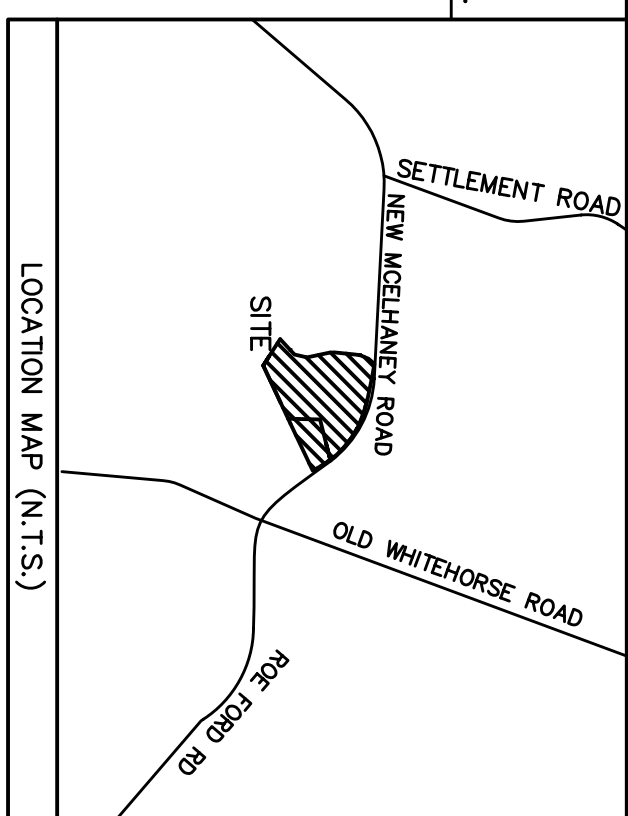
CONCRETE CURB AND GUTTER
 (1'-6" GAGE)
 (R13)



BOUNDARY AND SUPPORTING
 INFORMATION SHOWN HEREON
 IS BASED ON RECORD PLANS
 RECORDED IN PLAT BOOK 50-T AT
 PAGE 99, ON JANUARY 5, 2006, IN
 THE GREENVILLE COUNTY LAND OFFICE.

REF: 50-T @ Pg. 99,
 DBS: 1027 @ Pg. 875, 2189 @ Pg.
 0876, 1702 @ Pg. 720, 445 @ Pg.
 230, 2189 @ Pg. 1910 @ Pg. 1324

NOTES:
 1. THIS BEING A PORTION OF THAT
 WHICH IS SHOWN ON A PLAT FOR
 SURVEYS DATED JANUARY 5, 2006,
 AND RECORDED IN PLAT BOOK 50-T
 COUNTY 50 IN OFFICE OF GREENVILLE
 COUNTY 50 IN OFFICE OF GREENVILLE
 2. SITE AREA: 6.23 ACRES



NOTE:
 ALL LOTS INSIDE NEW SUBDIVISION
 TO BE SEPTIC DESIGN BY OTHERS.

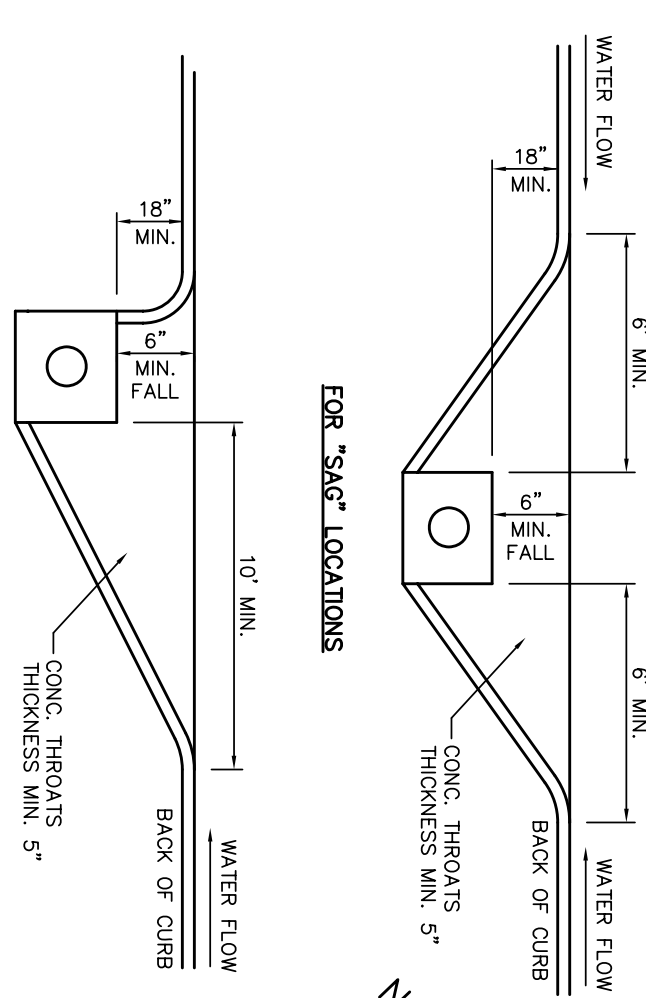
CONSTRUCTION QUALITY CONTROL

IT IS THE CONTRACTOR'S AND/OR SUBCONTRACTOR'S RESPONSIBILITY TO
 COORDINATE ALL PERIODIC INSPECTIONS WITH GREENVILLE COUNTY AND THE
 ENGINEER OF RECORD AT THE FOLLOWING STAGES OF CONSTRUCTION:

- 1) AT COMPLETION OF CLEARING & GRUBBING OPERATIONS;
- 2) AT COMPLETION OF ROUGH ROAD GRADING;
- 3) DURING STORM DRAIN INSTALLATION;
- 4) AT COMPLETION OF STORM DRAIN, WATER, SEWER, & ROAD SUBGRADE;
- 5) BEFORE CURB INSTALLATION;
- 6) DURING BINDER INSTALLATION;
- 7) DURING SURFACE APPLICATION;

THE CONTRACTOR SHALL NOTIFY THE ENGINEER & COUNTY INSPECTOR AT
 LEAST 48 HOURS PRIOR TO THE REQUIRED INSPECTIONS FOR ITEMS #2, #5,
 #6, & #7, AND NO MORE THAN 1 WEEK AFTER THE COMPLETION OF ITEMS
 #2, #5, #6, & #7. THE CONTRACTOR SHALL PROVIDE ACCESS TO ALL AREAS
 FOR MAKE ARRANGEMENTS FOR SHAPED APPROVED THIRD-PARTY INSPECTIONS
 FAILURE OF THE CONTRACTOR TO NOTIFY & COORDINATE INSPECTIONS WITH
 THE ENGINEER AND COUNTY, AND/OR FAILURE OF THE ENGINEER TO
 PROVIDE THE REQUIRED PERIODIC INSPECTIONS & DOCUMENTATION WILL
 RESULT IN PROJECT DELAYS, RE-WORK, AND/OR ADDITIONAL TESTING
 RECOMMENDATIONS.

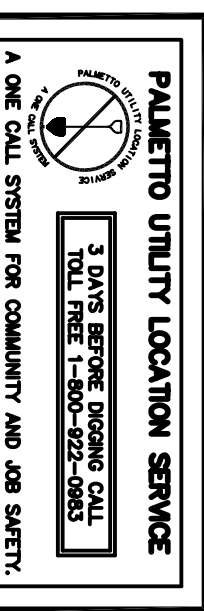
NOTE: BEFORE FINAL ACCEPTANCE, THERE WILL BE A PUNCH LIST
 INSPECTION AND A FINAL INSPECTION WHICH WILL BE ATTENDED BY THE
 OWNER, CONTRACTOR, ENGINEER, AND COUNTY.
 IT IS REQUIRED THAT THE CONTRACTOR MEET WITH THE ENGINEER AND
 BUILDING, CALL 467-7004 TO SET UP PRE-CON MEETING.



TYPICAL CATCH BASIN DETAILS
 NOT TO SCALE

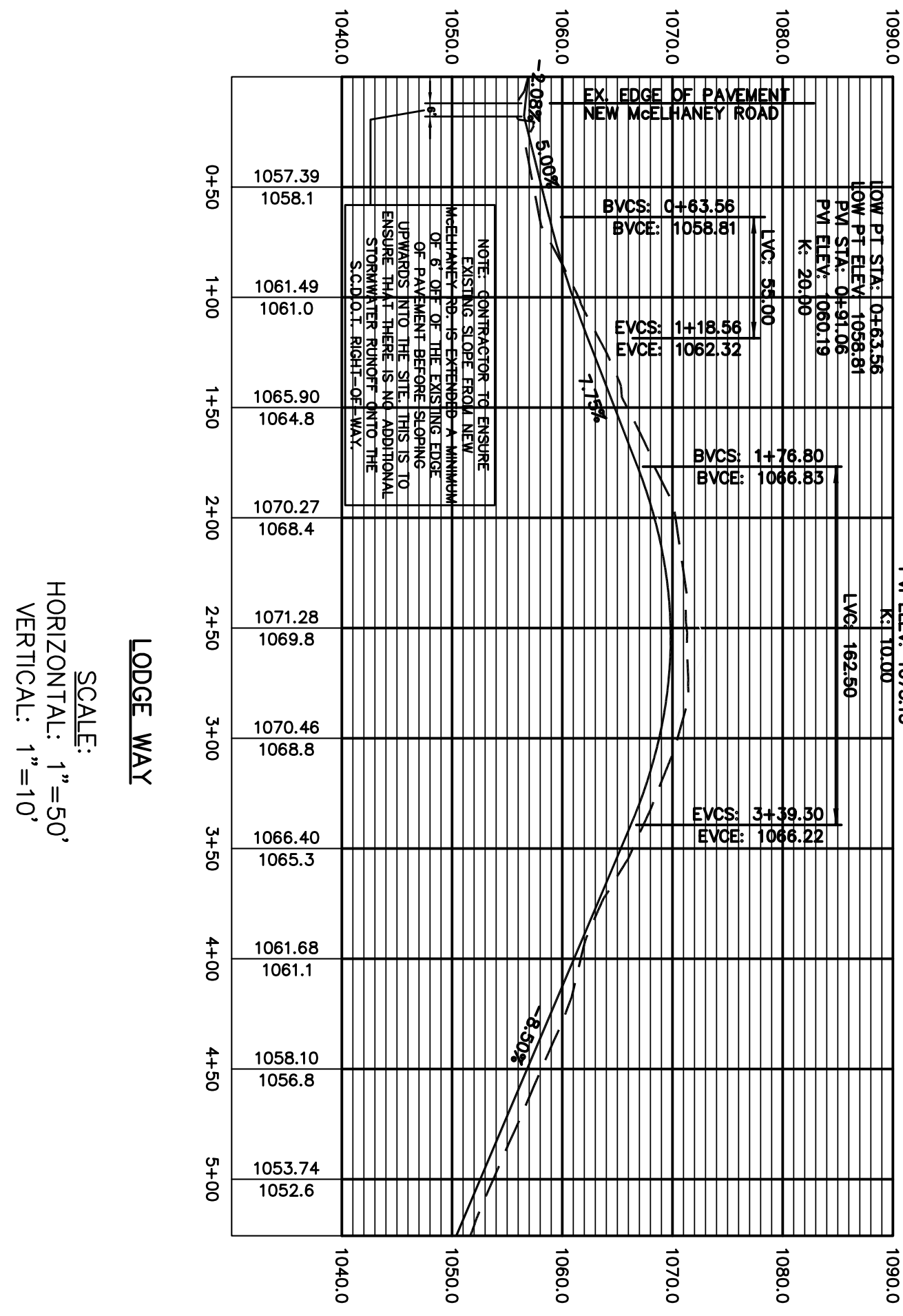
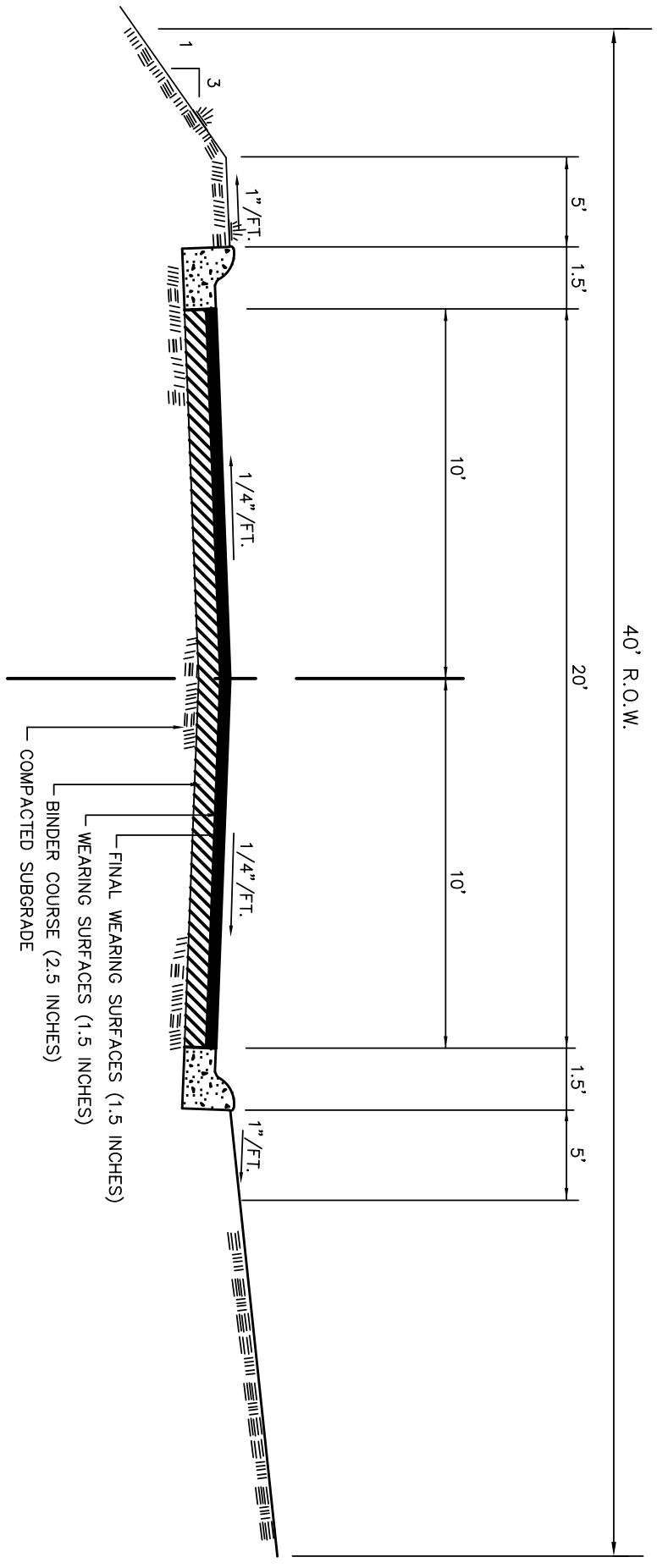
SAFETY NOTE TO CONTRACTOR
 THE CONTRACTOR SHALL MAINTAIN TRAFFIC EXCLUSION AND USE
 TRAFFIC CONTROL DEVICES TO MAINTAIN A SAFE WORK AREA AND
 IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO REMOVE AND
 THE CONTRACTOR IS RESPONSIBLE FOR HIS MEANS AND METHODS
 OF CONSTRUCTION.

*****CAUTION*****



THE PLANS SHOWN ARE SHOWN FOR THE CONTRACTOR'S CONVENIENCE ONLY.
 THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES AND
 MAKE APPROPRIATE ADJUSTMENTS TO THE PLANS AS NECESSARY.
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL UTILITIES
 AND MAKE APPROPRIATE ADJUSTMENTS TO THE PLANS AS NECESSARY.

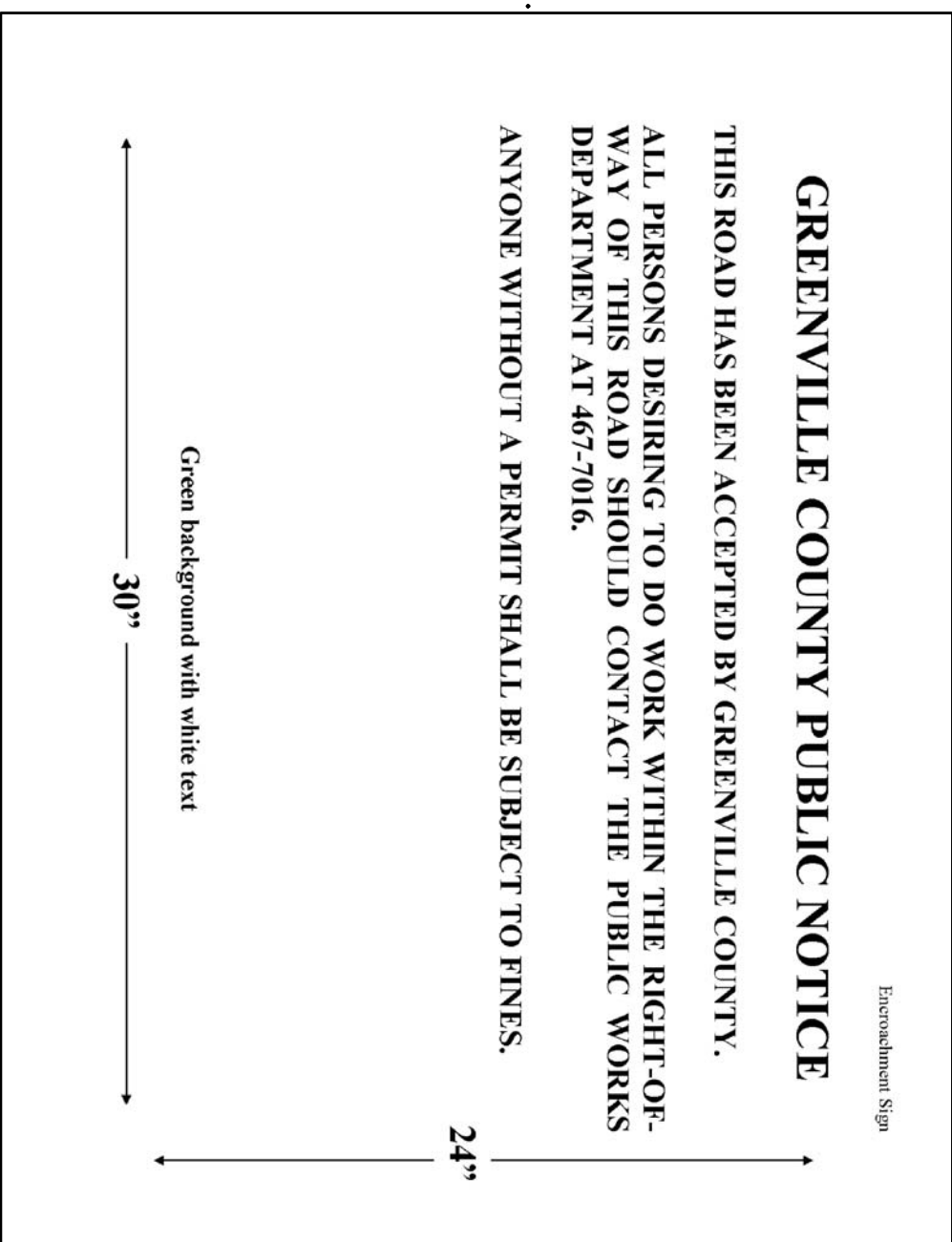
TYPICAL PAVED ROAD FOR EXMOOR
 (N. T. S.)



SCALE:
 HORIZONTAL: 1"=50'
 VERTICAL: 1"=10'

GREENVILLE COUNTY PUBLIC NOTICE

THIS ROAD HAS BEEN ACCEPTED BY GREENVILLE COUNTY.
 ALL PERSONS DESIRING TO DO WORK WITHIN THE RIGHT-OF-WAY OF THIS ROAD SHOULD CONTACT THE PUBLIC WORKS DEPARTMENT AT 467-7016.
 ANYONE WITHOUT A PERMIT SHALL BE SUBJECT TO FINES.



TAX MAP # 0507020100601
 SETBACKS:
 50' OFF NEW MCELHANEY RD
 30' FRONT SETBACK
 5' SIDE SETBACK
 5' SETBACK AROUND ALL EXTERIOR PROPERTY LINES

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. EACH PROPERTY OWNER WILL COMPLY WITH THIS PLAN UNLESS AN INDIVIDUAL PLAN IS PREPARED AND APPROVED FOR THAT PROPERTY.
5. GREENVILLE COUNTY IS NOT RESPONSIBLE FOR THE MAINTENANCE OF THE DETENTION AREA.

THE LODGE

TYPE OF DEVELOPMENT: R-S

OWNER: THE LODGE R.E. & D. L.L.C.

DESIGNER: GRAY ENGINEERING CONSULTANTS, INC.

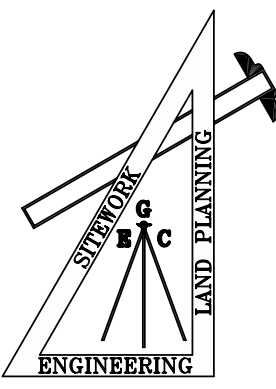
NO. OF ACRES: 6.7 AC
 NO. OF LOTS: 11
 DATE: APRIL 11, 2006

GRAPHIC SCALE
 1 inch = 60 ft.

STAKEOUT PLAN
THE LODGE
 NEW MCELHANEY ROAD
 GREENVILLE COUNTY, SC

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

132 PILGRIM ROAD - GREENVILLE, SC 29607
 PH: (864) 687-8827 • FAX: (864) 687-8828
 GRAY @ GRAYENGINEERING.COM



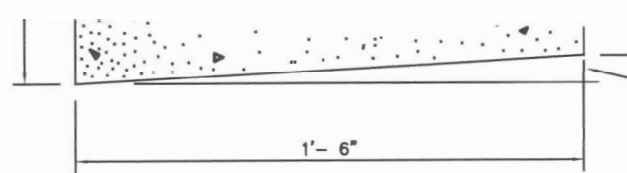
NO.	DATE	BY	REVISION
A	11/16/06	MDC	SUBMITTED TO GREENVILLE COUNTY FOR REVIEW
B	12/11/06	MDC	REVISED AND RESUBMITTED TO GREENVILLE COUNTY
C	3/6/07	MDC	REVISED AND RESUBMITTED TO SCDOT

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SHEET
CV-1
 280016-cv01.dwg

FROM MAG. NAIL
TO PID: AJ8954
TIE-LINE:
S89°09'53"E • 3857.04'

NO LANDSCAPING OVER 30"
IN HEIGHT AT MATURITY ALLOWED
IN S.C.D.O.T. R.O.W.



CONCRETE CURB AND GUTTER

(1'-6" OGEE)

(N.T.S.)

SIGHT DISTANCE

SKETCH

1"=60'

