

N/F  
ALLIE L. MCDADE EST.  
TMS# 05310101300  
DB 8800 PG 118

N/F  
AMY D. HOWARD  
TMS# 05310101600  
PB 2229 PG 438

N/F  
TERESA BAYNE  
TMS# 05310203502  
PB 20-C PG 30

**DEVELOPMENT DENSITY TABLE**

PERMITTED DENSITY:	2.2 UNITS/ACRE
REQUIRED OPEN SPACE:	2.06 ACRES (30%)
OPEN SPACE PROVIDED:	2.08 ACRES
DEVELOPABLE LAND:	4.70 ACRES
TOTAL UNITS:	15 (6.9 x 2.2 UNITS/ACRE)
TOTAL AREA (GROSS)	6.86 ACRES

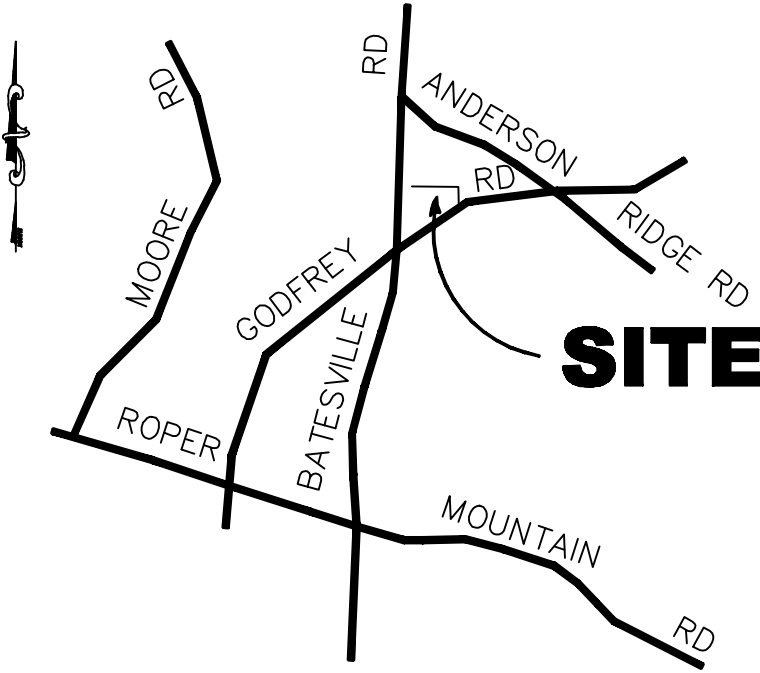
**TREE REQUIREMENTS**

RESIDENTIAL-SINGLE FAMILY DETACHED  
MIN. 10 DENSITY UNITS PER DISTURBED ACRE  
DISTURBED AREA = 121,965 sq ft OR 2.80 ACRES  
10x2.80 = 28 DENSITY UNITS.

PLUS 4 TREES PER LOT

TREE UNITS SHOWN = 158.95 DENSITY UNITS

- NOTES:
- PIN NUMBER 05310100901
  - ROAD R/W FURNISHED BY OTHERS AND ROGERS AND CALLCOTT ENGINEERS ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.
  - A STORMWATER MANAGEMENT AND SEDIMENT REDUCTION PLAN WILL BE 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.
  - BOUNDARY SURVEY BY RAY DUNN LAND SURVEYOR  
407 GENTRY MEMORIAL HWY, EASLEY, SC 29641
  - THIS SUBDIVISION HAS ZERO LOT LINE HOUSING, THEREFORE THERE ARE NO STANDARD SIDE DRAINAGE EASEMENTS. THE EASEMENTS ALONG THE SIDE PROPERTY LINES ARE 5-FEET EXCEPT WHERE THE BUILDINGS ARE PLACED WITHIN ZERO TO FIVE FEET OF THE SIDE PROPERTY LINE. THEN THE EASEMENTS ARE LIMITED TO THE AREA BETWEEN THE BUILDING AND THE PROPERTY LINE. THESE HOMES WILL NOT BE ELIGIBLE FOR GREENVILLE COUNTY OFF RIGHT-OF-WAY ASSISTANCE DUE TO THE DIMINISHED EASEMENTS.



PRELIMINARY SUBDIVISION  
AND TREE PRESERVATION PLAN  
"THE GARDENS AT BATESVILLE"

GODFREY DEVELOPERS, LLC. 6099 PONDERS COURT GREENVILLE, SC 29615 <b>DEVELOPER</b>	ROGERS & CALLCOTT ENGRS., INC. PO BOX 5655 GREENVILLE, S.C. 29606 <b>ENGINEER</b>
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NO. OF ACRES - 6.86  
NO. OF LOTS - 15  
EXIST ZONE=R-20  
TMS# 0531010100901

MILES OF NEW RD. - 0.13 MILES  
DATE: 1/10/08

