

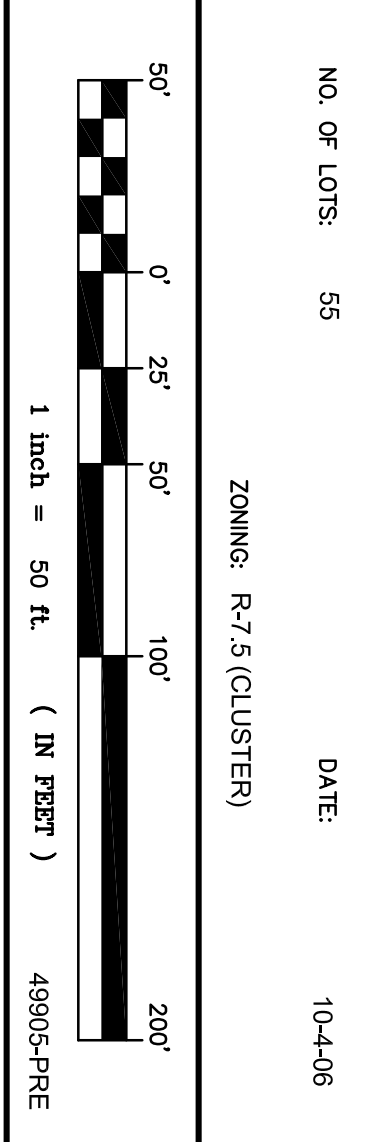
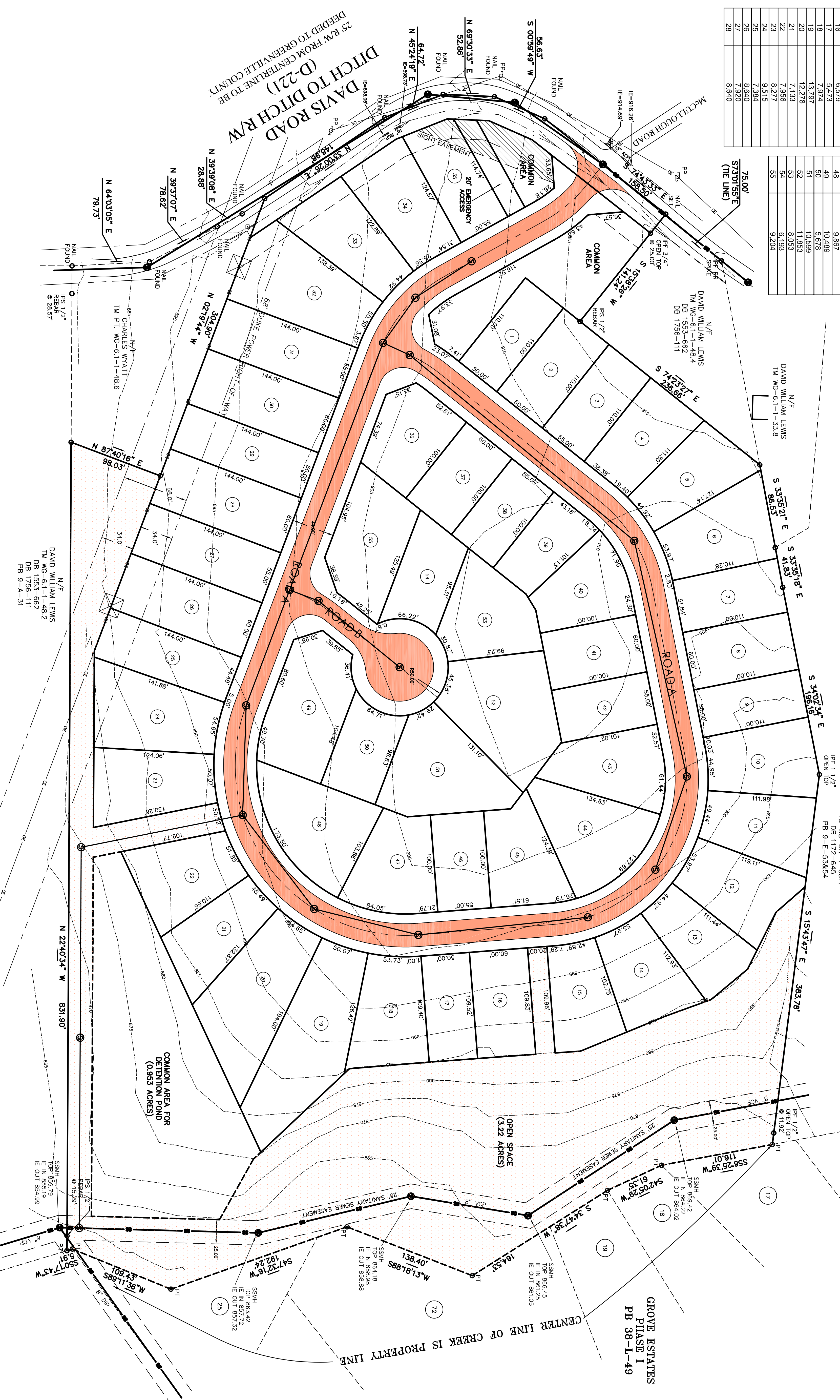
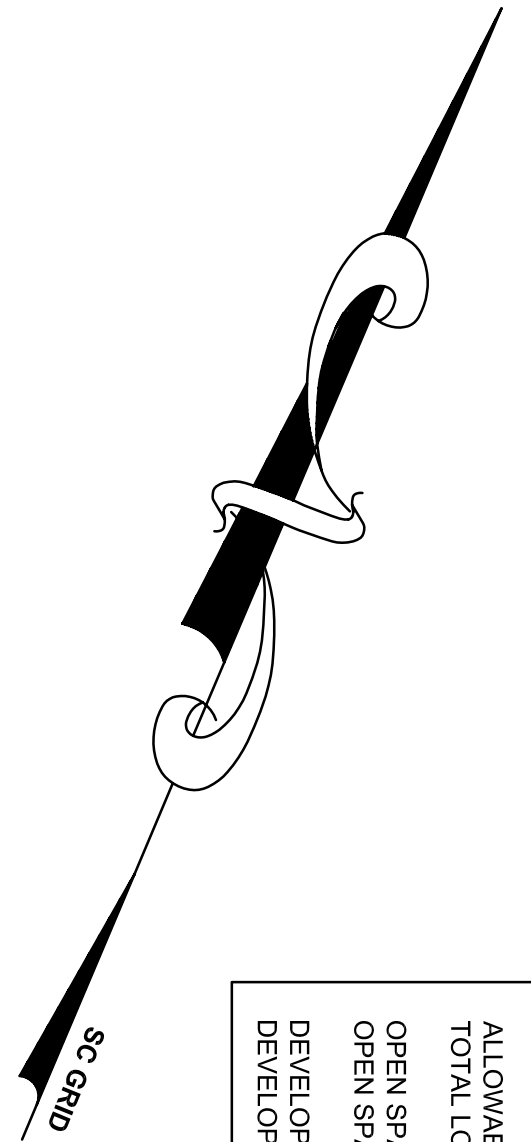
GROVE ESTATES	
LOT #	AREA (sq.ft.)
1	5,500
2	6,600
3	6,050
4	7,057
5	7,226
6	8,390
7	6,117
8	6,600
9	5,500
10	7,777
11	7,467
12	7,959
13	6,857
14	7,309
15	6,827
16	6,579
17	5,473
18	7,974
19	13,197
20	12,278
21	7,133
22	7,956
23	8,277
24	9,515
25	7,394
26	8,640
27	7,920
28	8,640
29	7,200
30	8,640
31	7,920
32	11,004
33	7,953
34	8,182
35	6,652
36	7,181
37	6,000
38	5,500
39	5,432
40	6,831
41	5,500
42	5,000
43	7,802
44	9,328
45	7,309
46	5,500
47	7,918
48	9,857
49	10,489
50	5,678
51	10,599
52	11,853
53	8,053
54	6,193
55	9,204

OPEN SPACE DATA (R-7.5 CLUSTER)	
LOT #	AREA (sq.ft.)
29	7,200
30	8,640
31	7,920
32	11,004
33	7,953
34	8,182
35	6,652
36	7,181
37	6,000
38	5,500
39	5,432
40	6,831
41	5,500
42	5,000
43	7,802
44	9,328
45	7,309
46	5,500
47	7,918
48	9,857
49	10,489
50	5,678
51	10,599
52	11,853
53	8,053
54	6,193
55	9,204

OPEN SPACE DATA (R-7.5 CLUSTER)  
 TOTAL AREA: 16.86 ACRES  
 ALLOWABLE LOTS: 16.86 x 5.0 = 84  
 TOTAL LOTS: 55 LOTS  
 OPEN SPACE REQUIRED: 16.86 x 15% = 2.53 ACRES  
 OPEN SPACE PROVIDED: 3.22 ACRES  
 DEVELOPABLE OPEN SPACE REQUIRED: 2.33 x 50% = 1.17 ACRES  
 DEVELOPABLE OPEN SPACE PROVIDED: 1.84 ACRES

- NOTES:
- TAX MAP WG-6-1-1-48-6. ZONING: R-15 CLUSTER
  - ROAD A HAS A R/W WIDTH OF 44'. ROAD B HAS A R/W OF 40'.
  - EACH CUL-DE-SAC HAS A R/W RADIUS OF 50'.
  - ALL DETENTION AND COMMON AREAS TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION. GREENVILLE COUNTY IS NOT RESPONSIBLE FOR THE MAINTENANCE OF DETENTION AREAS OR COMMON AREAS.

UTILITIES  
 SANITARY SEMER: GANTT SEMER, 277-7301  
 WATER: GREENVILLE WATER SYSTEM, 241-6100  
 POWER: DUKE POWER, 234-4130  
 GAS: PIEDMONT NATURAL GAS, 235-5844  
 PHONE: BELLSOUTH, 255-3853  
 CABLE: CHARTER COMMUNICATIONS, 877-9683



NO. OF ACRES: 16.86  
 NO. OF LOTS: 55  
 ZONING: R-7.5 (CLUSTER)  
 DATE: 10-4-06

**PRELIMINARY**

**GROVE ESTATES PHASE 3**

DISCOUNT BUYERS, LLC  
 1 MAULDEN S.C. 29662  
 (864) 329-0340 FAX (864) 329-0803  
 OWNER

FREELAND & ASSOCIATES, INC.  
 GREENVILLE, S.C. 29609  
 (864) 271-4924 FAX (864) 233-0315  
 SURVEYOR

NO. OF ACRES: 16.86  
 NO. OF LOTS: 55  
 MILES OF NEW ROAD: 0.41



LOCATION MAP

GROVE ESTATES PHASE I  
 PB 38-L-49