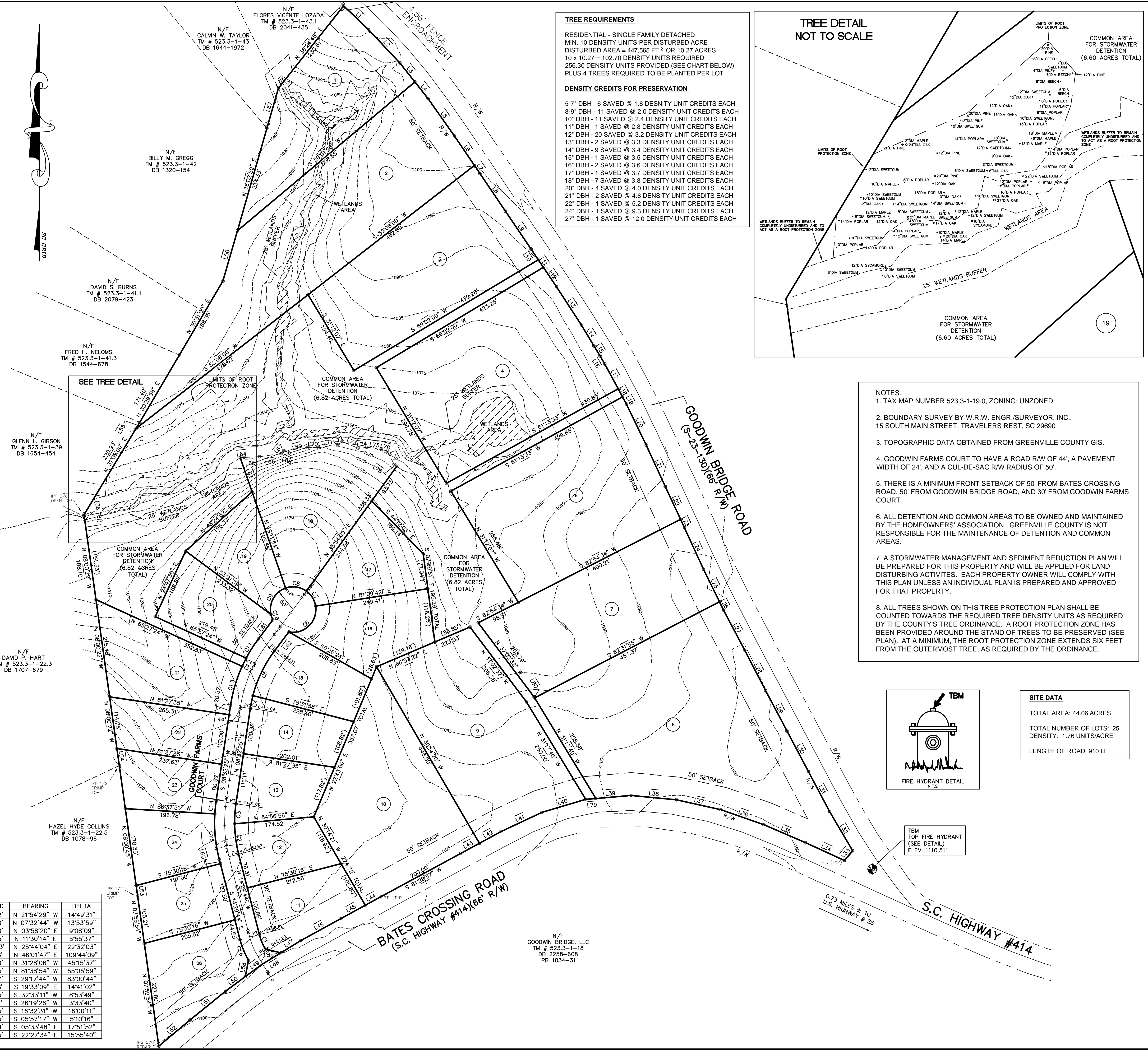


LINE	LENGTH	BEARING
L1	76.97'	S 46°14'19" E
L2	100.00'	S 43°3'58" E
L3	53.09'	S 38°23'57" E
L4	48.91'	S 38°23'56" E
L5	100.00'	S 35°16'37" E
L6	78.18'	S 34°08'13" E
L7	21.82'	S 34°08'13" E
L8	100.00'	S 34°03'34" E
L9	100.00'	S 34°08'13" E
L10	28.55'	S 33°58'38" E
L11	20.03'	S 33°58'39" E
L12	51.42'	S 33°58'39" E
L13	100.00'	S 33°07'06" E
L14	53.60'	S 31°02'54" E
L15	25.64'	S 31°02'55" E
L16	20.76'	S 31°02'54" E
L17	62.05'	S 28°18'51" E
L18	20.00'	S 28°18'51" E
L19	17.95'	S 28°18'51" E
L20	100.00'	S 25°44'16" E
L21	100.00'	S 24°46'00" E
L22	79.59'	S 24°57'53" E
L23	20.41'	S 24°57'54" E
L24	100.00'	S 24°33'53" E
L25	79.76'	S 26°13'25" E
L26	20.24'	S 26°13'26" E
L27	100.00'	S 27°50'56" E
L28	100.00'	S 27°17'52" E
L29	100.00'	S 27°50'42" E
L30	100.00'	S 27°59'01" E
L31	100.00'	S 27°51'56" E
L32	100.00'	S 30°24'06" E
L33	27.90'	S 40°51'26" W
L34	93.40'	N 65°26'21" W
L35	100.00'	N 66°39'46" W
L36	100.00'	N 70°47'07" W
L37	100.00'	N 77°26'14" W
L38	100.00'	N 84°31'07" W
L39	77.68'	S 85°05'12" W
L40	100.00'	S 73°27'39" W
L41	100.00'	S 64°48'59" W
L42	53.58'	S 61°37'27" W
L43	46.42'	S 61°37'27" W
L44	38.71'	S 61°23'00" W
L45	61.29'	S 61°23'00" W
L46	100.00'	S 61°14'30" W
L47	51.49'	S 58°30'10" W
L48	48.51'	S 58°30'10" W
L49	45.55'	S 53°39'57" W
L50	54.45'	S 53°39'57" W
L51	100.00'	S 51°03'14" W
L52	89.39'	S 50°04'08" W
L53	23.11'	N 08°00'45" W
L54	37.72'	N 08°00'22" W
L55	16.05'	N 31°05'00" E
L56	115.04'	N 16°02'52" E
L57	91.41'	N 16°04'05" E
L58	36.74'	S 10°57'46" W
L59	35.38'	S 76°31'57" W
L60	10.12'	S 14°29'44" E
L61	52.60'	S 37°00'06" W
L62	52.60'	N 37°00'06" E
L63	79.34'	N 19°14'32" W
L64	8.30'	N 84°14'35" E
L65	34.01'	N 87°26'00" E
L66	47.70'	N 81°41'28" E
L67	9.31'	N 42°39'19" E
L68	13.10'	S 65°45'05" E
L69	40.91'	N 73°33'41" E
L70	25.73'	S 89°47'55" E
L71	42.13'	N 80°42'52" E
L72	12.33'	N 58°45'14" E
L73	37.01'	S 66°52'57" E
L74	19.20'	N 83°28'35" E
L75	39.61'	S 76°18'09" E
L76	13.39'	S 76°18'09" E
L77	32.70'	S 26°37'30" E
L78	7.49'	S 53°46'55" E
L79	22.32'	S 85°05'12" W
L80	2.34'	N 31°17'40" W

LOT #	AREA (SF)	LOT #	AREA (SF)
1	73,073	14	25,418
2	148,967	15	29,215
3	103,717	16	36,406
4	131,835	17	34,088
6	121,068	18	63,559
7	96,262	19	27,288
8	186,592	20	30,603
9	107,177	21	46,225
10	95,911	22	27,386
11	30,081	23	25,587
12	25,000	24	26,492
13	25,000	25	25,277
		26	37,132

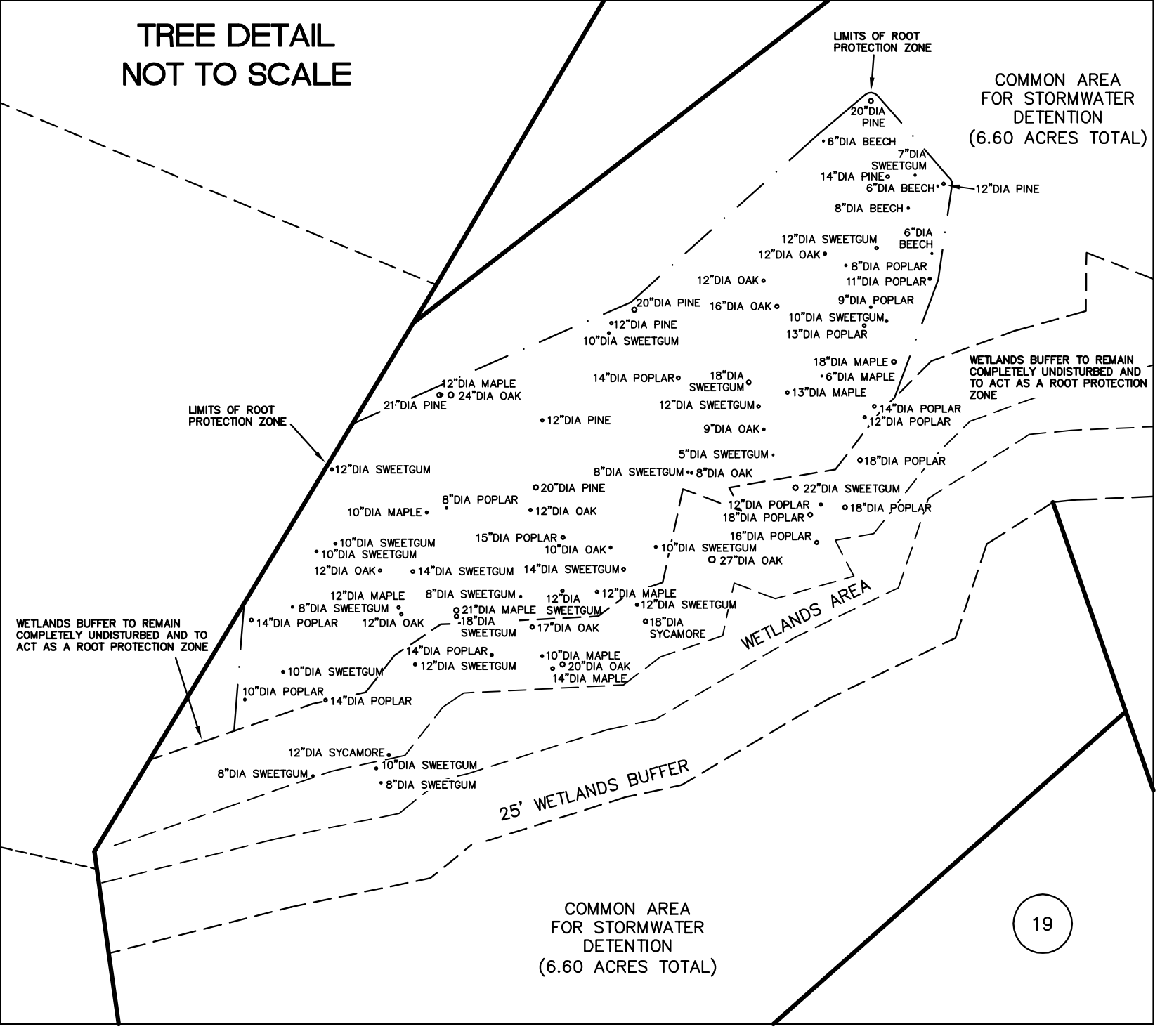
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	133.00'	34.41'	17.30'	34.32'	N 21°54'29" W	14°49'31"
C2	278.00'	67.44'	33.89'	67.28'	N 07°32'44" W	13°53'59"
C3	278.00'	44.33'	22.21'	44.28'	N 03°58'20" E	9°08'09"
C4	278.00'	28.76'	14.39'	28.75'	N 11°30'14" E	5°55'37"
C5	278.00'	109.34'	55.38'	108.63'	N 25°44'04" E	22°32'03"
C6	50.00'	95.76'	71.06'	81.78'	N 46°01'47" E	109°44'09"
C7	50.00'	39.50'	20.84'	38.48'	N 31°28'06" W	45°15'37"
C8	50.00'	48.08'	26.08'	46.25'	N 81°38'54" W	55°05'59"
C9	50.00'	72.44'	44.25'	66.27'	S 29°17'44" W	83°00'44"
C10	50.00'	12.81'	6.44'	12.78'	S 19°33'09" E	14°41'02"
C11	322.00'	50.00'	25.00'	49.95'	S 32°33'11" W	8°53'40"
C12	322.00'	20.01'	10.01'	20.01'	S 26°19'26" W	3°33'40"
C13	322.00'	89.94'	45.26'	89.65'	S 16°32'31" W	16°00'11"
C14	322.00'	29.06'	14.54'	29.05'	S 05°57'17" W	5°10'16"
C15	322.00'	100.40'	50.61'	99.99'	S 05°33'48" E	17°51'52"
C16	177.00'	49.20'	24.76'	49.05'	S 22°27'34" E	15°55'40"



**TREE REQUIREMENTS**  
 RESIDENTIAL - SINGLE FAMILY DETACHED  
 MIN. 10 DENSITY UNITS PER DISTURBED ACRE  
 DISTURBED AREA = 447,565 FT<sup>2</sup> OR 10.27 ACRES  
 10 x 10.27 = 102.70 DENSITY UNITS REQUIRED  
 256.30 DENSITY UNITS PROVIDED (SEE CHART BELOW)  
 PLUS 4 TREES REQUIRED TO BE PLANTED PER LOT

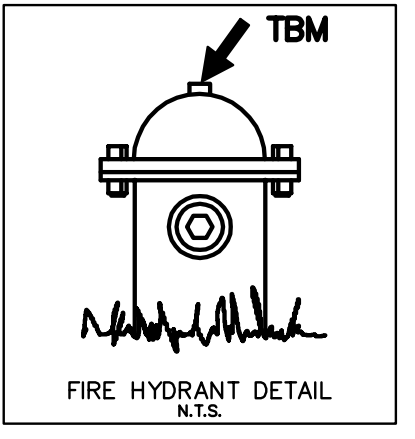
**DENSITY CREDITS FOR PRESERVATION**

5-7" DBH - 6 SAVED @ 1.8 DENSITY UNIT CREDITS EACH  
 8-9" DBH - 11 SAVED @ 2.0 DENSITY UNIT CREDITS EACH  
 10" DBH - 11 SAVED @ 2.4 DENSITY UNIT CREDITS EACH  
 11" DBH - 1 SAVED @ 2.8 DENSITY UNIT CREDITS EACH  
 12" DBH - 20 SAVED @ 3.2 DENSITY UNIT CREDITS EACH  
 13" DBH - 2 SAVED @ 3.3 DENSITY UNIT CREDITS EACH  
 14" DBH - 9 SAVED @ 3.4 DENSITY UNIT CREDITS EACH  
 15" DBH - 1 SAVED @ 3.5 DENSITY UNIT CREDITS EACH  
 16" DBH - 2 SAVED @ 3.6 DENSITY UNIT CREDITS EACH  
 17" DBH - 1 SAVED @ 3.7 DENSITY UNIT CREDITS EACH  
 18" DBH - 7 SAVED @ 3.8 DENSITY UNIT CREDITS EACH  
 20" DBH - 4 SAVED @ 4.0 DENSITY UNIT CREDITS EACH  
 21" DBH - 2 SAVED @ 4.8 DENSITY UNIT CREDITS EACH  
 22" DBH - 1 SAVED @ 5.2 DENSITY UNIT CREDITS EACH  
 24" DBH - 1 SAVED @ 9.3 DENSITY UNIT CREDITS EACH  
 27" DBH - 1 SAVED @ 12.0 DENSITY UNIT CREDITS EACH



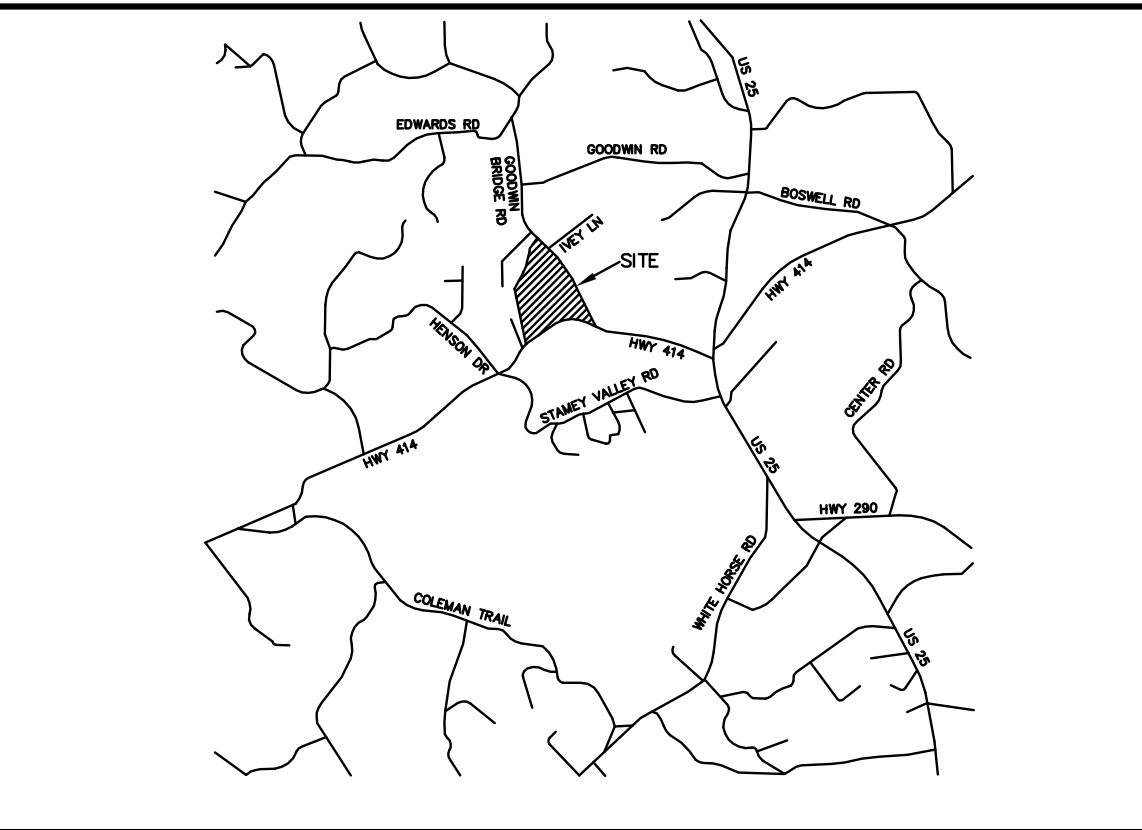
**NOTES:**

- TAX MAP NUMBER 523.3-1-19.0, ZONING: UNZONED
- BOUNDARY SURVEY BY W.R.W. ENGR./SURVEYOR, INC., 15 SOUTH MAIN STREET, TRAVELERS REST, SC 29690
- TOPOGRAPHIC DATA OBTAINED FROM GREENVILLE COUNTY GIS.
- GOODWIN FARMS COURT TO HAVE A ROAD R/W OF 44', A PAVEMENT WIDTH OF 24', AND A CUL-DE-SAC R/W RADIUS OF 50'.
- THERE IS A MINIMUM FRONT SETBACK OF 50' FROM BATES CROSSING ROAD, 50' FROM GOODWIN BRIDGE ROAD, AND 30' FROM GOODWIN FARMS COURT.
- ALL DETENTION AND COMMON AREAS TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS' ASSOCIATION. GREENVILLE COUNTY IS NOT RESPONSIBLE FOR THE MAINTENANCE OF DETENTION AND COMMON AREAS.
- 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.
- ALL TREES SHOWN ON THIS TREE PROTECTION PLAN SHALL BE COUNTED TOWARDS THE REQUIRED TREE DENSITY UNITS AS REQUIRED BY THE COUNTY'S TREE ORDINANCE. A ROOT PROTECTION ZONE HAS BEEN PROVIDED AROUND THE STAND OF TREES TO BE PRESERVED (SEE PLAN). AT A MINIMUM, THE ROOT PROTECTION ZONE EXTENDS SIX FEET FROM THE OUTERMOST TREE, AS REQUIRED BY THE ORDINANCE.



**SITE DATA**

TOTAL AREA: 44.06 ACRES  
 TOTAL NUMBER OF LOTS: 25  
 DENSITY: 1.76 UNITS/ACRE  
 LENGTH OF ROAD: 910 LF



LOCATION MAP

# PRELIMINARY PLAT & TREE PROTECTION PLAN

## GOODWIN FARMS

GOODWIN BRIDGE, LLC  
 135 WILLIAMS OWEN WAY  
 GREER, SC 29651  
 CONTACT: LAMAR CARSWELL  
 (864) 895-9791

FREELAND & ASSOCIATES, INC.  
 323 WEST STONE AVE.  
 GREENVILLE, S.C. 29609  
 (864) 271-4924 FAX (864) 233-0315

OWNER SURVEYOR

NO. OF ACRES: 44.06      MILES OF NEW ROAD: 0.17

NO. OF LOTS: 25      DATE: 4-2-08

ZONING: UNZONED

