

NOTES:
 NO EXTERNAL ACCESS TO UNITS WILL BE PROVIDED ALONG EXISTING ROADSWAYS.
 ALL LOT DIMENSIONS ARE APPROXIMATE.
 ALL PROPOSED STREETS AND DRIVEWAYS SHALL BE CONSTRUCTED TO MEET THE REQUIREMENTS OF THE SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION AND SHALL BE OPEN TO PUBLIC TRAFFIC.
 THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
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UNDISTURBED GREEN AREAS:
 THE UNDISTURBED GREEN AREAS SHOWN HEREON TO BE PRESERVED TO REMAIN AS NATURE INTENDS.
 THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
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REFERENCES:
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DEVELOPER:
 RIVER SHOALS, LLC
 SPARTANBURG, SOUTH CAROLINA 29301
 TEL: 864-595-1735

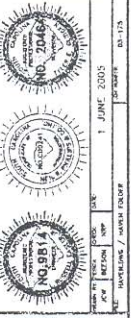
DATE:	REVISION:	BY:	CHK:

04-230 (Revision)

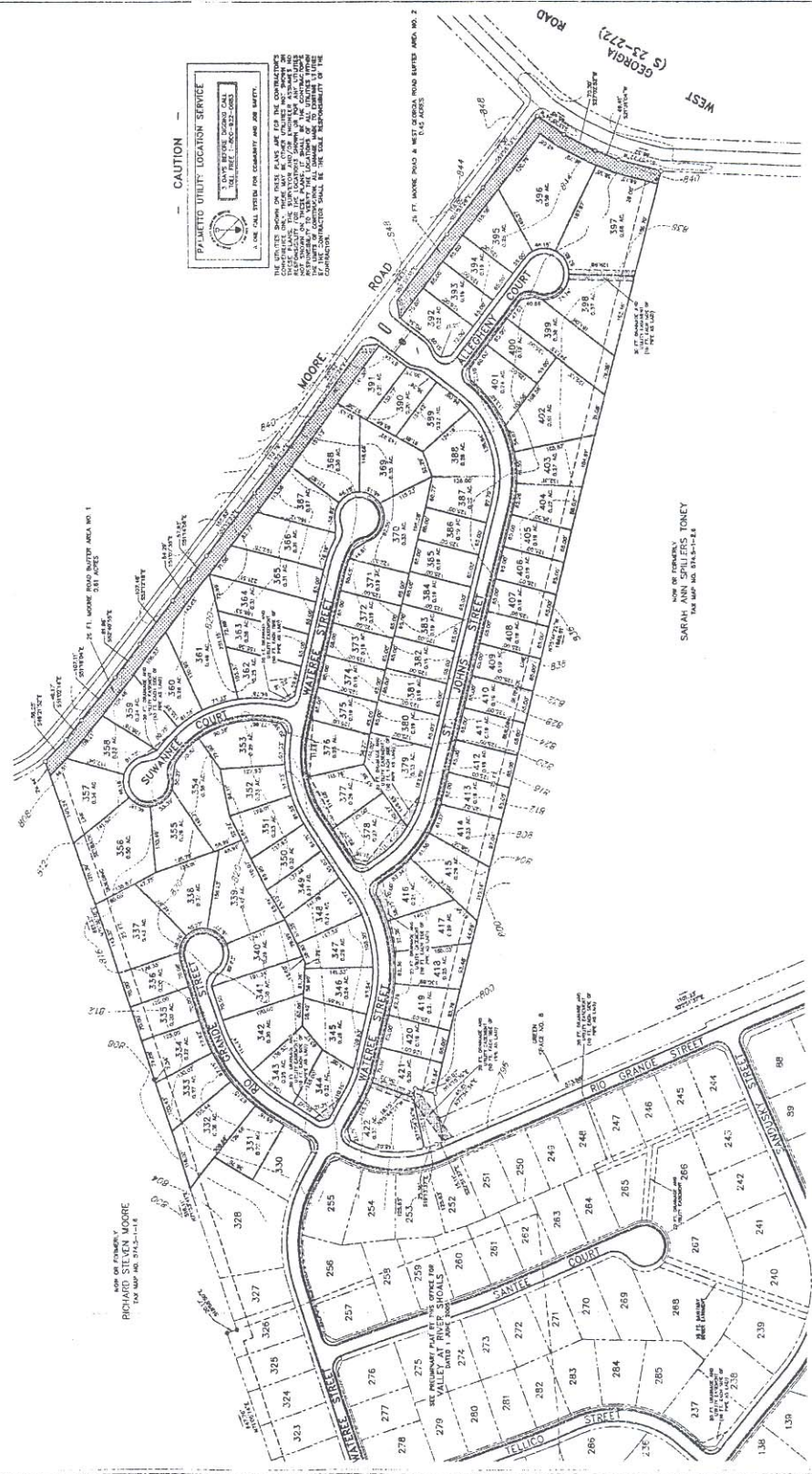
Preliminary Plan

CLUSTER DEVELOPMENT FOR:
Haven at River Shoals

SURVEYING & CIVIL ENGINEERING:
 Neil R. Phillips & Company, Inc.
 1116 Blackstock Road
 Monroeville, SC 29389
 Tel: 864-578-8665
 E-Mail: jr@nhillips-est.com



NOTE
 THE ROAD RIGHT-OF-WAY EASEMENTS SHOWN ON THIS PLAT SHALL BE PRIVATE ROADS, NOT OWNED, MAINTAINED OR SUPERVISED BY GREENVILLE COUNTY AND NOT CONSIDERED JURISDICTION OF ANY PLAN FOR FUTURE ACCEPTANCE BY GREENVILLE COUNTY.



CLUSTER DEVELOPMENT REQUIREMENTS:

35.90 ACRES AT 2.9 DWELLING UNITS PER ACRE	104 UNITS ALLOWED	92 UNITS PLANNED
35.90 ACRES x 15% OPEN SPACE	5.39 ACRES REQUIRED	6.00 ACRES PLANNED (17.00%)
		7.50 ACRES UNDEVELOPABLE (6.96%)
		3.50 ACRES DEVELOPABLE (9.75%)
		2.69 ACRES MINIMUM
		7.5% MINIMUM DEVELOPABLE

SCALE: 1" = 100'

T. JUNE 2005
 GREENVILLE COUNTY, SOUTH CAROLINA