



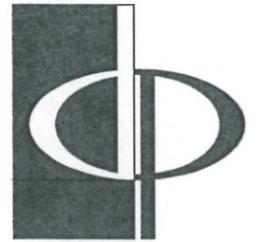
1 RENDERING - FENDLEY AND EARLE
SCALE: N.T.S.



2 RENDERING - FENDLEY, NORTH END
SCALE: N.T.S.

EXTERIOR FINISHES

1. EXTERIOR PAINT SHALL BE IN THE COLOR RANGE SIMILAR TO BENJAMIN MOORE "HISTORICAL COLORS" COLLECTION
2. BRICK VENEER SHALL BE EARTH-TONE TERRA-COTTAS AND BEIGES



THE PRESTON PARTNERSHIP, LLC
A MULTI-DISCIPLINARY DESIGN FIRM

SOUTH TERRACES
115 PERIMETER CENTER PLACE, SUITE 950
ATLANTA, GEORGIA 30346
TELEPHONE: 770 396 7248
FAX: 770 396 2945
WWW.THEPRESTONPARTNERSHIP.COM

CONSULTANT _____

SEAL _____

PROJECT _____
EARLE STREET APARTMENTS
CLEMSON, SOUTH CAROLINA

FOR _____
CDG COLLEGIATE DEVELOPMENT GROUP

COLLEGIATE DEVELOPMENT GROUP
7711 BONHOMME AVENUE, SUITE 350
ST. LOUIS, MISSOURI
314-721-5559

DATE _____
ISSUE _____ 03/31/15
04/01/15

DATE _____ 24 MARCH 2015
JOB NUMBER _____ 1548601
DRAWN BY _____ NPV
CHECKED BY _____ PHA

SHEET TITLE _____
ARCHITECTURAL RENDERINGS

SHEET NUMBER _____
AR-01

COMMENTS _____
NOT ISSUED FOR CONSTRUCTION

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4/3/2015



1 RENDERING - FOY CREEK AND EARLE
SCALE: N.T.S.



2 RENDERING - FOY CREEK, NORTH END
SCALE: N.T.S.

EXTERIOR FINISHES

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EARLE STREET APARTMENTS

CLEMSON, SOUTH CAROLINA

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COLLEGIATE DEVELOPMENT GROUP

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SHEET TITLE ARCHITECTURAL RENDERINGS

SHEET NUMBER AR-02

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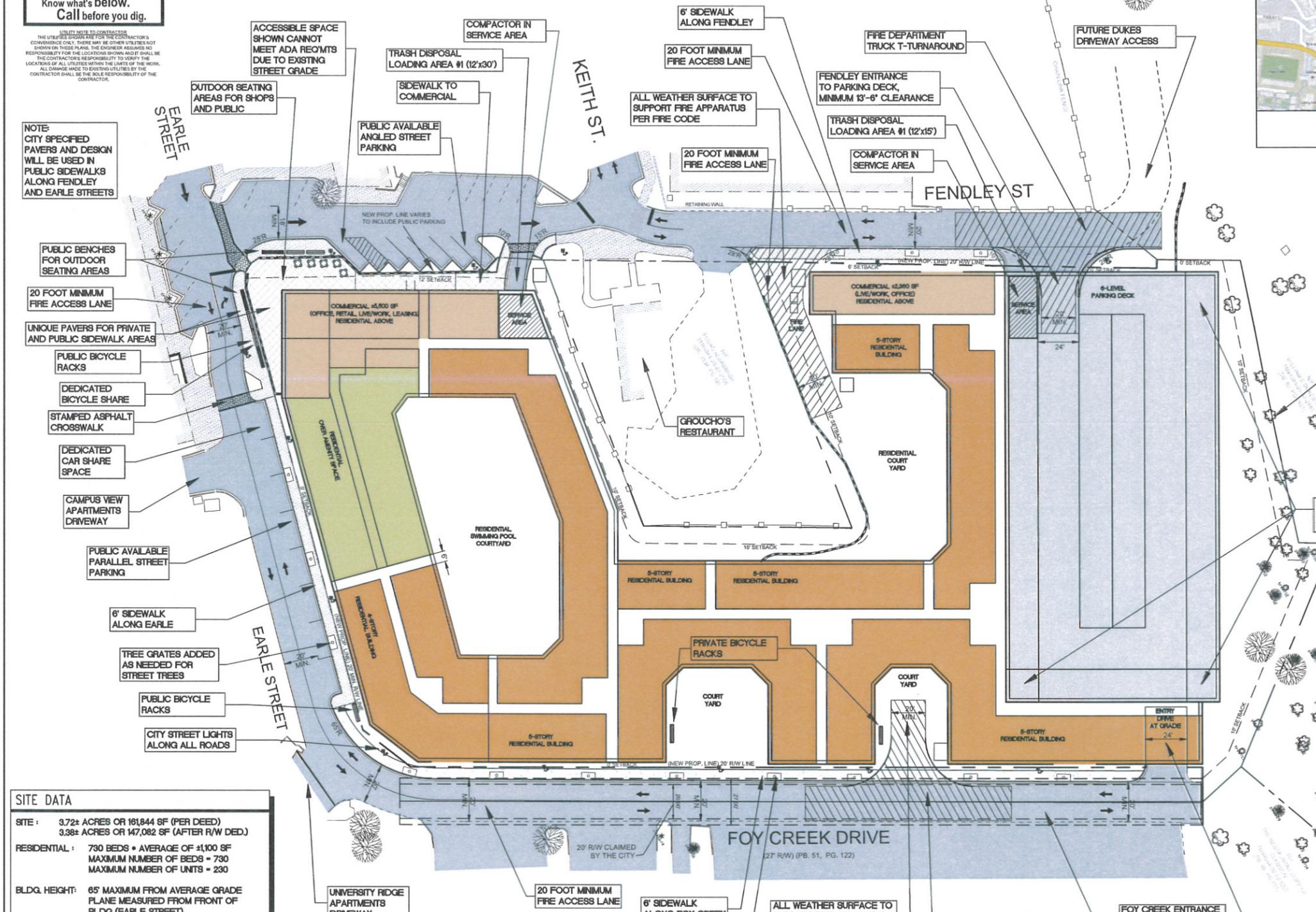
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4/3/2015

SAFETY NOTE TO CONTRACTOR
THE CONTRACTOR SHALL SHORE TRENCH EXCAVATION AND USE PIPE RACK TO COMPLY WITH ALL OSHA SAFETY REGULATIONS. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROVIDE JOB SITE SAFETY AND COMPLY WITH ALL SAFETY REQUIREMENTS. THE CONTRACTOR IS RESPONSIBLE FOR HIS MEANS AND METHODS OF CONSTRUCTION.



UTILITY NOTE TO CONTRACTOR
THE UTILITIES SHOWN ARE FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL CHANGES MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

NOTE:
CITY SPECIFIED PAVERS AND DESIGN WILL BE USED IN PUBLIC SIDEWALKS ALONG FENDLEY AND EARLE STREETS



LEGEND

- COMMERCIAL SPACE (STANDARD COMMERCIAL, LIVE/WORK, OFFICE, LEASING)
- RESIDENTIAL AMENITY SPACE (CLUB, ETC.)
- RESIDENTIAL UNIT SPACE
- PAVEMENT AREAS (BOTH NEW AND EXISTING TO REMAIN)

EXISTING TREES MAY OR MAY NOT BE ABLE TO BE SAVED DURING CONSTRUCTION

BIKE RACK STORAGE LOCATIONS WITHIN THE PARKING GARAGE

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4/3/2015

EXHIBIT 'C'

EARLE STREET APARTMENTS
TYPE OF DEVELOPMENT: PD

DEVELOPER
COLLEGIATE DEVELOPMENT GROUP, LLC
TIMOTHY VANMATRE
7711 BONHOMME AVENUE, SUITE 350
ST. LOUIS, MO 63105
314-721-5559

ENGINEER
GRAY ENGINEERING
RODNEY GRAY, P.E.
132 PILGRIM ROAD
GREENVILLE, SC 29607
864-297-3027



SITE DATA

SITE : 3.72± ACRES OR 161,844 SF (PER DEED)
3.38± ACRES OR 147,082 SF (AFTER R/W DED.)

RESIDENTIAL : 730 BEDS • AVERAGE OF 4,100 SF
MAXIMUM NUMBER OF BEDS = 730
MAXIMUM NUMBER OF UNITS = 230

BLDG. HEIGHT: 65' MAXIMUM FROM AVERAGE GRADE PLANE MEASURED FROM FRONT OF BLDG (EARLE STREET)

COMMERCIAL : 7,000 SF MINIMUM (LEASING, OFFICE, LIVE/WORK).
MAXIMUM LEASING = 1,200 SF

PARKING : 6-LEVEL PARKING STRUCTURE ON-STREET, PUBLIC PARKING ON FENDLEY AND EARLE STREETS
MINIMUM PARKING REQUIRED=0.7 SPACES PER BED

BICYCLE PARKING: 100 COVERED SPACES

REVISION

NO.	DATE	BY	DESCRIPTION
A	03-24-15	DJG	ISSUED TO CITY FOR PD ZONING
B	03-31-15	DJG	REVISED PLANS ISSUED TO CITY FOR PD ZONING

GRAY ENGINEERING CONSULTANTS
132 PILGRIM ROAD - GREENVILLE, SC 29607
PH: (864) 297-3027 - FAX: (864) 297-5187
WWW.GRAYENGINEERING.COM

REGISTERED PROFESSIONAL ENGINEER - CIVIL
STATE OF SOUTH CAROLINA
LICENSE NO. 10006

CONCEPTUAL SITE PLAN
EARLE STREET APARTMENTS
FENDLEY STREET, SC
CITY OF CLEMSON, SC

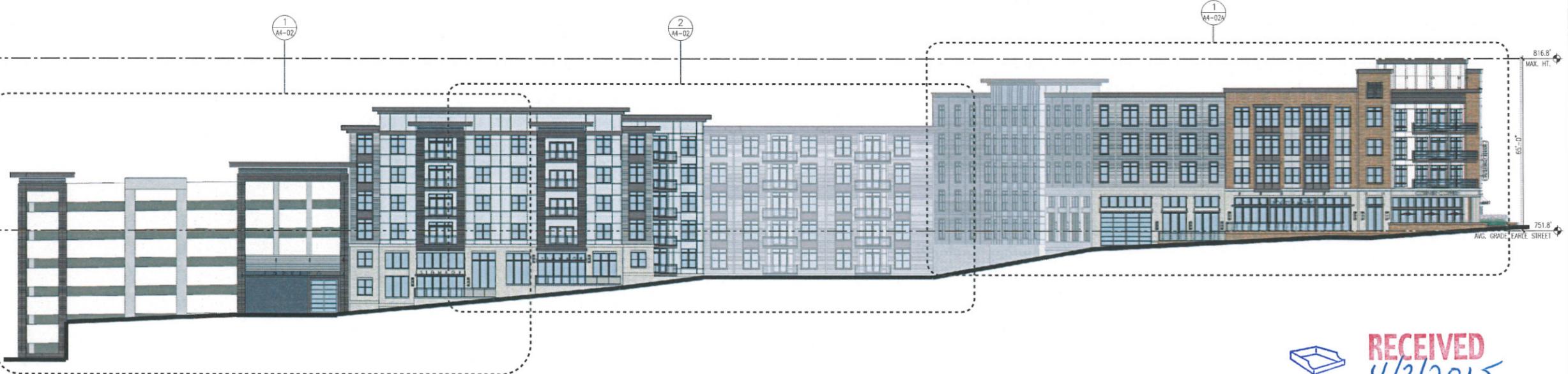
PROJECT MANAGER: REG
DRAWN BY: DJG
PROJECT DATE: 3/8/12
SCALE: 1"=30'
JOB No.: 2015005
PLOT DATE: 4/3/15

SHEET
CV-1
2015005-D6.dwg

EXTERIOR FINISHES
 1. EXTERIOR PAINT SHALL BE IN THE COLOR RANGE SIMILAR TO BENJAMIN MOORE "HISTORICAL COLORS" COLLECTION
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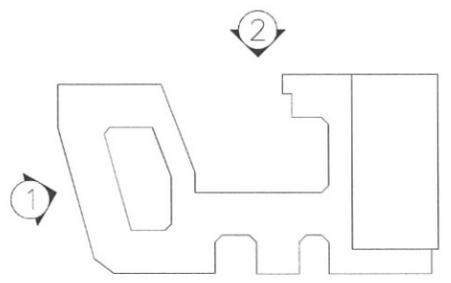


1 FRONT ELEVATION - EARLE STREET
 SCALE: N.T.S.



2 WEST ELEVATION - FENDLEY STREET
 SCALE: N.T.S.

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THE PRESTON PARTNERSHIP, LLC
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 WWW.THEPRESTONPARTNERSHIP.COM

CONSULTANT _____

SEAL _____

PROJECT
EARLE STREET APARTMENTS
 CLEMSON, SOUTH CAROLINA

FOR
CDG COLLEGIATE DEVELOPMENT GROUP

COLLEGIATE DEVELOPMENT GROUP
 7711 BONHOMME AVENUE, SUITE 350
 ST. LOUIS, MISSOURI
 314-721-5559

DATE 03/31/15
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DATE 24 MARCH 2015
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 SHEET TITLE
OVERALL BUILDING ELEVATIONS

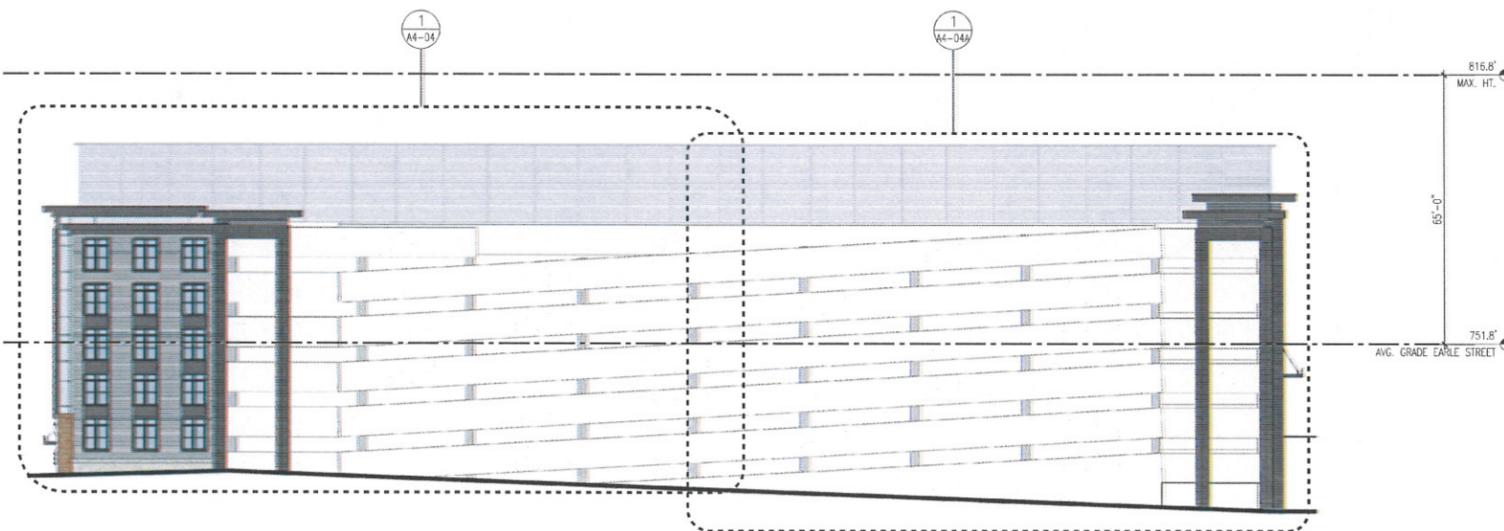
SHEET NUMBER **A4-00**

COMMENTS
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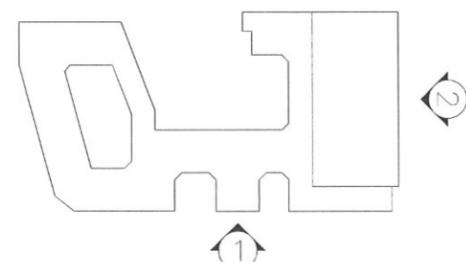


1 EAST ELEVATION - FOY CREEK DRIVE
 SCALE: N.T.S.



2 NORTH ELEVATION
 SCALE: N.T.S.

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CONSULTANT

SEAL

PROJECT
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 CLEMSON, SOUTH CAROLINA

FOR
COG COLLEGIATE DEVELOPMENT GROUP

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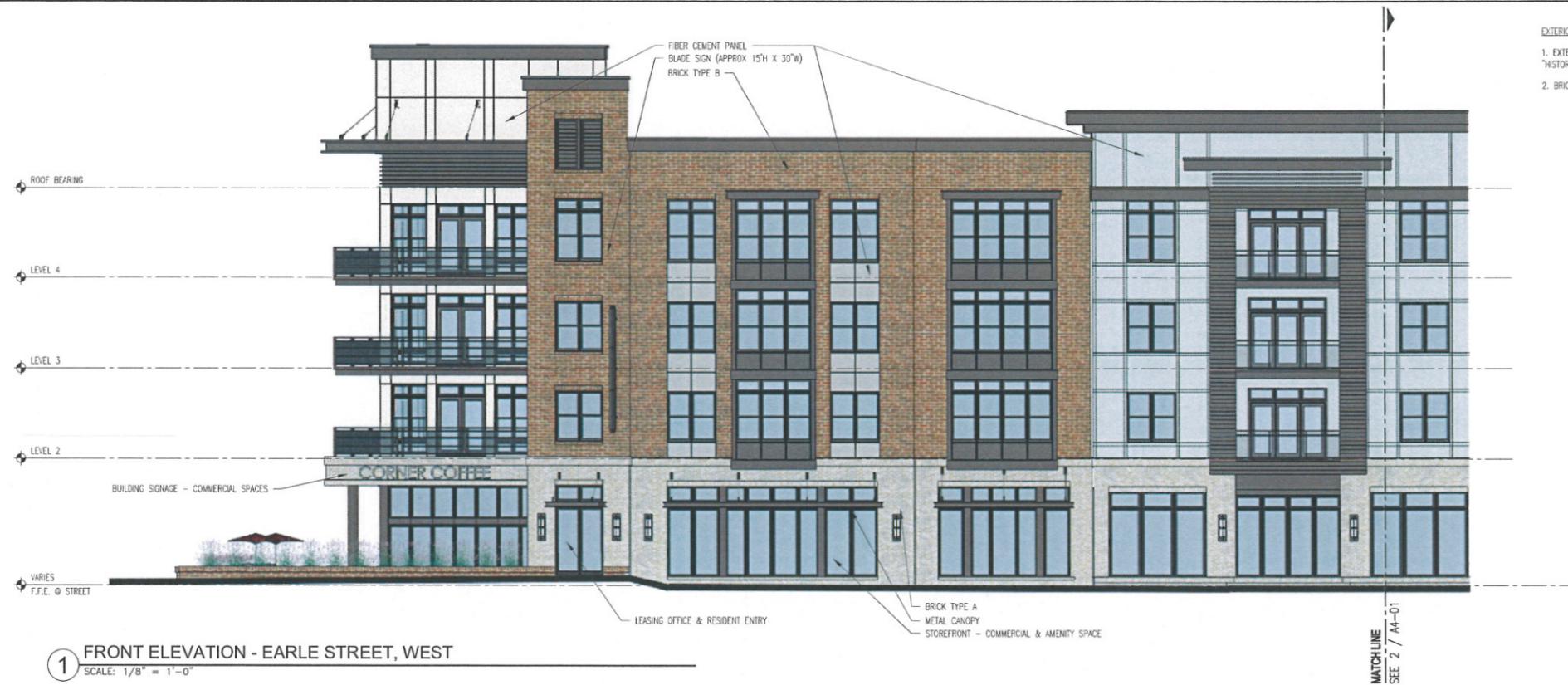
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OVERALL BUILDING ELEVATIONS

SHEET NUMBER
A4-00A

COMMENTS
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1 FRONT ELEVATION - EARLE STREET, WEST
SCALE: 1/8" = 1'-0"

EXTERIOR FINISHES
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2 FRONT ELEVATION - EARLE STREET, EAST
SCALE: 1/8" = 1'-0"



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CONSULTANT

SEAL _____

PROJECT
EARLE STREET APARTMENTS
CLEMSON, SOUTH CAROLINA



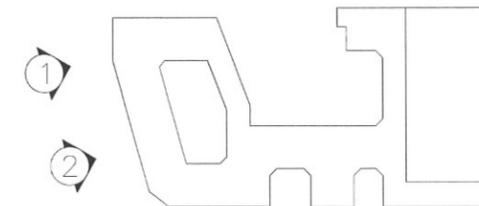
FOR
COLLEGIATE DEVELOPMENT GROUP
7711 BON-HOMME AVENUE, SUITE 350
ST. LOUIS, MISSOURI
314-721-5559
△ ISSUE _____ DATE 03/31/15

DATE 24 MARCH 2015
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SHEET TITLE
FRONT ELEVATION - EARLE STREET

SHEET NUMBER
A4-01

COMMENTS
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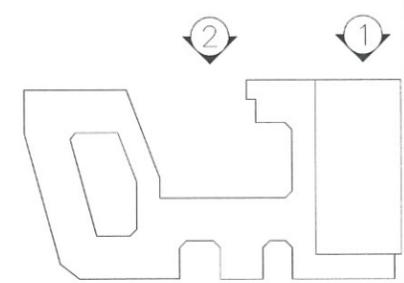
1 WEST ELEVATION - FENDLEY STREET, NORTH
SCALE: 1/8" = 1'-0"



2 WEST ELEVATION - FENDLEY STREET, MIDDLE
SCALE: 1/8" = 1'-0"

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ROOF BEARING
 LEVEL 5
 LEVEL 4
 LEVEL 3
 LEVEL 2
 LEVEL 1
 BASEMENT



THE PRESTON PARTNERSHIP, LLC
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 CONSULTANT _____

PROJECT
EARLE STREET APARTMENTS
 CLEWSON, SOUTH CAROLINA

FOR
CDG COLLEGIATE DEVELOPMENT GROUP

COLLEGIATE DEVELOPMENT GROUP
 7711 BONHOMME AVENUE, SUITE 350
 ST. LOUIS, MISSOURI
 314-721-5559
 DATE 03/31/15
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DATE 24 MARCH 2015
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 SHEET TITLE
WEST ELEVATION - FENDLEY STREET
 SHEET NUMBER **A4-02**

COMMENTS
 NOT ISSUED FOR CONSTRUCTION



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CONSULTANT _____

SEAL _____

PROJECT _____
EARLE STREET APARTMENTS
CLEMSON, SOUTH CAROLINA

FOR _____



COLLEGIATE DEVELOPMENT GROUP

7711 BONHOMME AVENUE, SUITE 350
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314-721-5559

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SHEET TITLE _____

SOUTH ELEVATION - FOY CREEK

SHEET NUMBER _____

A4-03

COMMENTS _____
NOT ISSUED FOR CONSTRUCTION

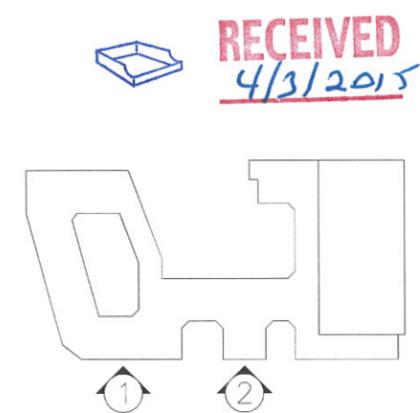
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1 EAST ELEVATION - FOY CREEK, SOUTH
SCALE: 1/8" = 1'-0"



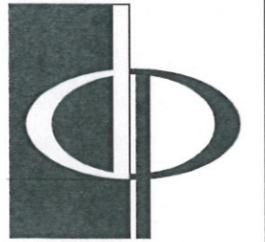
2 EAST ELEVATION - FOY CREEK, MIDDLE
SCALE: 1/8" = 1'-0"





EXTERIOR FINISHES
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1 EAST ELEVATION - FOY CREEK, NORTH
 SCALE: 1/8" = 1'-0"



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 CONSULTANT

SEAL _____

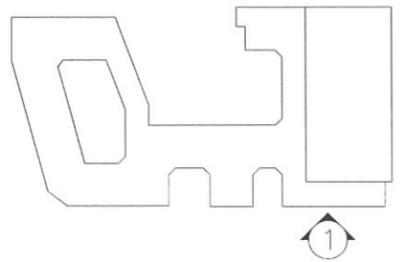
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 SHEET TITLE
SOUTH ELEVATION - FOY CREEK
 SHEET NUMBER
A4-03A
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1 NORTH ELEVATION - PARKING GARAGE, EAST
SCALE: 1/8" = 1'-0"



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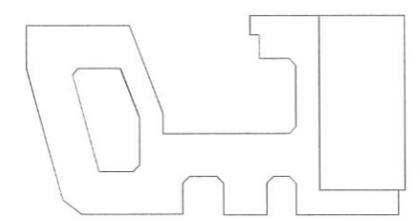
SEAL _____

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CLEMSON, SOUTH CAROLINA

FOR
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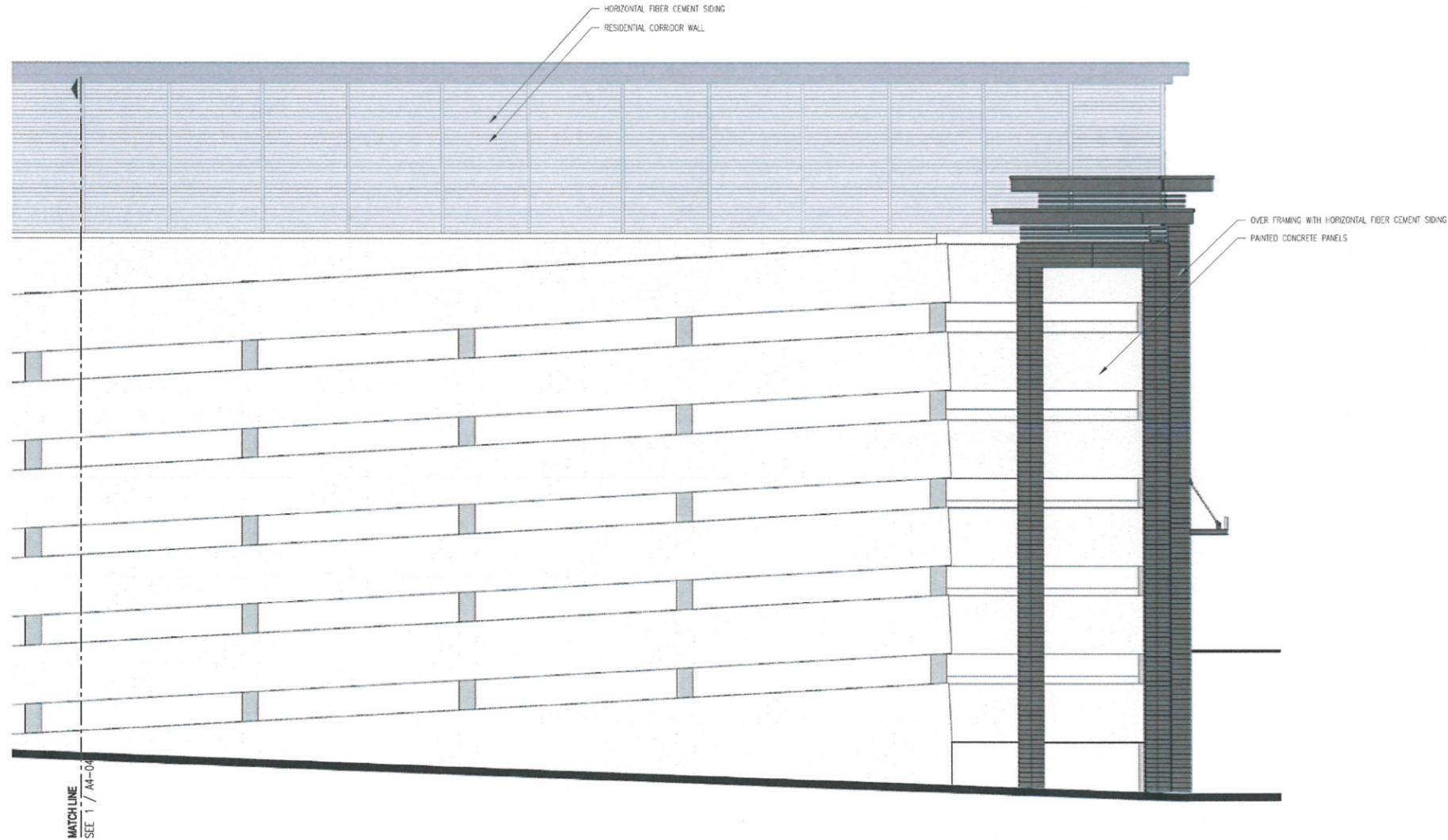
DATE 24 MARCH 2015
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SHEET TITLE
NORTH ELEVATION - PARKING GARAGE

SHEET NUMBER **A4-04**

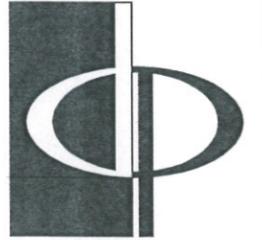
COMMENTS
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1 NORTH ELEVATION - PARKING GARAGE, WEST
SCALE: 1/8" = 1'-0"



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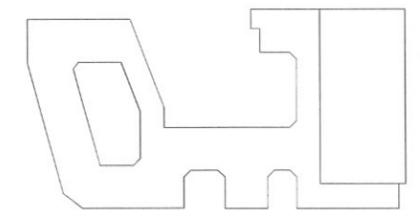
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SHEET TITLE
NORTH ELEVATION - PARKING GARAGE

SHEET NUMBER
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1

EXTERIOR FINISHES

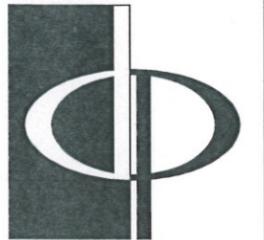
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1 COURTYARD ELEVATION - FENDLEY STREET, LOOKING NORTH
SCALE: 1/8" = 1'-0"



2 COURTYARD ELEVATION - FENDLEY STREET, LOOKING SOUTH
SCALE: 1/8" = 1'-0"



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314-721-5559

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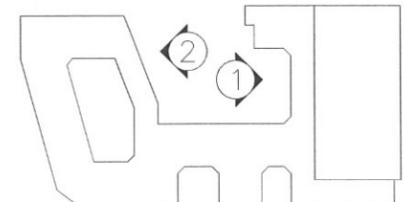
SHEET TITLE

CTYD ELEVATIONS
FENDLEY STREET

SHEET NUMBER **A4-05**

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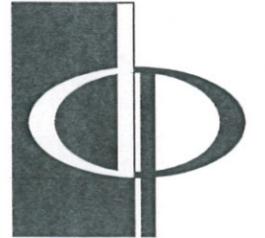
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1 COURTYARD ELEVATION - FENDLEY STREET, LOOKING EAST
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FIBER CEMENT PANEL
HORIZONTAL FIBER CEMENT SIDING



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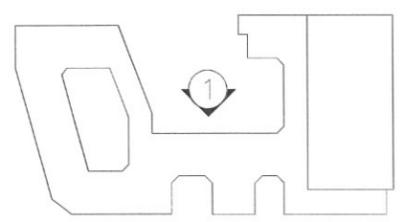
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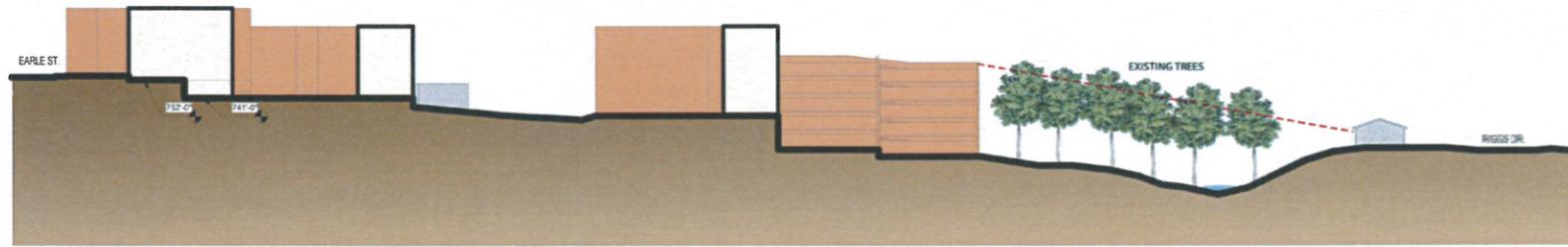
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1 APRIL 2015
1548601
NPV
PHA
CTYD ELEVATIONS
FENDLEY STREET
SHEET NUMBER
A4-05A

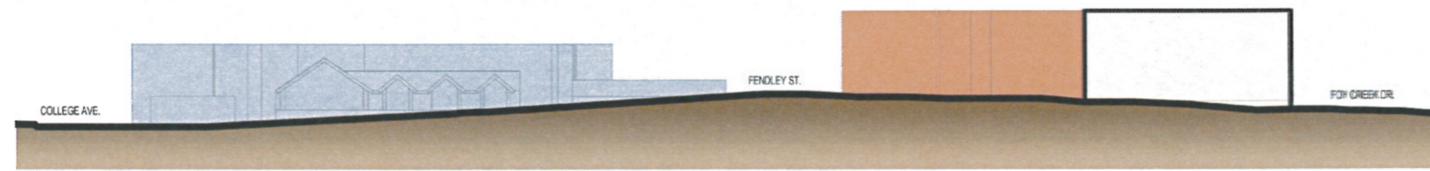
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2 SECTION THRU EARLE ST. AND RIGGS DR.
SCALE: 1/8" = 1'-0"



3 SECTION ALONG KEITH ST.
SCALE: 1/8" = 1'-0"



4 SECTION THRU DUKES COURTYARD
SCALE: 1/8" = 1'-0"



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4/3/2015

1 ARCHITECTURAL SITE PLAN
SCALE: 1/8" = 1'-0"



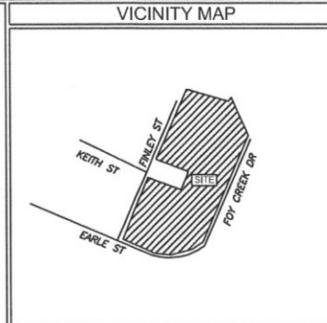
THE PRESTON PARTNERSHIP, LLC.
A SOUTH ENCAPSULARY DESIGN FIRM
SOUTH TERRACES
115 PERIMETER CENTER PLACE, SUITE 950
ATLANTA, GEORGIA 30348
TELEPHONE: 770.386.7248
FAX: 770.386.2845
WWW.THEPRESTONPARTNERSHIP.COM
CONSULTANT

PROJECT
EARLE STREET APARTMENTS
DUNEDON, SOUTH CAROLINA



COLLEGIATE DEVELOPMENT GROUP
8791 BORNHOLM AVENUE, SUITE 650
ST. LOUIS, MISSOURI 63121-5558

DATE	02 APRIL 2015
DESIGNER	1548601
DRAWN BY	YVW
CHECKED BY	IPHA
SHEET TITLE	SITE STUDY
PROJECT NUMBER	A-01
DATE	



TOTAL PROPERTY AREA
16184.4 SQ. FT.
3.72 ACRES

PROPERTY AREA AFTER 20' RW
LINE DEDICATED
148524.9 SQ. FT.
3.41 ACRES

GENERAL NOTES

Contact proper Authorities Before building near utility lines, for easement width and restrictions. Underground Utilities are approximate and should be verified prior to any construction. Locations of Utilities shown hereon were determined through above ground openings in conjunction with underground utility locate service provided by Utili Survey, Inc.

This survey has been prepared for the exclusive use of the person or entities named hereon. No express or implied warranties with respect to the information shown hereon is to be extended to any persons or entities other than those shown hereon.

I hereby state that to the best of my knowledge, information, and belief, the survey shown hereon was made in accordance with the requirements of the Minimum Standards Manual for the Practice of Land Surveying in South Carolina, and meets or exceeds the requirements for a Class A survey as specified therein.

The property shown hereon is made up of Tax Parcel #4044-20-82-3299, #4044-20-82-3255, #4044-20-81-1889, #4044-20-81-1957, #4044-20-82-4217, #4044-20-82-4247, #4044-20-82-4276, #4044-20-82-2056, #4044-20-82-3135

SURVEY REFERENCES

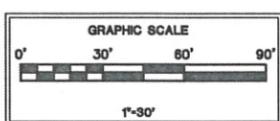
PB. 89, PG.157-B
DB. 1257, PG.268
DB. 1552, PG.231
DB. 1500, PG.156
DB. 68, PG.329
DB. 1034, PG.18

LEGEND

DB	DEED BOOK	—	CUY WIRE
PG	PAGE	—	WATER LINE
FFE	FINISHED FLOOR ELEVATION	—	POWER LINE
TBM	TEMPORARY BENCH MARK	—	UNDERGROUND POWER LINE
CO	CLEAN OUT	—	FORCE MAIN SEWER LINE
C/A	CENTERLINE	—	PHONE LINE
R/W	RIGHT OF WAY	—	POINT OF BEGINNING
POB	POINT OF BEGINNING	—	POINT OF BEGINNING
CB	CATCH BASIN	—	POINT OF BEGINNING
N/P	NOW AND FORMERLY	—	POINT OF BEGINNING
TM	TAX MAP	—	POINT OF BEGINNING
SS	SANITARY SEWER	—	POINT OF BEGINNING
OHP	OVERHEAD POWER	—	POINT OF BEGINNING
HPF	HIGH PVI FOUND	—	POINT OF BEGINNING
CONC	CONCRETE	—	POINT OF BEGINNING
WM	WATER METER	—	POINT OF BEGINNING
WV	WATER VALVE	—	POINT OF BEGINNING
GV	GAS VALVE	—	POINT OF BEGINNING
TEL	TEL. PED.	—	POINT OF BEGINNING
STP	STEPS	—	POINT OF BEGINNING
		—	POINT OF BEGINNING

NOTE
CENTER LINES SHOWN HEREON ARE BASED ON ROADWAY ALIGNMENTS AND ARE APPROXIMATE IN LOCATION. RIGHT-OF-WAYS ARE REFERENCED FROM THE APPROXIMATE CENTERLINES AND WIDTHS PROVIDED BY THE CITY OF CLEMSON. NO RECORDED EVIDENCE OF RIGHT-OF-WAYS FOUND AT TIME OF SURVEY.

LINE	BEARING	DISTANCE
L1	N 80°24'35" W	7.54'
L2	S 33°48'52" W	5.84'
L3	S 30°50'02" W	22.27'
L4	S 31°53'35" W	26.40'
L5	S 31°18'02" W	25.45'
L6	S 30°40'19" W	22.43'



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4/2/2015

MSP
& ASSOCIATES
LAND SURVEYING, INC.
301 E HILLCREST DR.
GREENVILLE SC, 29609
864-370-2232
WWW.MSPSURVEYING.COM



811 Know what's below
Call before you dig.
Dial 811
Or Call 800-282-7411

EXHIBIT B

TOPO SURVEY FOR

COLLEGIATE HOUSING PARTNERS

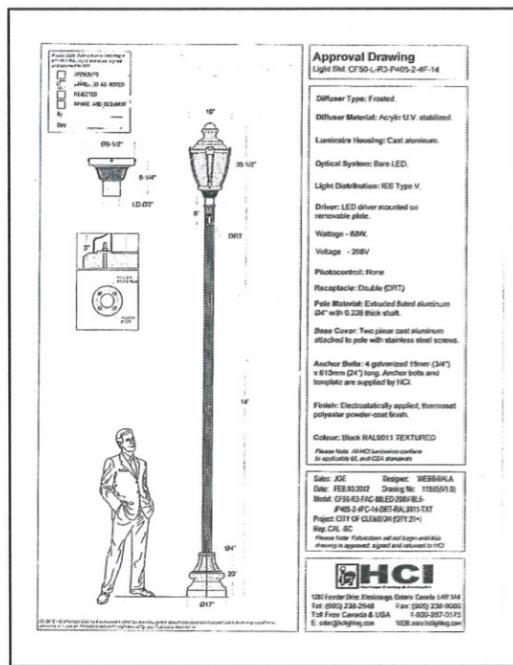
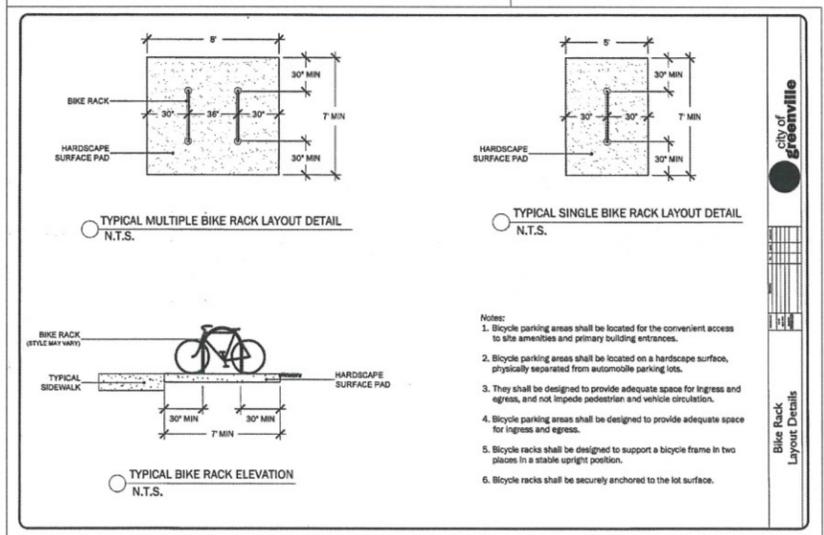
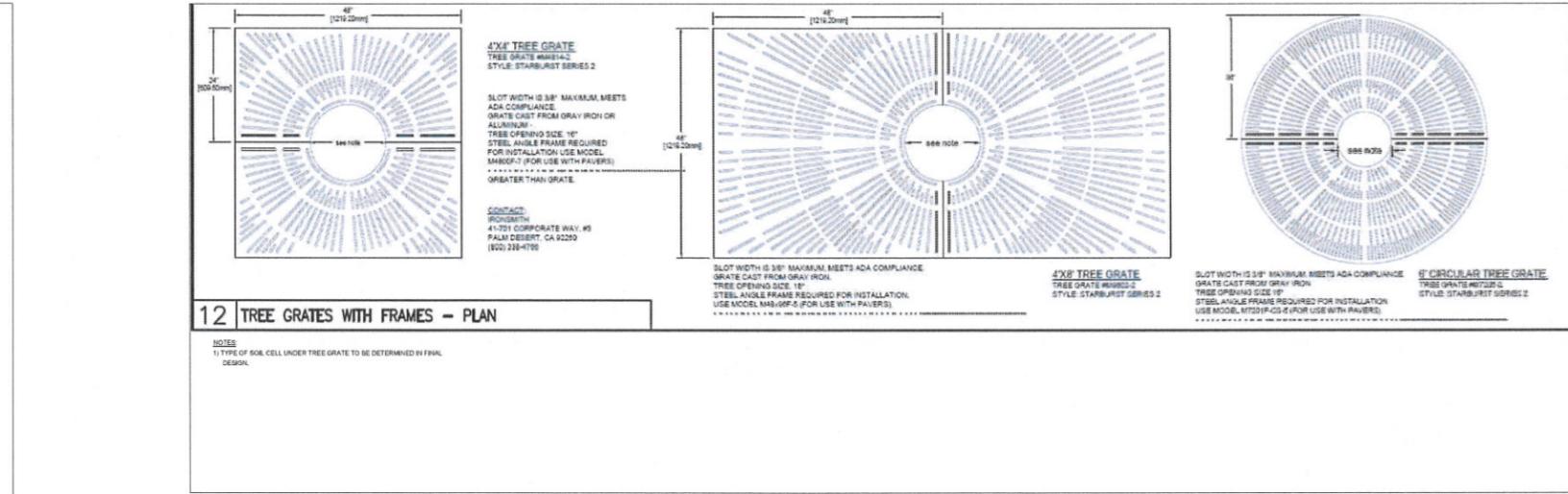
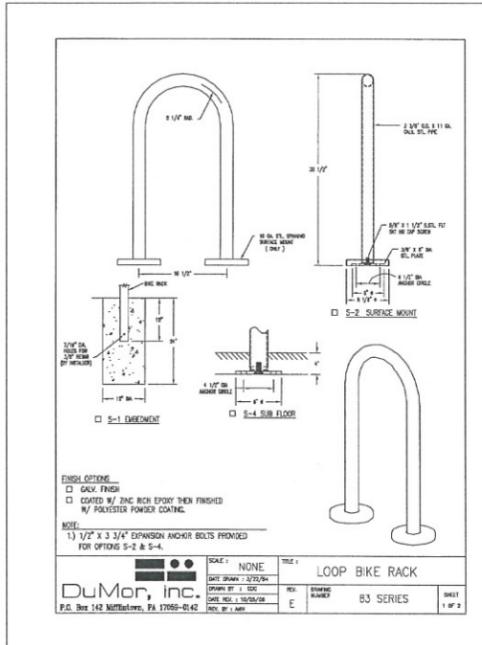
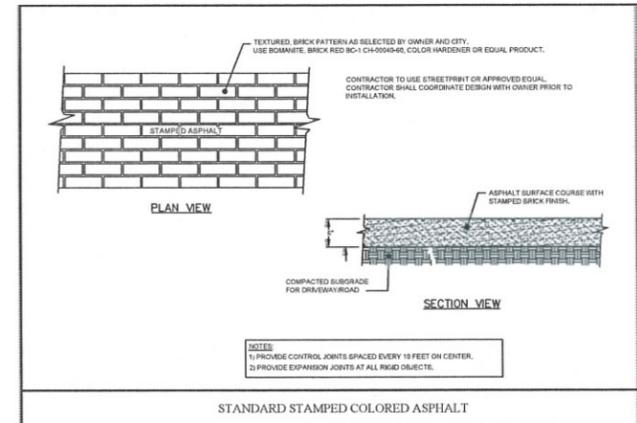
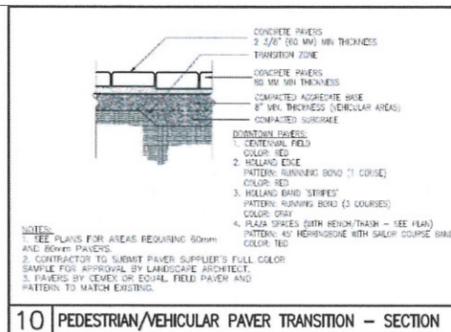
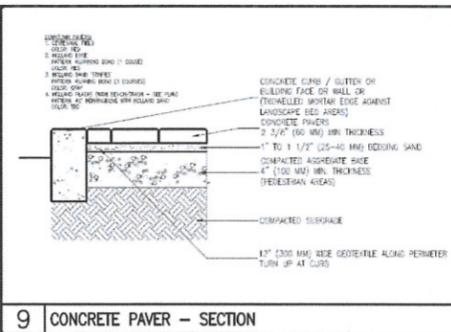
CITY: CLEMSON COUNTY: PICKENS STATE: SOUTH CAROLINA

DATE OF SURVEY: 2/15/15 SCALE: 1:30

FIELD WORK: MSP DRAWN BY: MSP REVIEWED BY: MSP

MSP FILE: CLEMSON MSP JOB#: 14876

MICHAEL S. PERDUE, PLS #18265



RECEIVED
4/3/2015

EXHIBIT 'C-1'

EARLE STREET APARTMENTS
TYPE OF DEVELOPMENT: PD

DEVELOPER
COLLEGIATE DEVELOPMENT GROUP, LLC
TIMOTHY VANMATE
7711 BONHOMME AVENUE, SUITE 350
ST. LOUIS, MO 63105
314-721-6559

ENGINEER
GRAY ENGINEERING
RODNEY GRAY, P.E.
132 PILGRIM ROAD
GREENVILLE, SC 29607
864-297-3027

PROJECT MANAGER: REG
DRAWN BY: DJG
PROJECT DATE: 3/8/12
SCALE: 1"=30'
JOB No.: 2015005
PLOT DATE: 4/3/15

SHEET
D-1

SCALE: 1" = 30'

NO.	DATE	BY	REVISION
A	03-24-15	DAG	ISSUED TO CITY FOR PD ZONING
B	03-31-15	DAG	REVISED PLANS ISSUED TO CITY FOR ZONING

GRAY
ENGINEERING CONSULTANTS

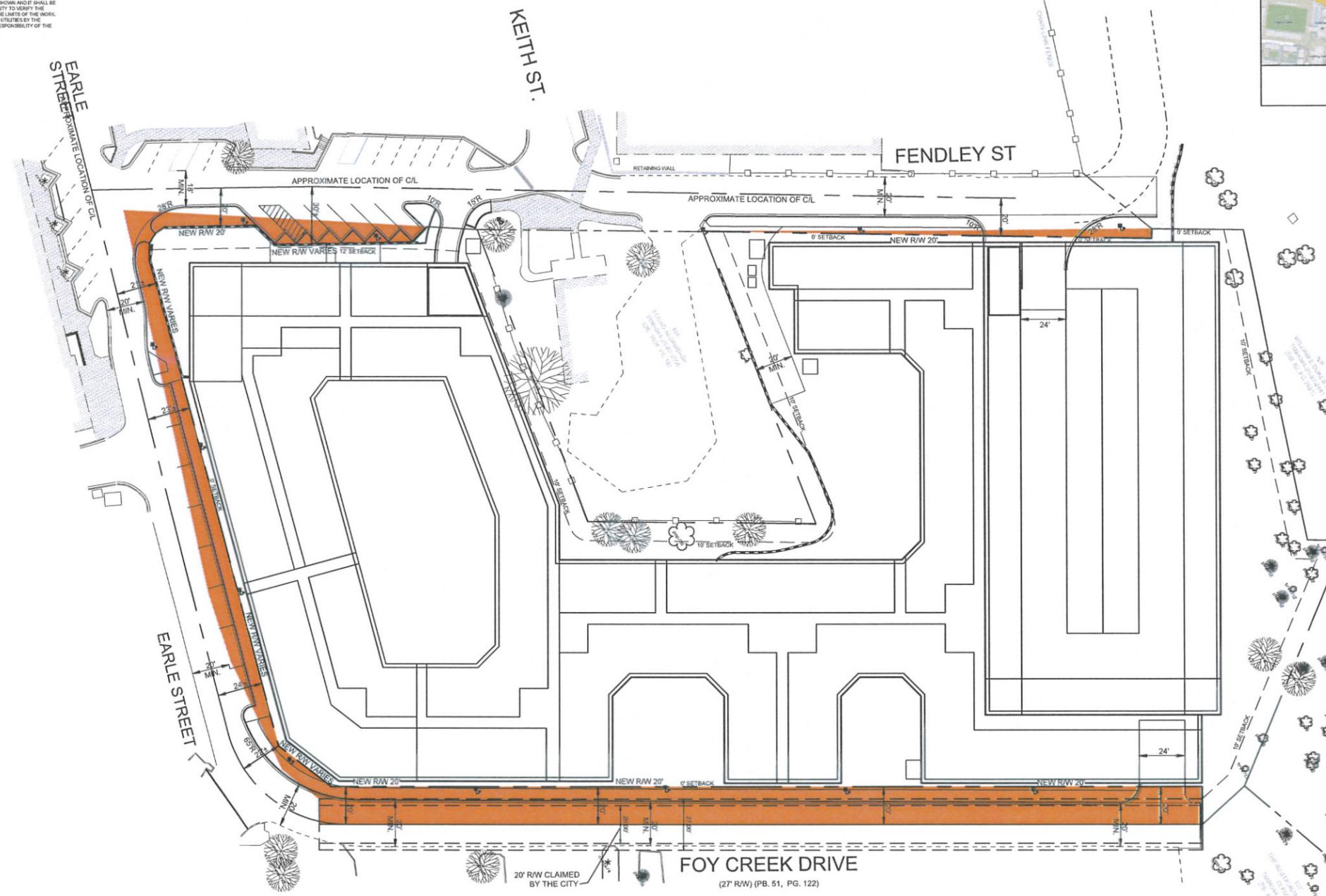
132 PILGRIM ROAD - GREENVILLE, SC 29607
 PH: (864) 297-3027 - FAX: (864) 297-3187
 WWW.GRAYENGINEERING.COM

CONCEPTUAL STREETSCALE DETAILS
EARLE STREET APARTMENTS
 PENDLEY STREET, SC
 CITY OF CLEMSON, SC

SAFETY NOTE TO CONTRACTOR
 THE CONTRACTOR SHALL SHORE TRENCH EXCAVATION AND USE PIPE RACK TO COMPLY WITH ALL OSHA SAFETY REGULATIONS. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROVIDE JOB SITE SAFETY AND COMPLY WITH ALL SAFETY REQUIREMENTS. THE CONTRACTOR IS RESPONSIBLE FOR HIS MEANS AND METHODS OF CONSTRUCTION.



UTILITY NOTE TO CONTRACTOR
 THE UTILITIES SHOWN ARE FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.



LEGEND

RIGHT-OF-WAY DEDICATION AREA TO THE CITY OF CLEMSON

RECEIVED
 4/13/2015

EXHIBIT 'C-2'

EARLE STREET APARTMENTS
 TYPE OF DEVELOPMENT: PD

DEVELOPER
 COLLEGIATE DEVELOPMENT GROUP, LLC
 TIMOTHY VANMATRE
 7711 BONHOMME AVENUE, SUITE 350
 ST. LOUIS, MO 63105
 314-721-5559

ENGINEER
 GRAY ENGINEERING
 RODNEY GRAY, P.E.
 132 PILGRIM ROAD
 GREENVILLE, SC 29607
 864-297-5027



NO.	DATE	BY	REVISION
A	03-24-15	DJG	ISSUED TO CITY FOR PD ZONING
B	03-31-15	DJG	REVISED PLANS ISSUED TO CITY FOR PD ZONING

GRAY
 ENGINEERING CONSULTANTS
 132 PILGRIM ROAD - GREENVILLE, SC 29607
 PH: (864) 297-5027 - FAX: (864) 297-5187
 WWW.GRAYENGINEERING.COM

SC C.O.A.# 000666 - NC C.O.A.# 000666 - GA C.O.A.# 000666 - TN C.O.A.# 000666

THIS PLAN AND THE PROJECT OF GRAY ENGINEERING CONSULTANTS, P.C. AND SHALL NOT BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF GRAY ENGINEERING CONSULTANTS, P.C. IN WRITING.

CONCEPTUAL ROW DEDICATION PLAN
EARLE STREET APARTMENTS
 FENDLEY STREET, SC
 CITY OF CLEMSON, SC

PROJECT MANAGER: REC
 DRAWN BY: DJG
 PROJECT DATE: 3/8/12
 SCALE: 1"=30'
 JOB No.: 2015005
 PLOT DATE: 4/1/15

SHEET
RD-1

2015005-D6.dwg

SAFETY NOTE TO CONTRACTOR
 THE CONTRACTOR SHALL SHORE TRENCH EXCAVATION AND
 USE PIPE BOX TO COMPLY WITH ALL OSHA SAFETY
 REGULATIONS. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY
 TO PROVIDE JOB SITE SAFETY AND COMPLY WITH ALL SAFETY
 REQUIREMENTS. THE CONTRACTOR IS RESPONSIBLE FOR HIS
 MEANS AND METHODS OF CONSTRUCTION.

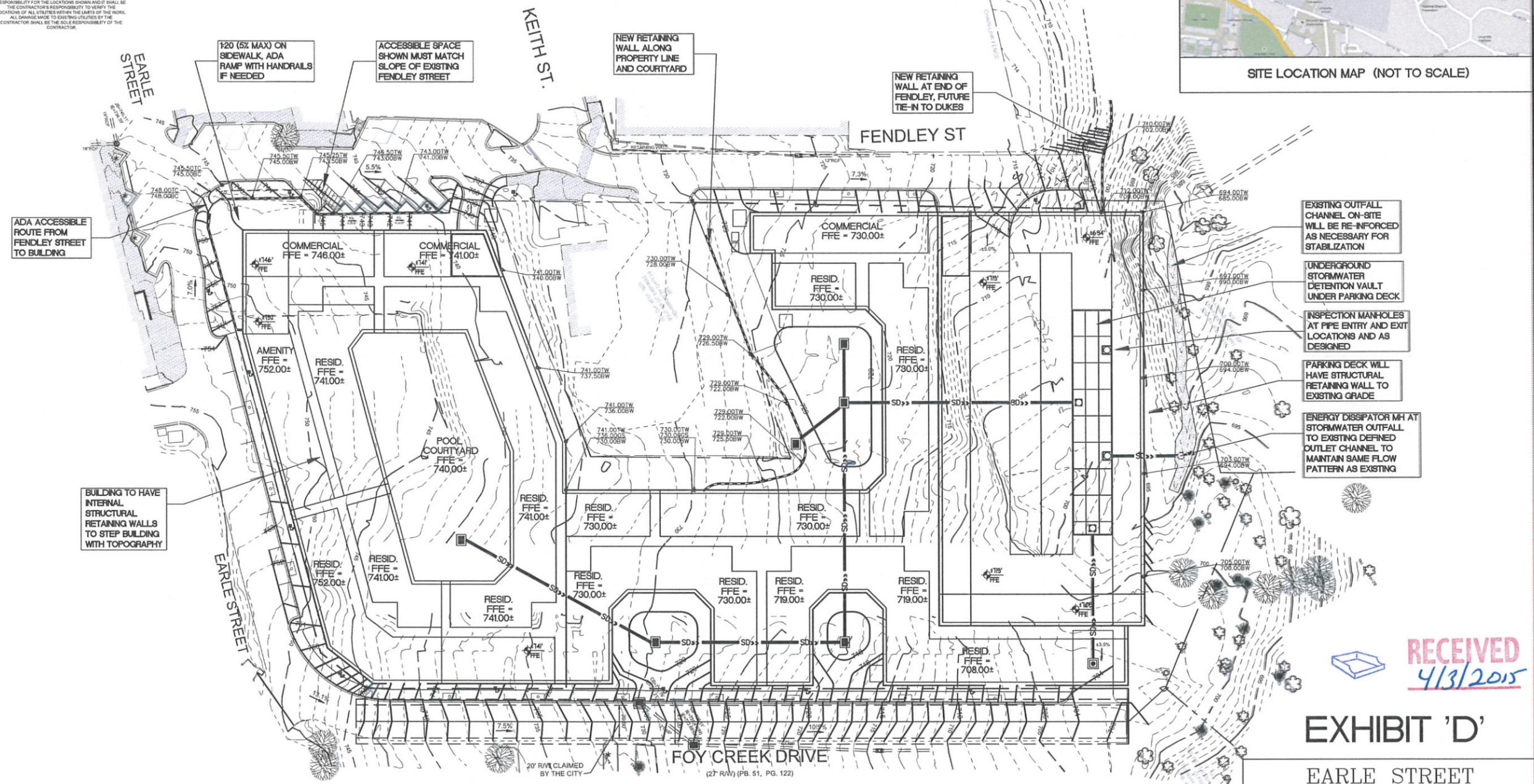


UTILITY NOTE TO CONTRACTOR
 THE UTILITIES SHOWN ARE FOR THE CONTRACTOR'S
 CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT
 SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO
 RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE
 THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE
 LOCATIONS OF ALL UTILITIES WITHIN THE LIMITS OF THE WORK.
 ALL DAMAGE MADE TO EXISTING UTILITIES BY THE
 CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE
 CONTRACTOR.



SITE LOCATION MAP (NOT TO SCALE)

NO.	DATE	BY	REVISION
A	03-24-15	DJG	ISSUED TO CITY FOR PD ZONING
B	03-31-15	DJG	REVISED PLANS ISSUED TO CITY FOR PD ZONING



- EXISTING OUTFALL CHANNEL ON-SITE WILL BE RE-INFORCED AS NECESSARY FOR STABILIZATION
- UNDERGROUND STORMWATER DETENTION VAULT UNDER PARKING DECK
- INSPECTION MANHOLES AT PIPE ENTRY AND EXIT LOCATIONS AND AS DESIGNED
- PARKING DECK WILL HAVE STRUCTURAL RETAINING WALL TO EXISTING GRADE
- ENERGY DISSIPATOR MH AT STORMWATER OUTFALL TO EXISTING DEFINED OUTLET CHANNEL TO MAINTAIN SAME FLOW PATTERN AS EXISTING

RECEIVED
 4/13/2015

EXHIBIT 'D'

EARLE STREET APARTMENTS
 TYPE OF DEVELOPMENT: PD

DEVELOPER: COLLEGIATE DEVELOPMENT GROUP, LLC
 TIMOTHY VANMATRE
 7711 BONHOMME AVENUE, SUITE 350
 ST. LOUIS, MO 63105
 314-721-5559

ENGINEER: GRAY ENGINEERING
 RODNEY GRAY, P.E.
 132 PILGRIM ROAD
 GREENVILLE, SC 29607
 864-297-3027



GRAY
 ENGINEERING CONSULTANTS
 132 PILGRIM ROAD - GREENVILLE, SC 29607
 PH: (864) 297-3027 - FAX: (864) 297-3187
 WWW.GRAYENGINEERING.COM

CONCEPTUAL GRADING AND DRAINAGE PLAN
EARLE STREET APARTMENTS
 FENDLEY STREET, SC
 CITY OF CLEMSON, SC

PROJECT MANAGER: REG
 DRAWN BY: DJG
 PROJECT DATE: 3/8/12
 SCALE: 1"=30'
 JOB No.: 2015005
 PLOT DATE: 4/3/15

SHEET
CV-2
 2015005-D6.dwg

SAFETY NOTE TO CONTRACTOR
THE CONTRACTOR SHALL SHORE TRENCH EXCAVATION AND USE THE BOX TO COMPLY WITH ALL OSHA SAFETY REGULATIONS. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROVIDE JOB SITE SAFETY AND COMPLY WITH ALL SAFETY REQUIREMENTS. THE CONTRACTOR IS RESPONSIBLE FOR HIS MEANS AND METHODS OF CONSTRUCTION.



UTILITY NOTE TO CONTRACTOR
THE UTILITIES SHOWN ARE FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGES MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

FIRE:

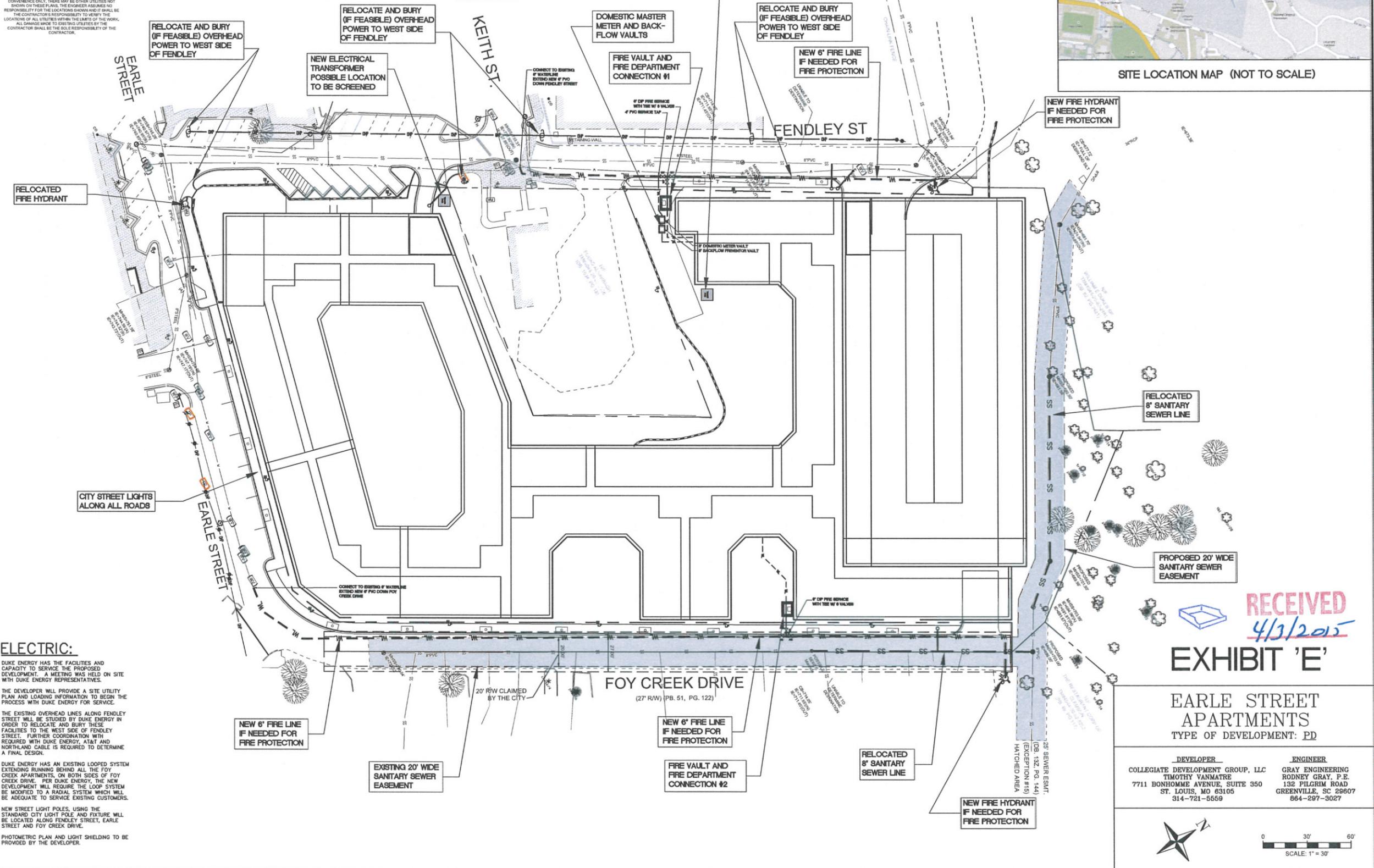
THERE WILL BE TWO (2) FIRE DEPARTMENT CONNECTIONS (FDC) FOR THE ENTIRE BUILDING. ONE FIRE VAULT WILL BE LOCATED OFF FENDLEY STREET AND THE OTHER WILL BE LOCATED OFF FOY CREEK DRIVE.
A NEW 6" PUBLIC WATER LINE EXTENSION IS PLANNED DOWN FENDLEY STREET AND DOWN FOY CREEK DRIVE TO PROVIDE SERVICE LINES TO THE DEVELOPMENT AS WELL AS ADD NEW FIRE HYDRANTS. THIS NEW LINE WILL NEED FURTHER STUDY TO DETERMINE IF IT IS REQUIRED. THE SIZE AND LOCATION OF THE FIRE LINE AND FIRE VAULTS WILL BE DETERMINED IN FINAL DESIGN.

WATER:

THE CITY OF CLEMSON OWNS AND OPERATES THE PUBLIC WATER SYSTEM IN FENDLEY AND EARLE STREET. BASED ON RECENT FLOW DATA, THE SYSTEM HAS ADEQUATE CAPACITY TO SERVICE THE DEVELOPMENT. A NEW FLOW STUDY WILL BE REQUIRED TO CONFIRM THIS.
THE PROPOSED DEVELOPMENT WILL INCLUDE A NEW 4" DOMESTIC SERVICE WITH A MASTER METER/PIT AND BACKFLOW PREVENTOR/PIT. THIS IS PLANNED TO CONNECT TO THE NEW PUBLIC WATER EXTENSION IN FENDLEY STREET. FURTHER STUDY WILL DETERMINE FINAL SIZE AND LOCATION OF THE PROPOSED WATER SYSTEM.

CITY SEWER:

THE CITY OF CLEMSON OWNS AND OPERATES EXISTING SANITARY SEWER LINES IN FENDLEY STREET, FOY CREEK DRIVE AND THROUGH THE NORTH END OF THE PROPERTY. AT THE REQUEST OF THE CITY UTILITIES DEPARTMENT, THE DEVELOPER IS CURRENTLY MONITORING THE FLOW IN THE DOWNSIDE SYSTEM. ONCE THIS MONITORING IS COMPLETED, THE DEVELOPER AND CITY WILL COORDINATE TO DETERMINE IF THE SYSTEM IS ADEQUATE OR WHETHER UPGRADES TO THE SYSTEM ARE NEEDED.
THE PROPOSED SANITARY SEWER SYSTEM WILL CONNECT TO THE EXISTING PUBLIC SYSTEM IN MULTIPLE LOCATIONS. SIZE AND LOCATIONS OF SERVICES LINES WILL BE DETERMINED IN FINAL DESIGN.
IF UPGRADES TO THE EXISTING SANITARY SEWER SYSTEM ARE REQUIRED, THEY WILL BE AT THE DEVELOPER'S EXPENSE.



ELECTRIC:

DUKE ENERGY HAS THE FACILITIES AND CAPACITY TO SERVICE THE PROPOSED DEVELOPMENT. A MEETING WAS HELD ON SITE WITH DUKE ENERGY REPRESENTATIVES.
THE DEVELOPER WILL PROVIDE A SITE UTILITY PLAN AND LOADING INFORMATION TO BEGIN THE PROCESS WITH DUKE ENERGY FOR SERVICE.
THE EXISTING OVERHEAD LINES ALONG FENDLEY STREET WILL BE STUDIED BY DUKE ENERGY IN ORDER TO RELOCATE AND BURY THESE FACILITIES TO THE WEST SIDE OF FENDLEY STREET. FURTHER COORDINATION WITH REQUIRED WITH DUKE ENERGY, AT&T AND NORTHLAND CABLE IS REQUIRED TO DETERMINE A FINAL DESIGN.
DUKE ENERGY HAS AN EXISTING LOOPED SYSTEM EXTENDING RUNNING BEHIND ALL THE FOY CREEK APARTMENTS, ON BOTH SIDES OF FOY CREEK DRIVE. PER DUKE ENERGY, THE NEW DEVELOPMENT WILL REQUIRE THE LOOP SYSTEM BE MODIFIED TO A RADIAL SYSTEM WHICH WILL BE ADEQUATE TO SERVICE EXISTING CUSTOMERS.
NEW STREET LIGHT POLES, USING THE STANDARD CITY LIGHT POLE AND FIXTURE WILL BE LOCATED ALONG FENDLEY STREET, EARLE STREET AND FOY CREEK DRIVE.
PHOTOMETRIC PLAN AND LIGHT SHIELDING TO BE PROVIDED BY THE DEVELOPER.

NO.	DATE	BY	REVISION
A	05-24-15	DJG	ISSUED TO CITY FOR PD ZONING
B	05-21-15	DJG	REVISED PLANS ISSUED TO CITY FOR PD ZONING

GRAY
ENGINEERING CONSULTANTS
132 PILGRIM ROAD - GREENVILLE, SC 29607
PH: (864) 297-3027 - FAX: (864) 297-5187
WWW.GRAYENGINEERING.COM

REGISTERED PROFESSIONAL ENGINEER - CIVIL
STATE OF SOUTH CAROLINA
LICENSE NO. 10000

CONCEPTUAL UTILITY PLAN
EARLE STREET APARTMENTS
FENDLEY STREET, SC
CITY OF CLEMSON, SC

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EXHIBIT 'E'

EARLE STREET APARTMENTS
TYPE OF DEVELOPMENT: PD

DEVELOPER
COLLEGIATE DEVELOPMENT GROUP, LLC
TIMOTHY VANMATRE
7711 BONHOMME AVENUE, SUITE 350
ST. LOUIS, MO 63105
314-721-5559

ENGINEER
GRAY ENGINEERING
RODNEY GRAY, P.E.
132 PILGRIM ROAD
GREENVILLE, SC 29607
864-297-3027

PROJECT MANAGER: REG
DRAWN BY: DJG
PROJECT DATE: 3/8/12
SCALE: 1"=30'
JOB No.: 2015005
PLOT DATE: 4/3/15

SHEET
CV-3
2015005-D6.dwg

SEAL

REVISED PER COMMENTS
GMA 03/31/2015
REVISED PER COMMENTS
GMA 03/23/2015
REVISED PER COMMENTS
GMA 03/20/2015
SUBMITTED FOR APPROVAL
GMA 03/18/2015

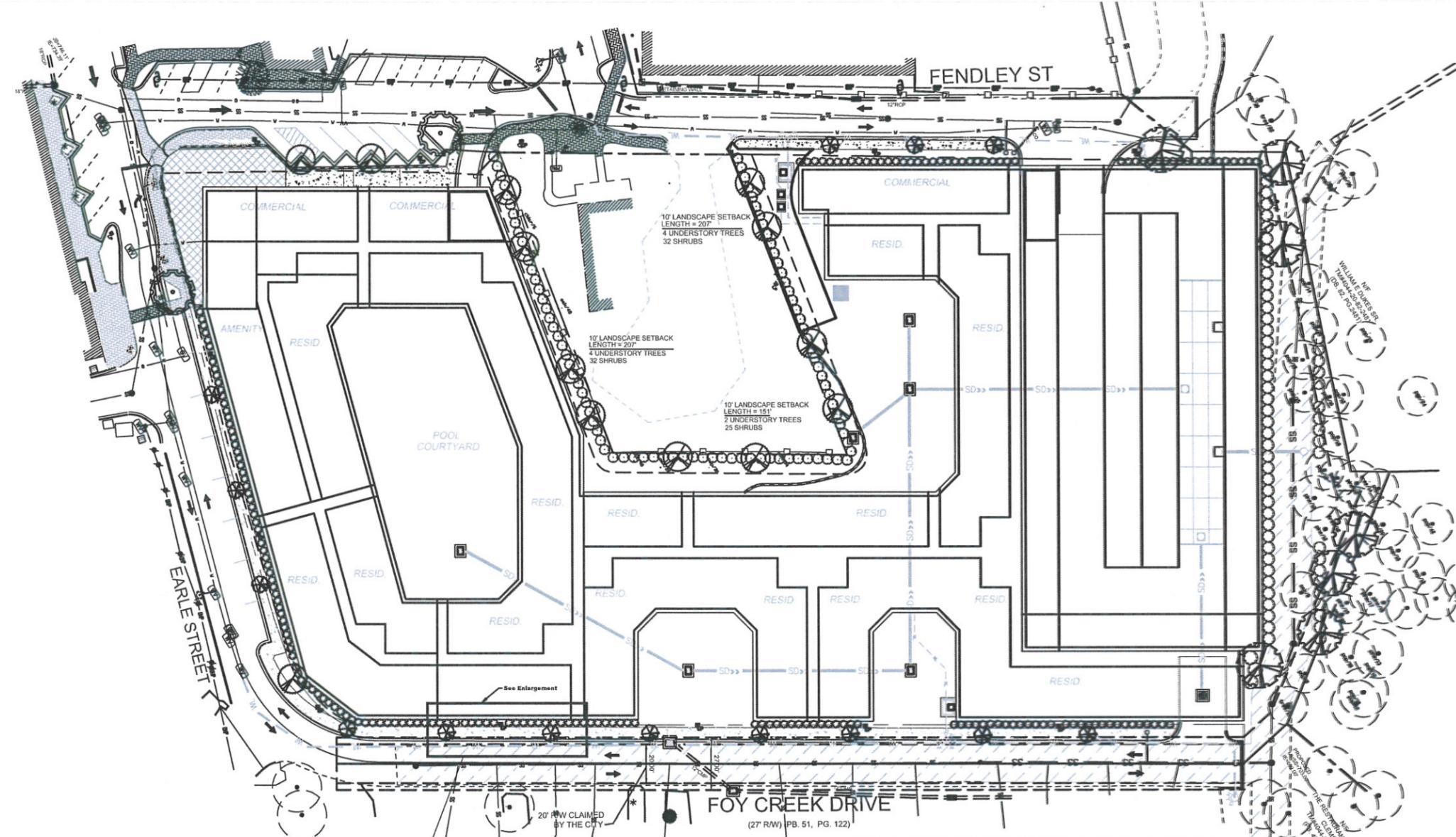
REVISIONS

**EARLE STREET APARTMENTS
PRELIMINARY LANDSCAPE PLAN
CLEMSON, SOUTH CAROLINA**

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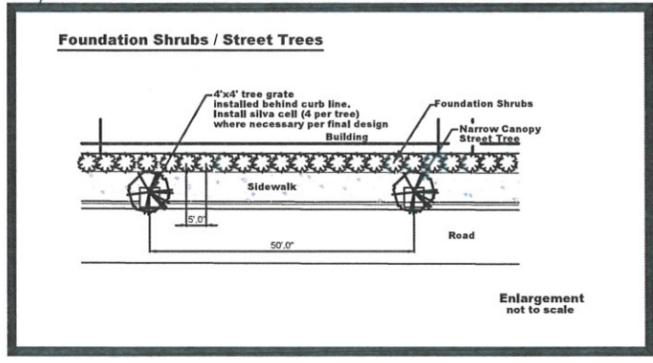
DRAWN
GMA
CHECKED
JPMc
DATE
MARCH, 2015
SCALE
1"=30'
JOB. NO.
15023
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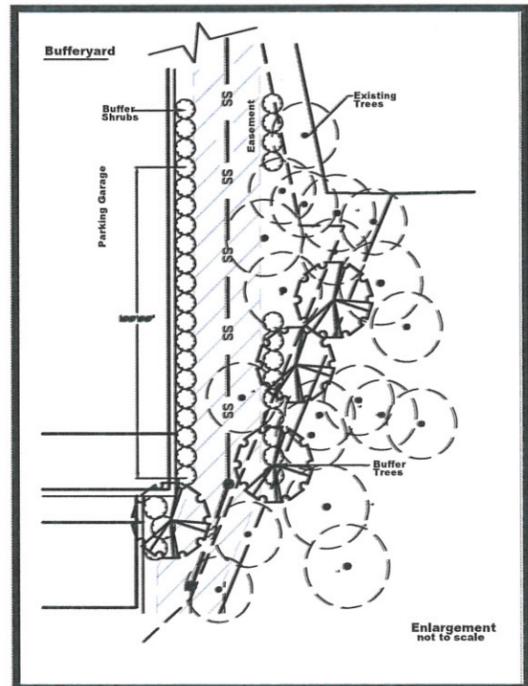


PLANT MATERIAL OPTIONS
MINIMUM REQUIREMENTS FOR PLANT SIZE AND SPECIFICATIONS

<p>UNDERSTORY TREES (surrounding Groucho's) Carolina Silverbell, Halesia carolina Crape Myrtle, Lagerstroemia indica Flowering Dogwood, Bosox sempervirens Eastern Redbud, Cercis canadensis Golden Raintree, Koeleruteria paniculata</p> <p>PLANT SIZE & SPECIFICATIONS Minimum Height at Maturity (ft): 10' Maximum Height at Planting: 25' Minimum Height at Planting: 5' Minimum Spacing (ft on center): 15'</p>	<p>UPPERSTORY TREES Bosque Elm, Ulmis parvigolia Trident Maple, Acer buergeranum Eastern Redbud, Cercis canadensis</p> <p>PLANT SIZE & SPECIFICATIONS Minimum Height at Maturity (ft): 30' Minimum Crown Spread at Maturity: 20' Minimum Height at Planting: 10'-12' Minimum Capiler at Planting (inch): 2" Minimum Spacing (ft on center): 30'</p>
<p>EVERGREEN SHRUBS (surrounding Groucho's) Dwarf Burford Holly, Ilex cornuta Inkberry Holly, Ilex glabra Japanese Holly, Ilex crenata Ligustrum, Ligustrum japonicum Indian Hawthorn, Raphiolepis indica</p> <p>PLANT SIZE & SPECIFICATIONS Shrubs should be 3 gallon in size All shrubs installed as to reach a minimum height of 36" within 3 years of installation. Minimum Spacing (ft on center): 24"</p>	<p>BUFFERYARD TREES Willow Oak, Quercus phellos Red Maple, Acer rubrum</p> <p>PLANT SIZE & SPECIFICATIONS Minimum Height at Maturity (ft): 40' Minimum Crown Spread at Maturity: 30' Minimum Height at Planting: 10'-12' Minimum Capiler at Planting (inch): 2" Minimum Spacing (ft on center): 30'</p>
<p>EVERGREEN SHRUBS (building foundation) Green Lustre Holly, Ilex crenata Dwarf yaupon Holly, Ilex vomitoria Grey Owl Juniper, juniperus virginiana Otto Luyken Laurel, prunus laurocerasus Blue Cascade Distylum, D. myrticoides</p> <p>PLANT SIZE & SPECIFICATIONS Shrubs should be 3 gallon in size All shrubs installed as to reach a minimum height of 36" within 3 years of installation. Minimum Spacing (ft on center): 24"</p>	<p>BUFFERYARD SHRUBS Inkberry Holly, Ilex glabra Cleyera, Ternstroemia gymnanthera Ligustrum, Ligustrum japonicum</p> <p>PLANT SIZE & SPECIFICATIONS Shrubs should be 3 gallon in size All shrubs installed as to reach a minimum height of 36" within 3 years of installation. Minimum Spacing (ft on center): 24" All shrubs installed as to reach a minimum height of</p>
<p>NARROW STREET TREES (close to buildings) Slender Silhouette Sweetgum, Liquidambar styraciflua Frans Fontaine Hornbeam, Carpinus betulus</p>	



NOTE:
In areas where the required buffer along the perimeter of the property does not provide beneficial buffering, the developer, landscape contractor and representative from the City of Clemson's Planning Department shall meet and determine areas to relocate the buffer plants. Relocated buffer plants will be located in areas that will provide supplemental buffering to the adjacent properties and / or in areas approved by the City of Clemson's Planning Department.



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EXHIBIT "F"