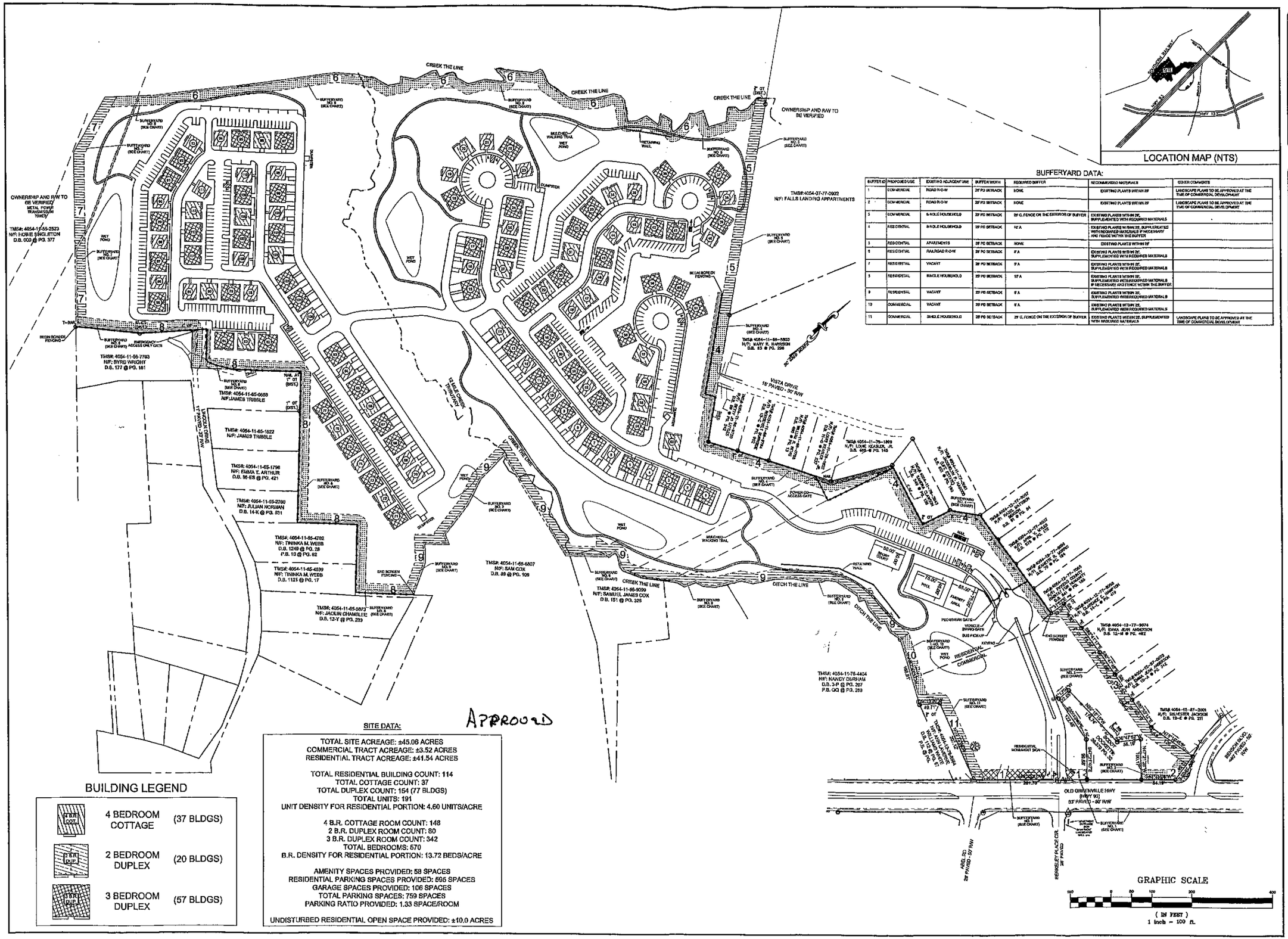

APPROVED

BUFFERYARD DATA:

BUFFER ID	PROPOSED USE	EXISTING ADJACENT USE	BUFFER WIDTH	REQUIRED BUFFER	RECOMMENDED MATERIALS	OTHER COMMENTS
1	COMMERCIAL	ROAD R-O-W	20' PO SETBACK	NONE	EXISTING PLANTS WITHIN 20'	LANDSCAPE PLANS TO BE APPROVED AT THE TIME OF COMMERCIAL DEVELOPMENT
2	COMMERCIAL	ROAD R-O-W	20' PO SETBACK	NONE	EXISTING PLANTS WITHIN 20'	LANDSCAPE PLANS TO BE APPROVED AT THE TIME OF COMMERCIAL DEVELOPMENT
3	COMMERCIAL	6-NOLE HOUSEHOLD	20' PO SETBACK	20' C. FENCE ON THE EXTERIOR OF BUFFER	EXISTING PLANTS WITHIN 20', SUPPLEMENTED WITH REQUIRED MATERIALS	
4	RESIDENTIAL	8-NOLE HOUSEHOLD	20' PO SETBACK	10' A	EXISTING PLANTS WITHIN 20', SUPPLEMENTED WITH REQUIRED MATERIALS IF NECESSARY AND FENCE WITHIN THE BUFFER	
5	RESIDENTIAL	APARTMENTS	20' PO SETBACK	NONE	EXISTING PLANTS WITHIN 20'	
6	RESIDENTIAL	RAILROAD R-O-W	20' PO SETBACK	10' A	EXISTING PLANTS WITHIN 20', SUPPLEMENTED WITH REQUIRED MATERIALS	
7	RESIDENTIAL	VACANT	20' PO SETBACK	10' A	EXISTING PLANTS WITHIN 20', SUPPLEMENTED WITH REQUIRED MATERIALS	
8	RESIDENTIAL	SINGLE HOUSEHOLD	20' PO SETBACK	10' A	EXISTING PLANTS WITHIN 20', SUPPLEMENTED WITH REQUIRED MATERIALS IF NECESSARY AND FENCE WITHIN THE BUFFER	
9	RESIDENTIAL	VACANT	20' PO SETBACK	10' A	EXISTING PLANTS WITHIN 20', SUPPLEMENTED WITH REQUIRED MATERIALS	
10	COMMERCIAL	VACANT	20' PO SETBACK	10' A	EXISTING PLANTS WITHIN 20', SUPPLEMENTED WITH REQUIRED MATERIALS	
11	COMMERCIAL	SINGLE HOUSEHOLD	20' PO SETBACK	20' C. FENCE ON THE EXTERIOR OF BUFFER	EXISTING PLANTS WITHIN 20', SUPPLEMENTED WITH REQUIRED MATERIALS	LANDSCAPE PLANS TO BE APPROVED AT THE TIME OF COMMERCIAL DEVELOPMENT

SITE DATA:

TOTAL SITE ACREAGE: ±45.06 ACRES
COMMERCIAL TRACT ACREAGE: ±3.52 ACRES
RESIDENTIAL TRACT ACREAGE: ±41.54 ACRES

TOTAL RESIDENTIAL BUILDING COUNT: 114
TOTAL COTTAGE COUNT: 37
TOTAL DUPLEX COUNT: 154 (77 BLDGS)
TOTAL UNITS: 191
UNIT DENSITY FOR RESIDENTIAL PORTION: 4.60 UNITS/ACRE

4 B.R. COTTAGE ROOM COUNT: 148
2 B.R. DUPLEX ROOM COUNT: 80
3 B.R. DUPLEX ROOM COUNT: 342
TOTAL BEDROOMS: 570
B.R. DENSITY FOR RESIDENTIAL PORTION: 13.72 BEDS/ACRE

AMENITY SPACES PROVIDED: 58 SPACES
RESIDENTIAL PARKING SPACES PROVIDED: 595 SPACES
GARAGE SPACES PROVIDED: 106 SPACES
TOTAL PARKING SPACES: 759 SPACES
PARKING RATIO PROVIDED: 1.33 SPACE/ROOM

UNDISTURBED RESIDENTIAL OPEN SPACE PROVIDED: ±10.0 ACRES

BUILDING LEGEND

4 BR COT.	4 BEDROOM COTTAGE	(37 BLDGS)
2 BR DUP.	2 BEDROOM DUPLEX	(20 BLDGS)
3 BR DUP.	3 BEDROOM DUPLEX	(57 BLDGS)

LOCATION MAP (NTS)

NO.	DATE	BY	REVISION
A	01/28/11	DJG	SUBMITTED TO CLEMSON FOR REVIEW & APPROVAL

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SITE PLAN "EXHIBIT C"

ASPEN HEIGHTS CLEMSON

SC HWY 93
CLEMSON, SC

PROJECT MANAGER:	REG
DRAWN BY:	CJR
PROJECT DATE:	9/29/10
SCALE:	1"=100'
JOB No.:	XXXXXX
PLOT DATE:	02/10/11

SHEET
CV-1

2010100-CV-D.dwg

NOTES TO CONTRACTOR:

1. CONTRACTOR SHALL EXCLUDE ALL SCREENED FENCING, GATE FENCING, GATES AND KEY PAD COLUMN AND MONUMENT SIGN. THESE ITEMS WILL BE FURNISHED AND INSTALLED BY THE OWNER AND/OR HIS BUILDING CONTRACTOR.
2. CONTRACTOR SHALL EXCLUDE STONE BUILDING PADS, BUILDING CONSTRUCTION, BUILDING AND WALL FOUNDATIONS. THESE ITEMS WILL BE FURNISHED AND INSTALLED BY THE OWNER'S BUILDING CONTRACTOR. THE GRADING CONTRACTOR SHALL SLOPE THE 2-LEVEL HOUSES WITH A 3:1 SLOPE PER THE PLANS, STABILIZE THE SLOPE WITH TEMPORARY GRASSING, AND INCLUDE RE-WORK OF THE SLOPE AS NECESSARY FOR BUILDING CONSTRUCTION AND FINAL GRASSING/MULCHING STABILIZATION BETWEEN THE HOUSES.
3. THE CONTRACTOR SHALL INCLUDE A PRICE IN HIS BID FOR DESIGN/BUILD INCLUDING PE STAMPED DRAWINGS FOR THE RETAINING WALLS AND REINFORCED 1.75:1 SLOPE AREA.

LEGEND FOR PROPOSED IMPROVEMENTS

- PROPOSED 18" CURB AND GUTTER
- LIGHT DUTY – SITE ASPHALT PAVEMENT
- HEAVY DUTY – SITE ASPHALT PAVEMENT
- HEAVY DUTY – SITE CONCRETE PAVEMENT

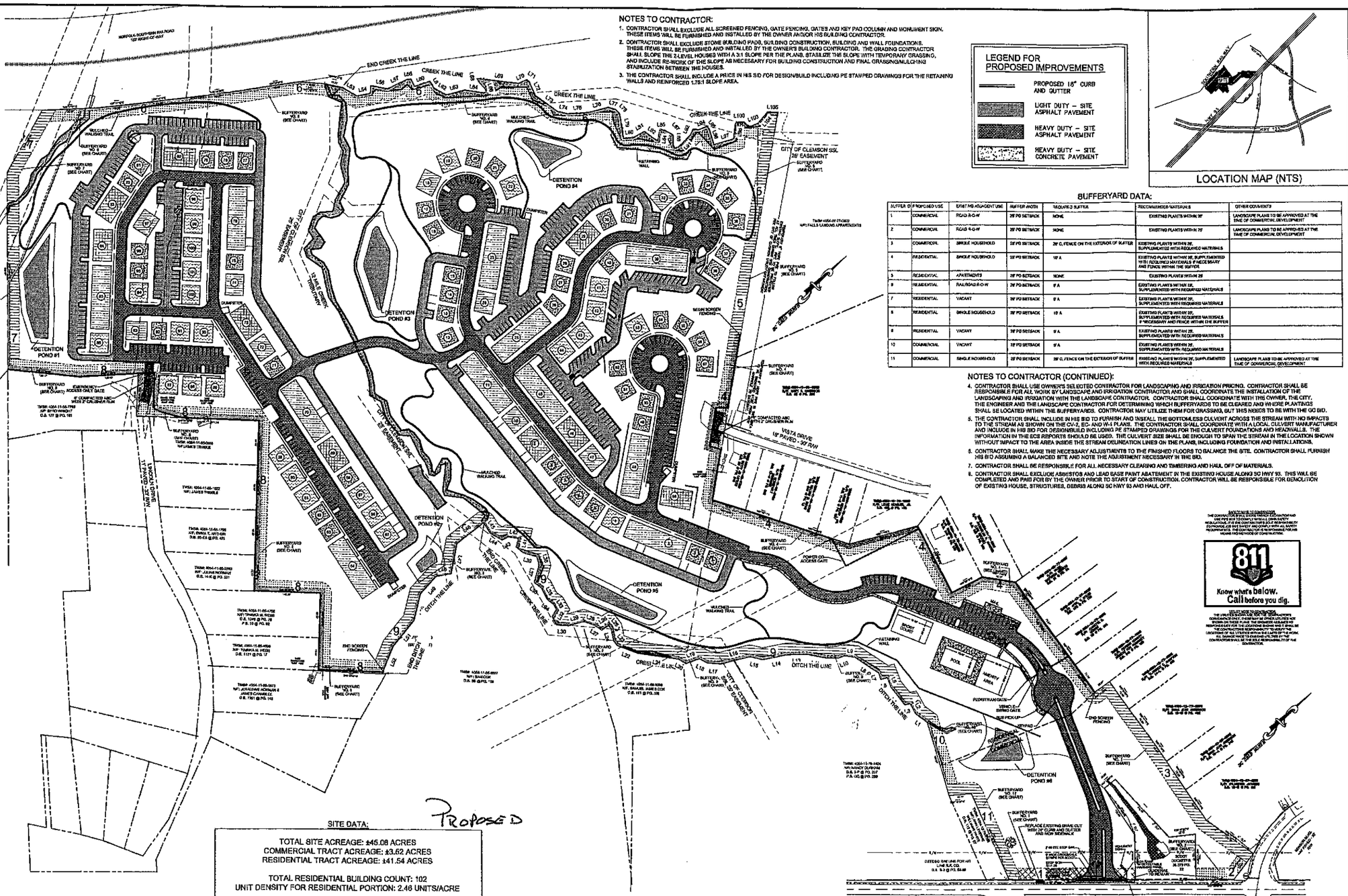
LOCATION MAP (NTS)

BUFFERYARD DATA:

BUFFER ID	PROPOSED USE	EXISTING ADJACENT USE	BUFFER WIDTH	REQUIRED BUFFER	RECOMMENDED MATERIALS	OTHER COMMENTS
1	COMMERCIAL	ROAD R-O-W	20' PO SETBACK	NONE	EXISTING PLANTS WITHIN 20'	LANDSCAPE PLANS TO BE APPROVED AT THE TIME OF COMMERCIAL DEVELOPMENT
2	COMMERCIAL	ROAD R-O-W	20' PO SETBACK	NONE	EXISTING PLANTS WITHIN 20'	LANDSCAPE PLANS TO BE APPROVED AT THE TIME OF COMMERCIAL DEVELOPMENT
3	COMMERCIAL	SINGLE HOUSEHOLD	20' PO SETBACK	20' C, FENCE ON THE EXTERIOR OF BUFFER	EXISTING PLANTS WITHIN 20', SUPPLEMENTED WITH REQUIRED MATERIALS	
4	RESIDENTIAL	SINGLE HOUSEHOLD	20' PO SETBACK	10' A	EXISTING PLANTS WITHIN 20', SUPPLEMENTED WITH REQUIRED MATERIALS IF NECESSARY AND FENCE WITHIN THE BUFFER	
5	RESIDENTIAL	APARTMENTS	20' PO SETBACK	NONE	EXISTING PLANTS WITHIN 20'	
6	RESIDENTIAL	RAILROAD R-O-W	20' PO SETBACK	5' A	EXISTING PLANTS WITHIN 20', SUPPLEMENTED WITH REQUIRED MATERIALS	
7	RESIDENTIAL	VACANT	20' PO SETBACK	5' A	EXISTING PLANTS WITHIN 20', SUPPLEMENTED WITH REQUIRED MATERIALS	
8	RESIDENTIAL	SINGLE HOUSEHOLD	20' PO SETBACK	10' A	EXISTING PLANTS WITHIN 20', SUPPLEMENTED WITH REQUIRED MATERIALS IF NECESSARY AND FENCE WITHIN THE BUFFER	
9	RESIDENTIAL	VACANT	20' PO SETBACK	5' A	EXISTING PLANTS WITHIN 20', SUPPLEMENTED WITH REQUIRED MATERIALS	
10	COMMERCIAL	VACANT	20' PO SETBACK	5' A	EXISTING PLANTS WITHIN 20', SUPPLEMENTED WITH REQUIRED MATERIALS	
11	COMMERCIAL	SINGLE HOUSEHOLD	20' PO SETBACK	20' C, FENCE ON THE EXTERIOR OF BUFFER	EXISTING PLANTS WITHIN 20', SUPPLEMENTED WITH REQUIRED MATERIALS	LANDSCAPE PLANS TO BE APPROVED AT THE TIME OF COMMERCIAL DEVELOPMENT

NOTES TO CONTRACTOR (CONTINUED):

4. CONTRACTOR SHALL USE OWNER'S SELECTED CONTRACTOR FOR LANDSCAPING AND IRRIGATION PRICING. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK BY LANDSCAPE AND IRRIGATION CONTRACTOR AND SHALL COORDINATE THE INSTALLATION OF THE LANDSCAPING AND IRRIGATION WITH THE LANDSCAPE CONTRACTOR. CONTRACTOR SHALL COORDINATE WITH THE OWNER, THE CITY, THE ENGINEER AND THE LANDSCAPE CONTRACTOR FOR DETERMINING WHICH BUFFERYARDS TO BE CLEARED AND WHERE PLANTINGS SHALL BE LOCATED WITHIN THE BUFFERYARDS. CONTRACTOR MAY UTILIZE THEM FOR GRASSING, BUT THIS NEEDS TO BE WITH THE GC BID.
5. THE CONTRACTOR SHALL INCLUDE IN HIS BID TO FURNISH AND INSTALL THE BOTTOMLESS CULVERT ACROSS THE STREAM WITH NO IMPACTS TO THE STREAM AS SHOWN ON THE CV-2, EC- AND W-1 PLANS. THE CONTRACTOR SHALL COORDINATE WITH A LOCAL CULVERT MANUFACTURER AND INCLUDE IN HIS BID FOR DESIGN/BUILD INCLUDING PE STAMPED DRAWINGS FOR THE CULVERT FOUNDATIONS AND HEADWALLS. THE INFORMATION IN THE ECS REPORTS SHOULD BE USED. THE CULVERT SIZE SHALL BE ENOUGH TO SPAN THE STREAM IN THE LOCATION SHOWN WITHOUT IMPACT TO THE AREA INSIDE THE STREAM DELINEATION LINES ON THE PLANS, INCLUDING FOUNDATION AND INSTALLATIONS.
6. CONTRACTOR SHALL MAKE THE NECESSARY ADJUSTMENTS TO THE FINISHED FLOORS TO BALANCE THE SITE. CONTRACTOR SHALL FURNISH HIS BID ASSUMING A BALANCED SITE AND NOTE THE ADJUSTMENT NECESSARY IN THE BID.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL NECESSARY CLEARING AND TIMBERING AND HAUL OFF OF MATERIALS.
8. CONTRACTOR SHALL EXCLUDE ASBESTOS AND LEAD BASE PAINT ABATEMENT IN THE EXISTING HOUSE ALONG SC HWY 93. THIS WILL BE COMPLETED AND PAID FOR BY THE OWNER PRIOR TO START OF CONSTRUCTION. CONTRACTOR WILL BE RESPONSIBLE FOR DEMOLITION OF EXISTING HOUSE, STRUCTURES, DEBRIS ALONG SC HWY 93 AND HAUL OFF.



SITE DATA:

TOTAL SITE ACREAGE: ±45.08 ACRES
COMMERCIAL TRACT ACREAGE: ±3.62 ACRES
RESIDENTIAL TRACT ACREAGE: ±41.54 ACRES

TOTAL RESIDENTIAL BUILDING COUNT: 102
UNIT DENSITY FOR RESIDENTIAL PORTION: 2.46 UNITS/ACRE

3 B.R. DUPLEX ROOM COUNT: 54
TRIPLEX ROOM COUNT: 72
SIXPLEX ROOM COUNT: 154
4 B.R. COTTAGE ROOM COUNT: 188
5 B.R. COTTAGE ROOM COUNT: 130
TOTAL BEDROOMS: 598
B.R. DENSITY FOR RESIDENTIAL PORTION: 14.4 BEDS/ACRE

AMENITY SPACES PROVIDED: 58 SPACES
RESIDENTIAL PARKING SPACES PROVIDED: 610 SPACES
GARAGE SPACES PROVIDED: 106 SPACES
TOTAL PARKING SPACES: 774 SPACES
PARKING RATIO PROVIDED: 1.29 SPACE/ROOM

UNDISTURBED RESIDENTIAL OPEN SPACE PROVIDED: ±10.0 ACRES

UNIT LEGEND:

- 3BR DUPLEX (9)
- TRIPLEX (9)
- SIXPLEX UNITS (11)
- 4BR COTTAGE (47)
- 5BR COTTAGE (26)

BUILDING COORDINATION:

CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL GRADING AND EROSION CONTROL MEASURES THROUGHOUT THE PROJECT INCLUDING DURING BUILDING CONSTRUCTION. CONTRACTOR SHALL COORDINATE BUILDING PADS, FOUNDATIONS, FOUNDATION WALLS WITH OWNER'S BUILDING CONTRACTOR. CONTRACTOR WILL BE RESPONSIBLE FOR ANY GRADING, STORM, OR EROSION CONTROL DAMAGES CAUSED BY THE OWNER'S BUILDING CONTRACTORS.

MULCHED WALKING TRAIL NOTE:

CONTRACTOR SHALL INCLUDE IN BID A COST TO PROVIDE A MULCHED WALKING TRAIL, APPROXIMATELY 4 FEET WIDE. THE LOCATION WILL BE GENERALLY AS SHOWN WITH SPECIFIC LOCATION SET IN FIELD TO AVOID TREES. CONTRACTOR TO CLEAR ANY SMALL VEGETATION GROWTH TO SET THE PATH OF THE TRAIL AND USE RECYCLED WOOD MULCH MATERIAL FROM SITE CLEARING TO ENSURE PROPER GROUND COVER. NO GRADING IS ALLOWED TO SET THE TRAIL AND WILL ONLY USE THE EXISTING TOPOGRAPHY.

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

NO.	DATE	BY	REVISION
A	12/09/11	CJG	REVISED CONCEPT SITE LAYOUT TO CITY FOR REVIEW/COMMENT

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SOUTH CAROLINA PROFESSIONAL ENGINEER No. 22060 — JEREMY S. GRAY

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SITE PLAN "EXHIBIT C"

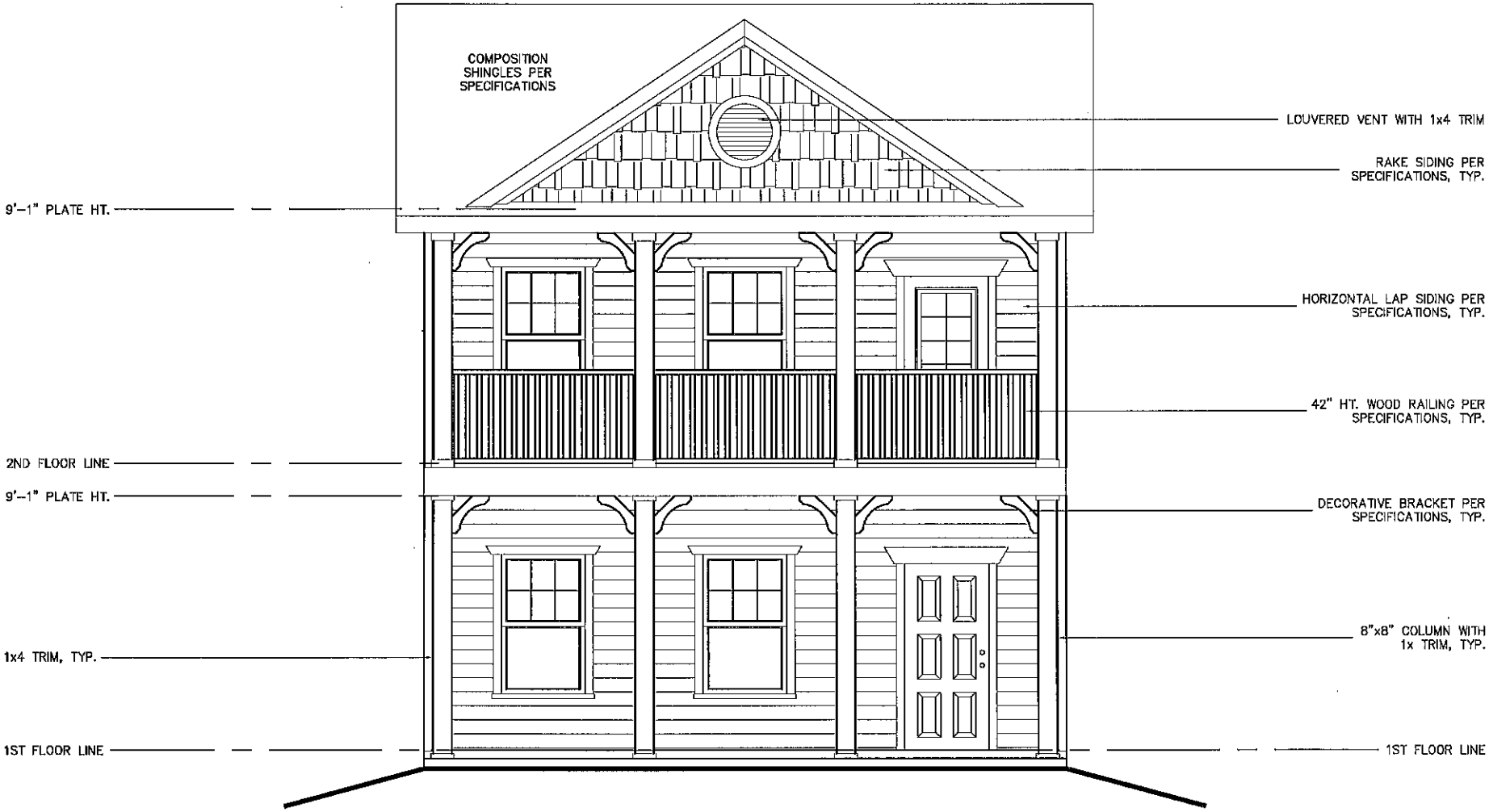
ASPEN HEIGHTS CLEMSON

SC HWY 93
CLEMSON, SC

PROJECT MANAGER:	DJG
DRAWN BY:	CJR
PROJECT DATE:	9/29/10
SCALE:	1"=100'
JOB No.:	2010100
PLOT DATE:	12/08/11

SHEET
CV-1

2010100-CV-H-bigrev.dwg



ALPINE PLAN

SCALE: 3/16" = 1'-0"

CHEYENNE

SCALE: 1/8" = 1'-0"

REDSTONE

SCALE: 3/16" = 1'-0"

STEAMBOAT PLAN

SCALE: 3/16" = 1'-0"