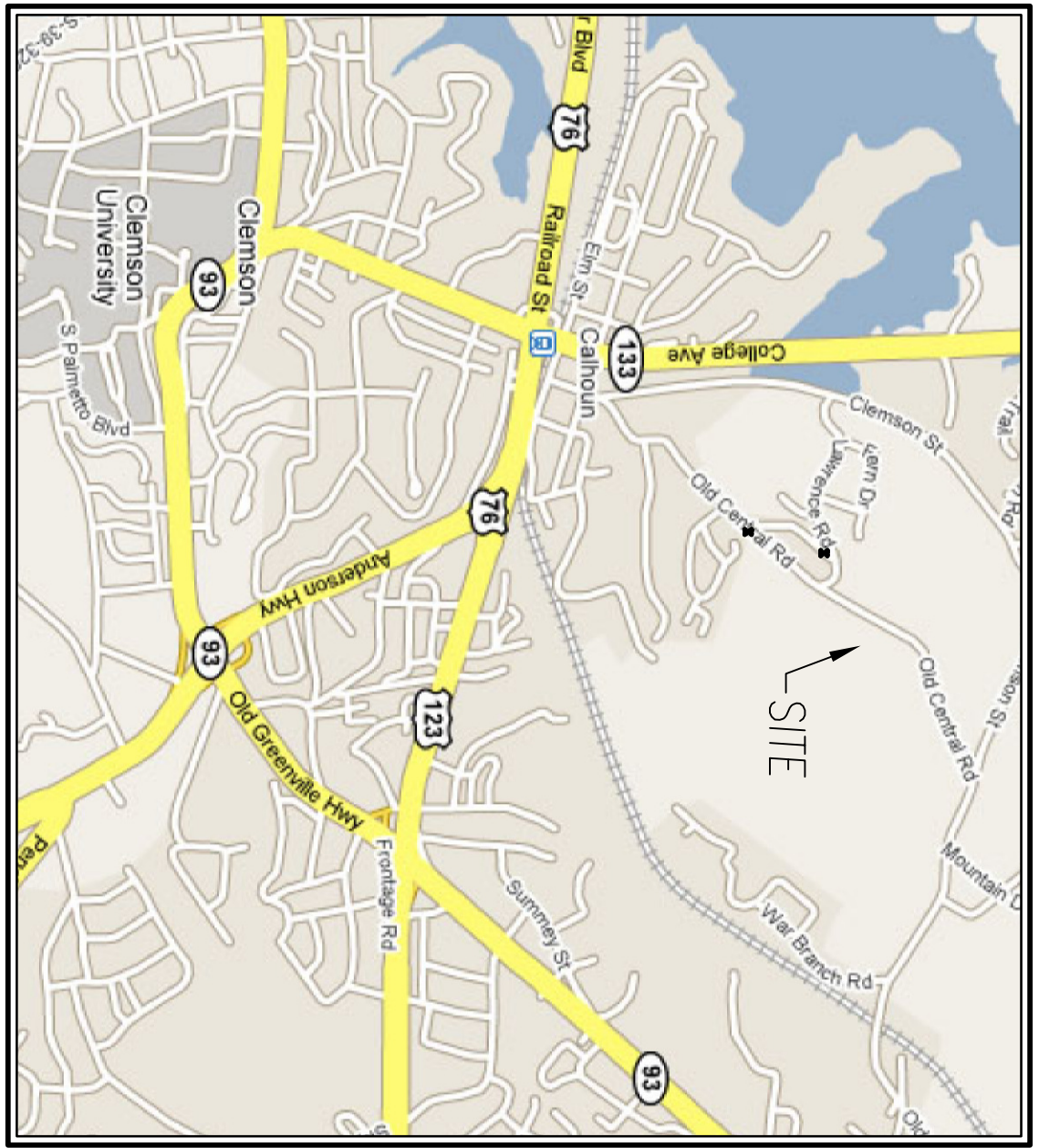
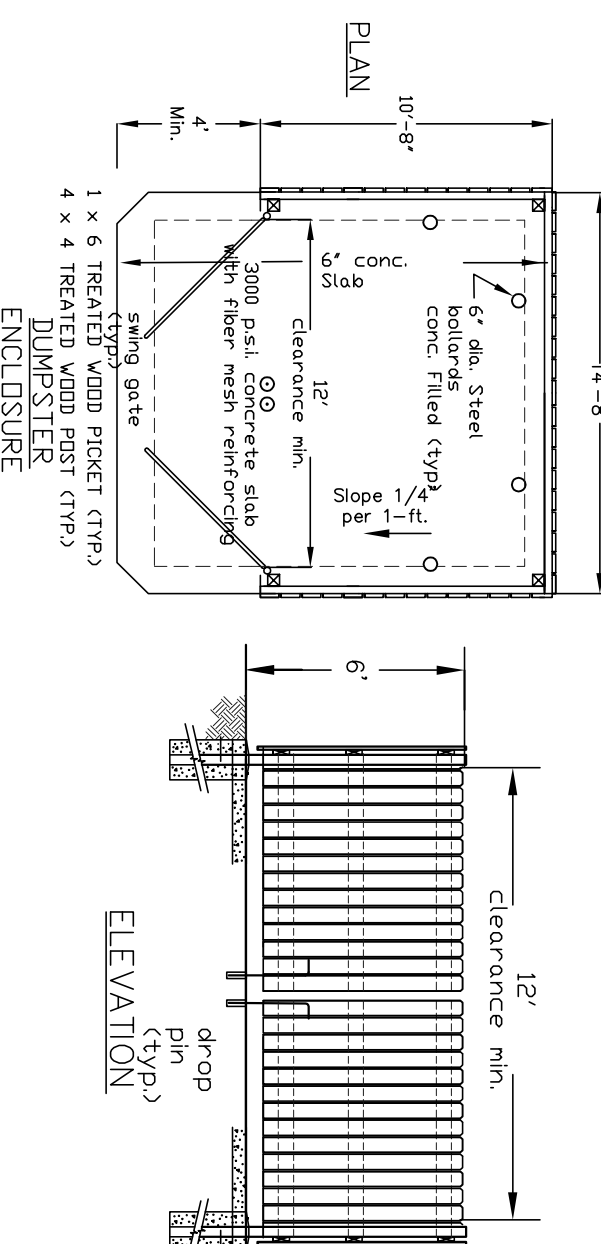


DETAIL S1 - Entrance Sign
NITS



Site Location Map
Scale: 1" = 2000'

Project Data:

Property Owner:
Denny E. Gregg
708 Old Central Road
Clemson, SC 29633

Developer:
Orchard at Clemson, LLC
Contact: Todd Kennedy
3527 Simpson Farm Drive
Smyrna, GA 30080
(404) 456-3890

Location:
708 Old Central Road
8.88 Acres

Existing Zoning:
Cottage Multi-Family Planned Development - (City of Clemson)

Proposed Zoning:
N/A - (Pickens County)

Allowed P-D Density:
56 Bedrooms per Acre

Proposed P-D Density:
18 Bedrooms per Acre

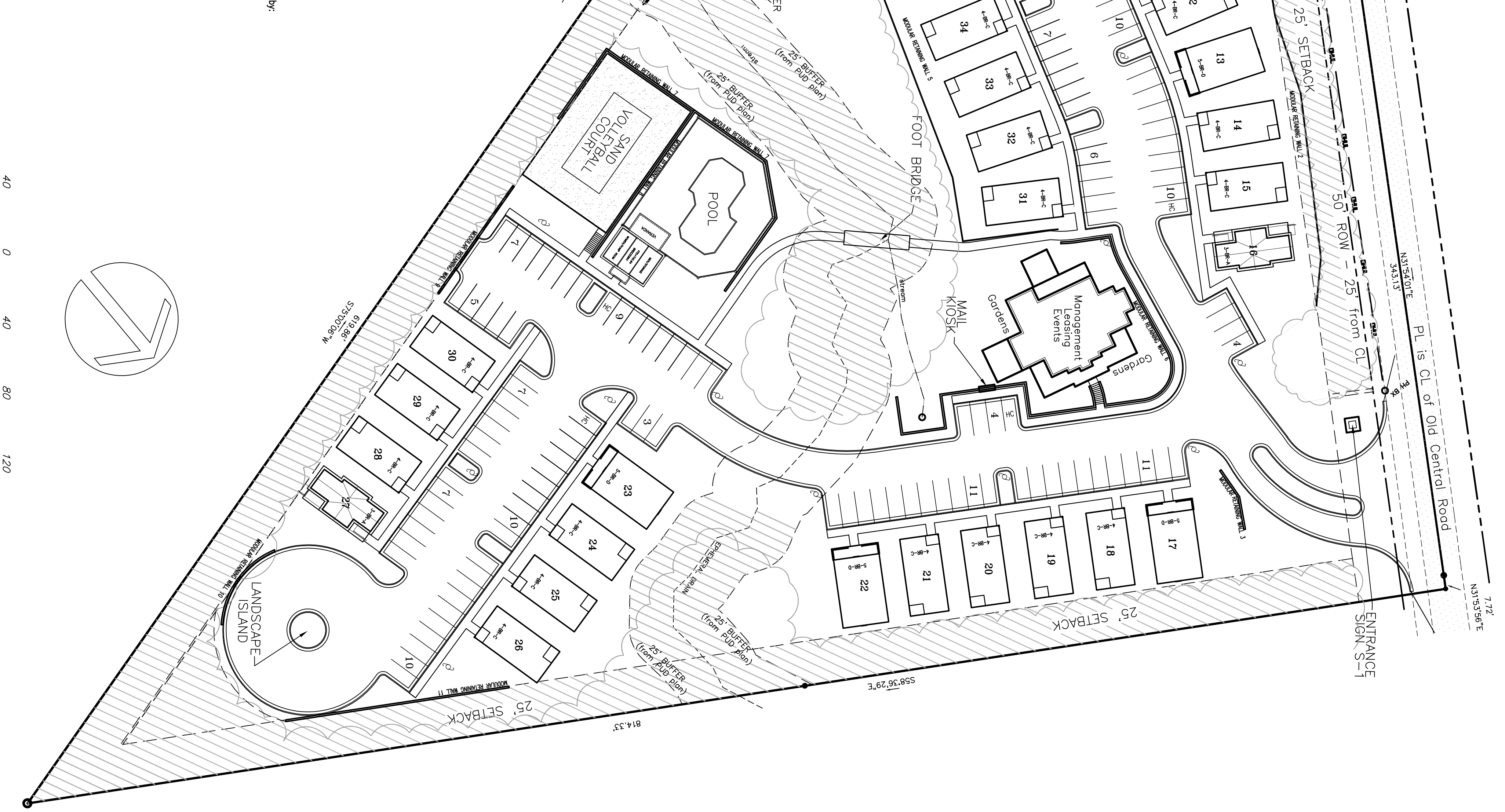
Total Number of Cottages:
40 (4,505 Cottages per Acre)

Occupancy:
Total Open Space Required (10%): 0.88 AC.
Total Open Space Provided (38.19%): 3.48 AC.
25' Setback, Buffers, & Undeveloped: 2.44 AC.
Pavement, Recreation Area: 0.37 AC.
Amenity Area: 0.45 AC.
Leasing Office Gardens: 0.22 AC.

Density Chart:

	COTTAGES	TOTAL BEDROOMS	TOTAL PARKING REQUIRED
Total 3 Bedroom Cottages: 5	5	15	15+(5 x 25) = 18.25
Total 4 Bedroom Cottages: 30	30	120	120+(30 x 25) = 177.5
Total 5 Bedroom Cottages: 5	5	25	25+(5 x 25) = 26.25
Total Required Parking:			170 Spaces
Total:	40	180	180

Total Parking Illustrated = 190 Spaces



Scale 1" = 40'