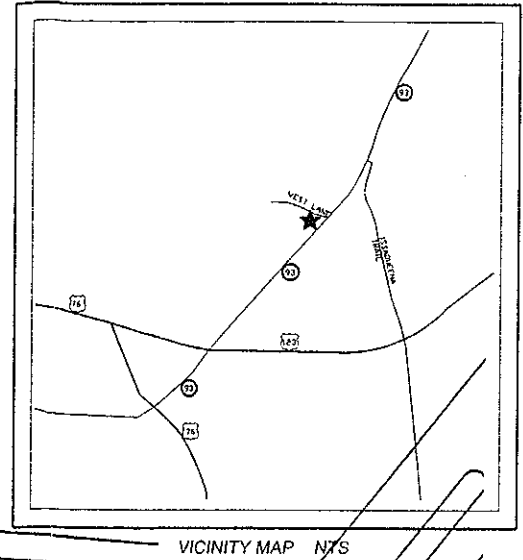


**WILLIAMS & ASSOCIATES**

LAND PLANNING  
LANDSCAPE ARCHITECTURE  
REZONE AND DEVELOPMENT  
CONSULTATION

1090 FOUNDER'S BLVD.  
SUITE C  
CLEMSON, SC  
30606  
706.310.0400

**CLEMSON RETREAT**  
9.918 ACRES  
CLEMSON, SOUTH CAROLINA



**PLANT KEY**

- ACER RUBRUM  
RED MAPLE
- QUERCUS PALUSTRIS  
PIN OAK
- RAPHIOLEPIS INDICA  
INDIAN HAWTHORNE



**SUMMARY TABLE:**

**TREE CREDITS**  
18" EXISTING OAK 4 TREES  
24" EXISTING OAK 5 TREES  
48" EXISTING OAK 5 TREES  
14 TREES CREDITED

**PERIMETER BUFFER LANDSCAPE:**  
WEST LANE: NONE REQUIRED  
HIGHWAY 83: 8' LANDSCAPE BUFFER WITH 1 SHRUB / 3 FEET RW  
643' x 181 SHRUBS  
SOUTH PL: 6' LANDSCAPE BUFFER WITH 1 SHRUB / 3 FEET PL  
729' x 243 SHRUBS  
WEST PL: 5' LANDSCAPE BUFFER WITH 1 SHRUB / 3 FEET PL  
585' x 150 SHRUBS  
TOTAL 454 SHRUBS REQUIRED  
574 SHRUBS PROVIDED

**INTERIOR LANDSCAPED AREA:**  
VEHICULAR USE AREA (VUA) 2.34 ACRES  
2.34 ACRES 10,193 SQ FT VUA  
TREES REQUIRED:  
EVERY PARKING SPACE MUST BE WITHIN 60' OF THE TRUNK OF A TREE. 54 TREES PROVIDED.  
SEE 50' TREE RINGS  
SHRUBS REQUIRED:  
8 SHRUBS PER 150 SQ FT VUA = 544 SHRUBS REQUIRED  
544 SHRUBS PROVIDED

**MULTI-HOUSEHOLD RESIDENTIAL REQUIREMENT:**  
ONE UPRIGHT TREE IS REQUIRED TO BE PLANTED FOR EVERY THREE DWELLING UNITS, PLANTED WITHIN THE REQUIRED OPEN SPACE ON THE PROPERTY.  
11157 UNITS = 3719 TREES  
14 TREES CREDITED FROM TREES SAVED  
12 PIN OAKS PROVIDED IN AMENITY AREA II

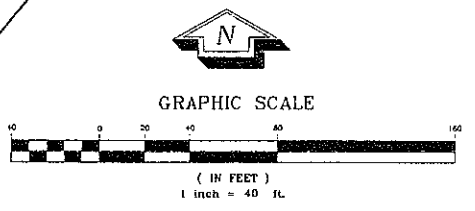
**DENSITY CHART**

	UNITS	TOTAL BEDROOMS	TOTAL PARKING REQ'D
4 BEDROOM	61	204	204
3 BEDROOM	4	12	12
<b>TOTAL</b>	<b>65</b>	<b>216</b>	<b>216 (+ 55 GUEST SPACES)</b>
			<b>TOTAL = 273 SPACES</b>

**PROJECT DATA**

EXISTING ZONING: RM-3  
FUTURE LAND USE: MIXED USE PLANNED DEVELOPMENT  
PROPOSED ZONING: SINGLE FAMILY PLANNED DEVELOPMENT  
TOTAL SITE ACREAGE: 9.918 ACRES  
PERCENTAGE OF OPEN SPACE REQUIRED: 10%  
TOTAL OPEN SPACE REQUIRED: 0.99 ACRES  
TOTAL OPEN SPACE SHOWN: 2.90 CONTIGUOUS ACRES  
> ACRES TOTAL  
PERCENTAGE OF OPEN SPACE SHOWN: 36%  
TOTAL ACREAGE: 4.37 ACRES: 44%  
REQUIRED: 6 UNITS PER ACRE MAX  
SHOWN: 55 UNITS, 5.54 UNITS PER ACRE  
NCV: 216, BASED ON NUMBER OF BEDROOMS  
BUILDING HEIGHT: MAXIMUM 35'  
PARKING: 273 SPACES PROVIDED  
CONTOUR INTERVAL: 2' INTERVAL PREPARED USING A SURVEY BY CLEMSON ENGINEERING SERVICES DATED 12/22/99.  
WATER SUPPLY: CITY OF CLEMSON PUBLIC UTILITIES  
SEWAGE DISPOSAL: CITY OF CLEMSON UTILITY DEPARTMENT  
SOLID WASTE: TRASH WILL BE PICKED UP BY PRIVATE CONTRACTOR.  
PROPOSED UTILITIES: POWER, GAS, WATER, SAN, SEWER, TELEPHONE & CABLE TV  
SURVEY: THIS DRAWING WAS PREPARED USING A SURVEY BY CLEMSON ENGINEERING SERVICES DATED 12/22/99.

REVISIONS	DATE
ADDRESS COUNTY COMMENTS	4/9/06
ADDRESS COUNTY COMMENTS	4/17/06



**EXHIBIT "E"**

OWNER/DEVELOPER  
2585 Atlanta Highway  
Athens, GA 30606

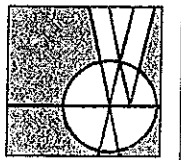
24 HOUR CONTACT  
(706) 425-4048

PROJECT NUMBER  
**05241-21**

DATE  
**3/21/06**

LANDSCAPE PLAN

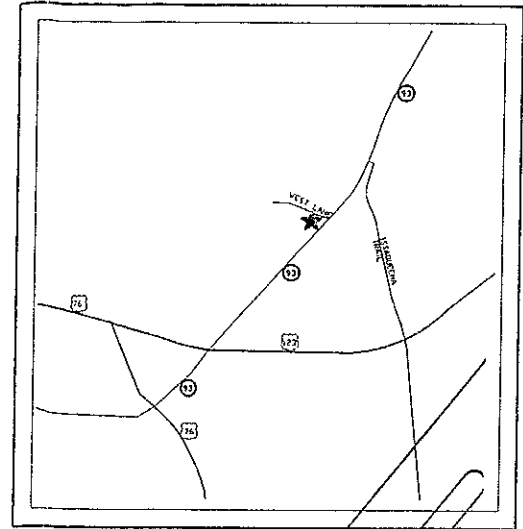
SHEET  
**3**



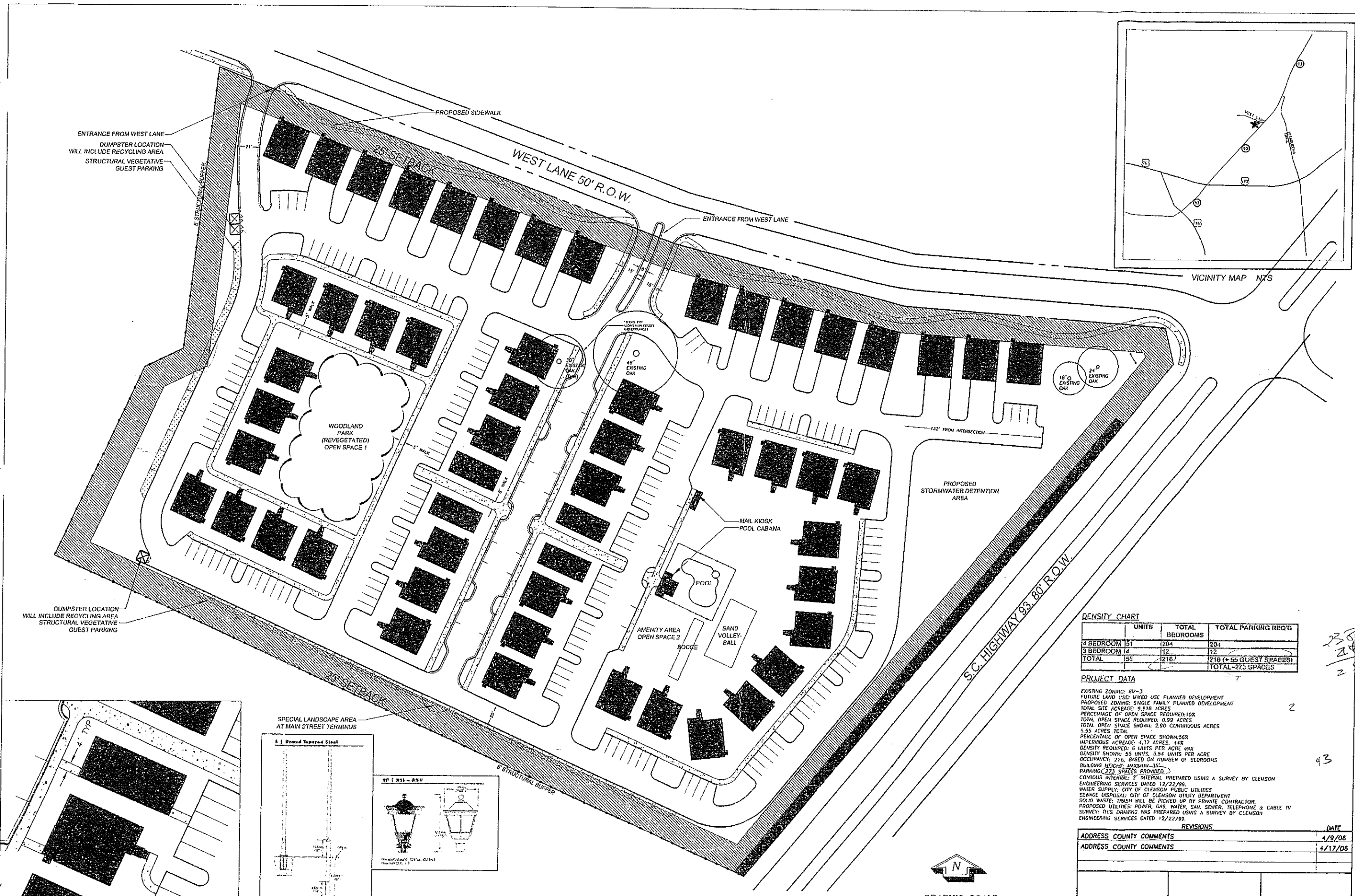
**WILLIAMS & ASSOCIATES**

LAND PLANNING  
LANDSCAPE ARCHITECTURE  
REZONE AND DEVELOPMENT  
CONSULTATION

1090 FOUNDER'S BLVD.  
SUITE C  
ATHENS, GA  
30606  
706.310.0400



VICINITY MAP N7S



**DENSITY CHART**

UNITS	TOTAL BEDROOMS	TOTAL PARKING REQ'D
4 BEDROOM 151	204	204
3 BEDROOM 12	12	12
<b>TOTAL 163</b>	<b>216</b>	<b>216 (+55 GUEST SPACES)</b>
		<b>TOTAL=273 SPACES</b>

**PROJECT DATA**

EXISTING ZONING: RM-3  
FUTURE LAND USE: MIXED USE PLANNED DEVELOPMENT  
PROPOSED ZONING: SINGLE FAMILY PLANNED DEVELOPMENT  
TOTAL SITE ACREAGE: 9.918 ACRES  
PERCENTAGE OF OPEN SPACE REQUIRED: 10%  
TOTAL OPEN SPACE REQUIRED: 0.99 ACRES  
TOTAL OPEN SPACE SHOWN: 2.80 CONTIGUOUS ACRES  
5.55 ACRES TOTAL  
PERCENTAGE OF OPEN SPACE SHOWN: 56%  
IMPERVIOUS ACREAGE: 4.37 ACRES, 44%  
DENSITY REQUIRED: 6 UNITS PER ACRE MAX  
DENSITY SHOWN: 53 UNITS, 5.34 UNITS PER ACRE  
OCCUPANCY: 21%, BASED ON NUMBER OF BEDROOMS  
BUILDING HEIGHT: MAXIMUM 35'  
PARKING: 273 SPACES PROVIDED  
CONTOUR INTERVAL: 2' (INTERNAL PREPARED USING A SURVEY BY CLEMSON ENGINEERING SERVICES DATED 12/22/99)  
WATER SUPPLY: CITY OF CLEMSON PUBLIC UTILITIES  
SEWAGE DISPOSAL: CITY OF CLEMSON UTILITY DEPARTMENT  
SOLID WASTE: TRASH WILL BE PICKED UP BY PRIVATE CONTRACTOR  
PROPOSED UTILITIES: POWER, GAS, WATER, SAN SEWER, TELEPHONE & CABLE TV  
SURVEY: THIS DRAWING WAS PREPARED USING A SURVEY BY CLEMSON ENGINEERING SERVICES DATED 12/22/99.

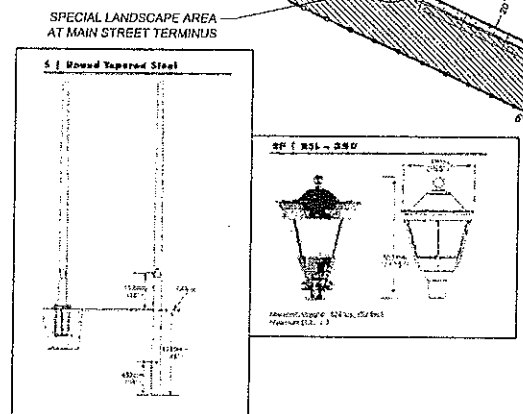
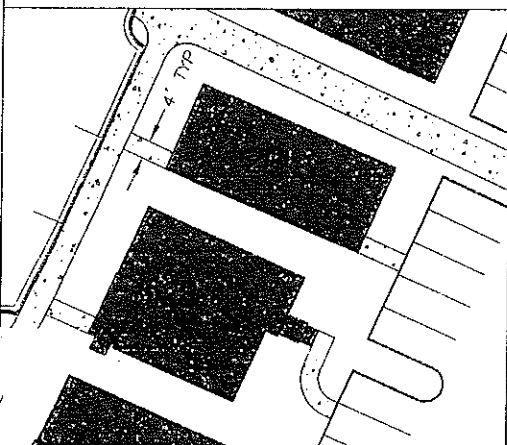
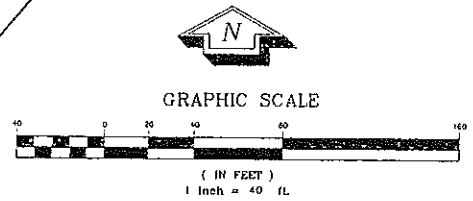


EXHIBIT "C"



REVISIONS	DATE
ADDRESS COUNTY COMMENTS	4/9/06
ADDRESS COUNTY COMMENTS	4/17/06

PROJECT NUMBER  
05241-21

DATE  
3/21/2006

SITE PLAN

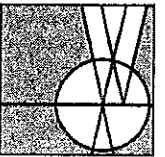
SHEET  
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**CLEMSON RETREAT**  
9.918 ACRES  
CLEMSON, SOUTH CAROLINA

OWNER/DEVELOPER  
2695 ATLANTA, GA 30606  
24 HOUR CONTACT  
HOWARD SCOTT  
(706) 425-4048

230  
214  
250  
273  
238  
25

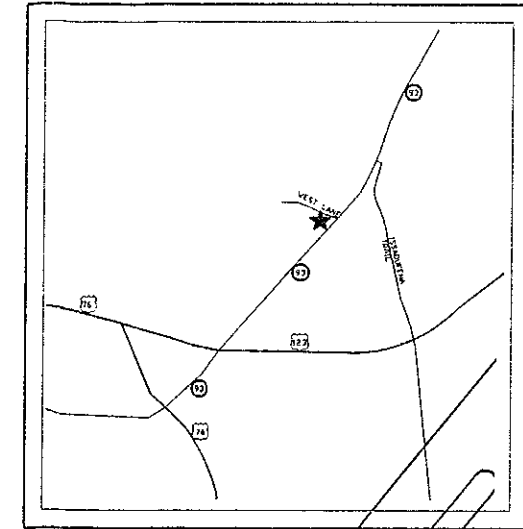
ALL PERMITS SHALL REMAIN THE PROPERTY OF WILLIAMS & ASSOCIATES. THESE INSTRUMENTS OF SERVICE ARE TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. WILLIAMS & ASSOCIATES SHALL BEHOLD ALL LEGAL RIGHTS TO THE USE OF THE INSTRUMENTS OF SERVICE AND SHALL RETAIN ALL PROFESSIONAL UNDER LIMITED STATES COPYRIGHT LAW.



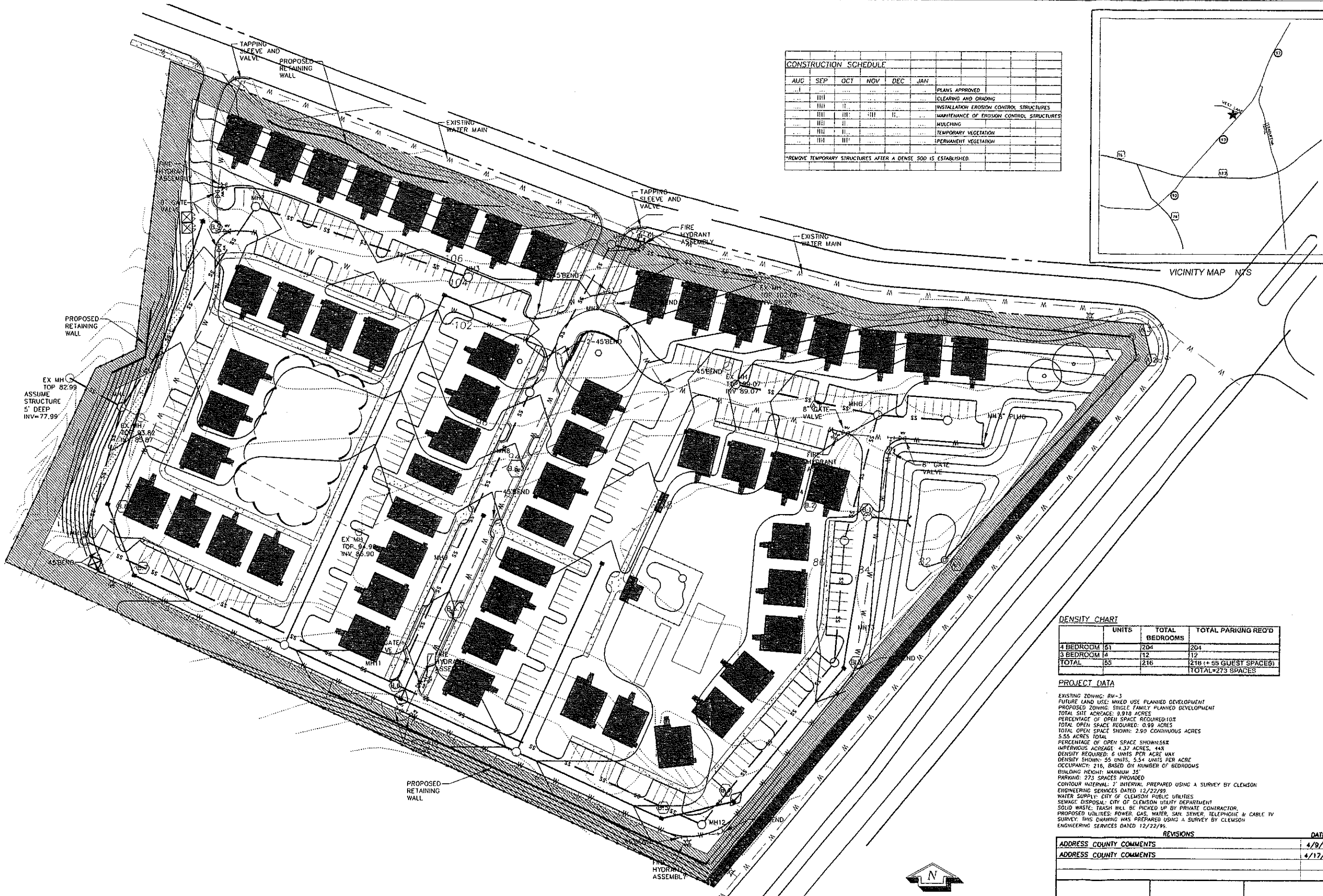
**WILLIAMS  
&  
ASSOCIATES**

LAND PLANNING  
LANDSCAPE ARCHITECTURE  
REZONE AND DEVELOPMENT  
CONSULTATION

1090 FOUNDER'S BLVD.  
SUITE C  
CLEMSON, SC  
30606  
706.310.0400



CONSTRUCTION SCHEDULE						
AUG	SEP	OCT	NOV	DEC	JAN	
						PLANS APPROVED
III	III					CLEARING AND GRADING
III	II					INSTALLATION EROSION CONTROL STRUCTURES
III	II	III	II			MAINTENANCE OF EROSION CONTROL STRUCTURES
III	II					MULCHING
III	II					TEMPORARY VEGETATION
III	II					PERMANENT VEGETATION
*REMOVE TEMPORARY STRUCTURES AFTER A DENSE SOD IS ESTABLISHED						

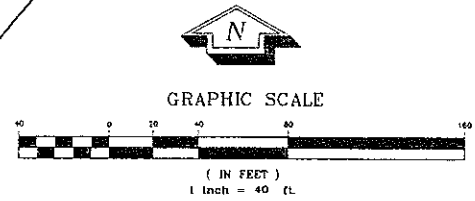


DENSITY CHART			
UNITS	TOTAL BEDROOMS	TOTAL PARKING REQ'D	
4 BEDROOM	51	204	204
3 BEDROOM	4	12	12
<b>TOTAL</b>	<b>55</b>	<b>216</b>	<b>216 (+ 55 GUEST SPACES)</b>
			<b>TOTAL=273 SPACES</b>

**PROJECT DATA**

EXISTING ZONING: RV-3  
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 PROPOSED ZONING: SINGLE FAMILY PLANNED DEVELOPMENT  
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 TOTAL OPEN SPACE REQUIRED: 0.99 ACRES  
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 5.55 ACRES TOTAL  
 PERCENTAGE OF OPEN SPACE SHOWN: 58%  
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 DENSITY REQUIRED: 6 UNITS PER ACRE MAX  
 DENSITY SHOWN: 55 UNITS PER ACRE  
 OCCUPANCY: 216, BASED ON NUMBER OF BEDROOMS  
 BUILDING HEIGHT: MAXIMUM 35'  
 PARKING: 273 SPACES PROVIDED  
 CONTOUR INTERVAL: 2' INTERVAL PREPARED USING A SURVEY BY CLEMSON  
 ENGINEERING SERVICES DATED 12/22/99  
 WATER SUPPLY: CITY OF CLEMSON PUBLIC UTILITIES  
 SEWAGE DISPOSAL: CITY OF CLEMSON UTILITY DEPARTMENT  
 SOLID WASTE: TRASH WILL BE PICKED UP BY PRIVATE CONTRACTOR  
 PROPOSED UTILITIES: POWER, GAS, WATER, SAN, SEWER, TELEPHONE & CABLE TV  
 SURVEY: THIS DRAWING WAS PREPARED USING A SURVEY BY CLEMSON  
 ENGINEERING SERVICES DATED 12/22/99

REVISIONS	DATE
ADDRESS COUNTY COMMENTS	4/9/06
ADDRESS COUNTY COMMENTS	4/17/06



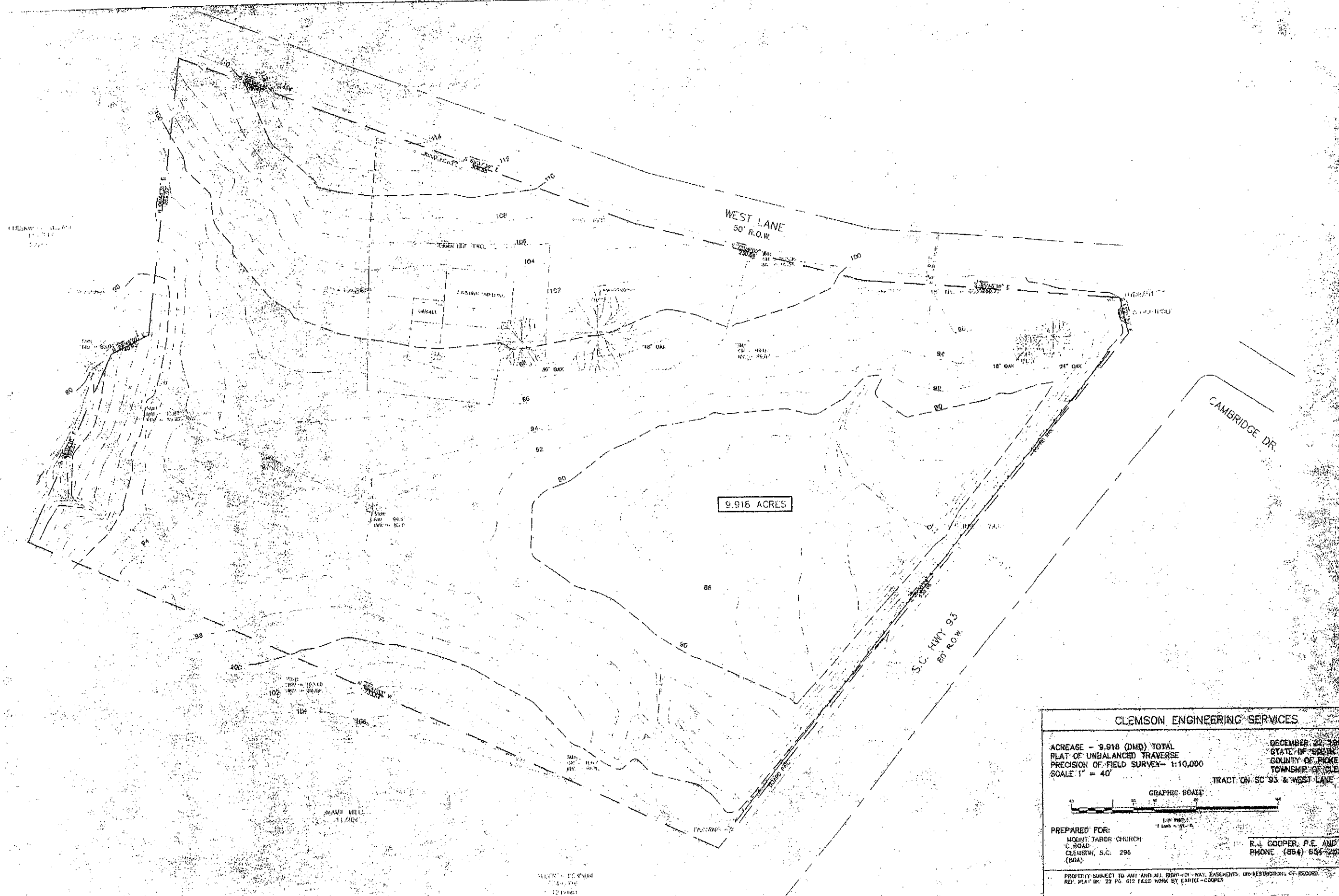
**EXHIBIT "D"**

**CLEMSON RETREAT**  
9.918 ACRES  
CLEMSON, SOUTH CAROLINA

OWNER/DEVELOPER  
2544 Hwy. 101  
Clemson, SC 29606

24 HOUR CONTACT  
HOWARD SCOTT  
(706) 425-6016

PROJECT NUMBER	05241-21
DATE	3/21/06
UTILITY AND GRADING PLAN	
SHEET	2



**CLEMSON ENGINEERING SERVICES**

ACREAGE - 9.918 (DMD) TOTAL  
 PLAT OF UNBALANCED TRAVERSE  
 PRECISION OF FIELD SURVEY - 1:10,000  
 SCALE 1" = 40'

DECEMBER 22, 1998  
 STATE OF SOUTH CAROLINA  
 COUNTY OF PICKENS  
 TOWNSHIP OF CLEMSON  
 TRACT ON SC 93 & WEST LANE

GRAPHIC SCALE  
 1" = 40'

PREPARED FOR:  
 MOUNT TABOR CHURCH  
 C. ROAD  
 CLEMSON, S.C. 296  
 (RDA)

R.L. COOPER, P.E. AND L.S. 144  
 PHONE (864) 654-2523

PROPERTY SUBJECT TO ANY AND ALL RIGHT-OF-WAY, EASEMENTS, OR RESTRICTIONS OF RECORD.  
 REF. PLAT BK. 27 PG. 612 FIELD WORK BY EARLE COOPER