

SAFETY NOTE TO CONTRACTOR:
THE CONTRACTOR SHALL SHIELD 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.



Know what's below.
Call before you dig.

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.

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

PUBLIC BENCHES FOR OUTDOOR SEATING AREAS

20 FOOT MINIMUM FIRE ACCESS LANE

UNIQUE PAVERS FOR PRIVATE AND PUBLIC SIDEWALK AREAS

PUBLIC BICYCLE RACKS

DEDICATED BICYCLE SHARE

STAMPED ASPHALT CROSSWALK

DEDICATED CAR SHARE SPACE HAS BEEN MOVED TO THE GARAGE

CAMPUS VIEW APARTMENTS DRIVEWAY

PUBLIC AVAILABLE PARALLEL STREET PARKING

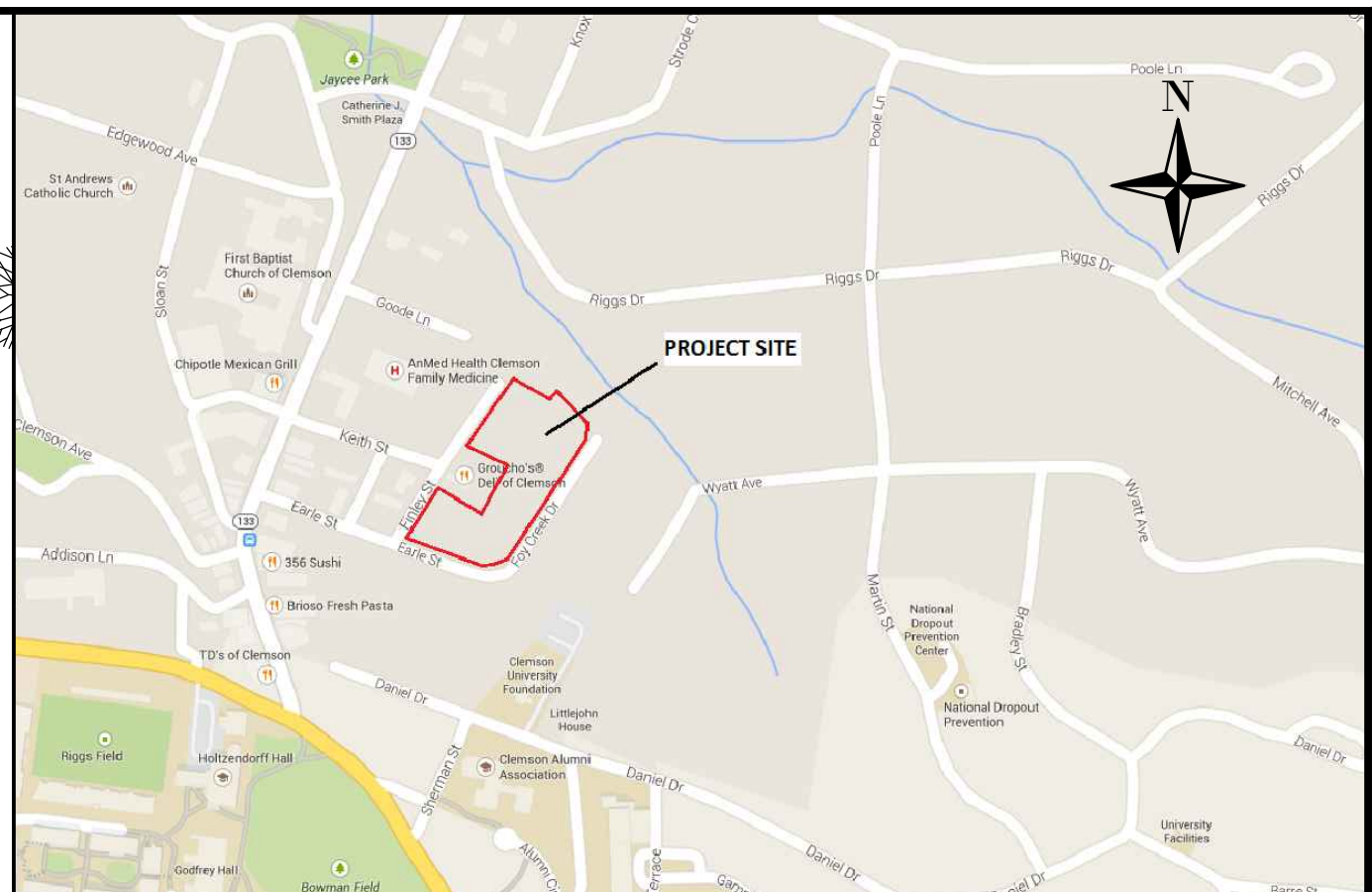
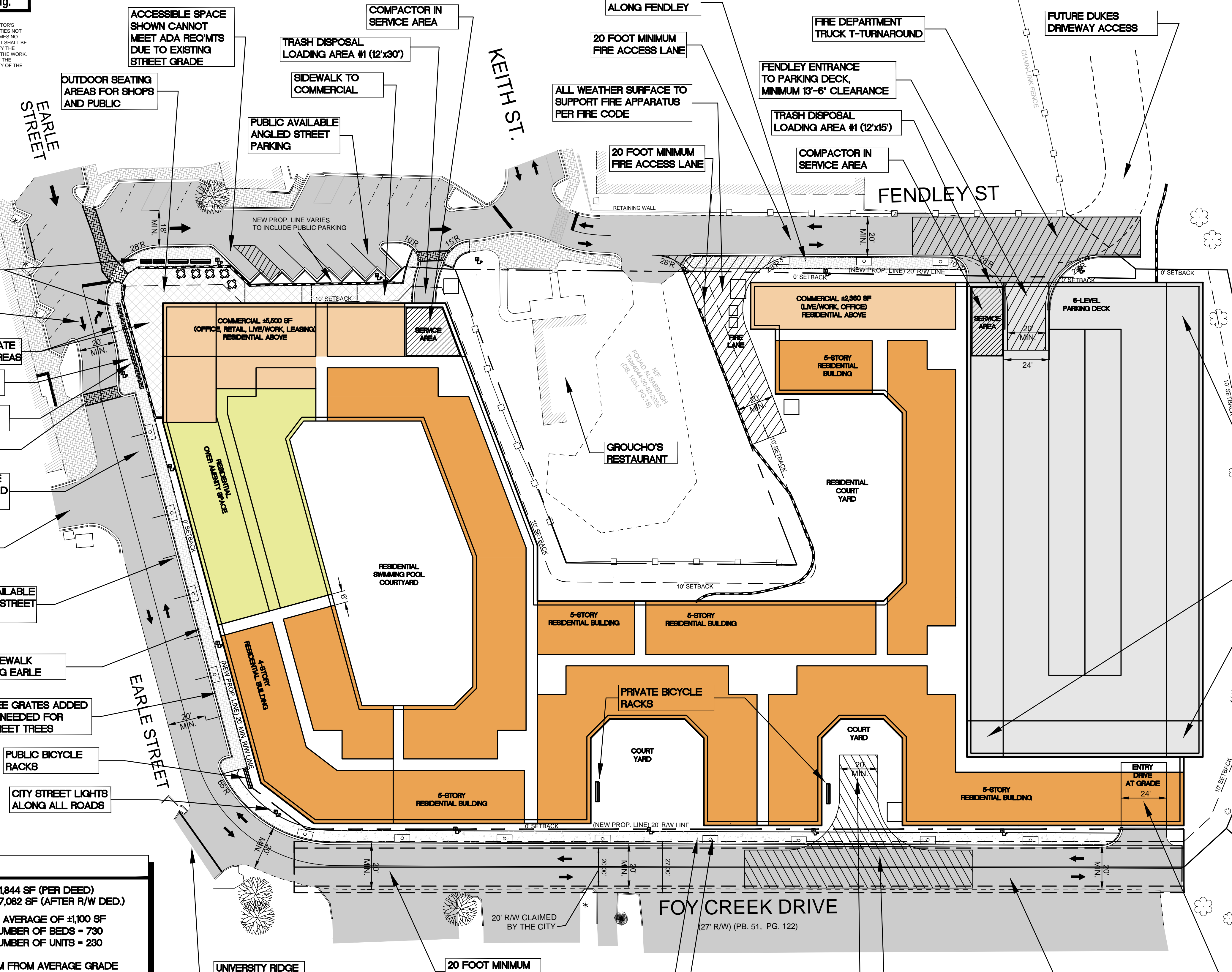
6' SIDEWALK ALONG EARLE

TREE GRATES ADDED AS NEEDED FOR STREET TREES

PUBLIC BICYCLE RACKS

CITY STREET LIGHTS ALONG ALL ROADS

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 ±1,100 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



SITE LOCATION MAP (NOT TO SCALE)

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

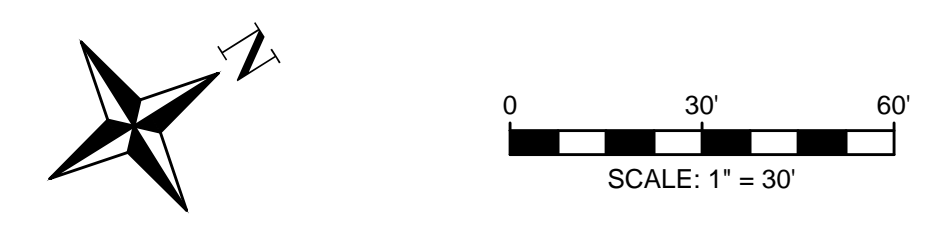
BIKE RACK STORAGE LOCATIONS WITHIN THE PARKING GARAGE

EXHIBIT 'C'

EARLE STREET APARTMENTS
TYPE OF DEVELOPMENT: PD

DEVELOPER: COLLEGIATE DEVELOPMENT GROUP, LLC
TIMOTHY VANMAYRE
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



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
C	06/11/15	DJG	REVISED SITE PLAN ISSUED TO CITY FOR PD ZONING

GRAY ENGINEERING CONSULTANTS
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SC C.O.A.# C-217 - GA C.O.A.# PE19094 - TN C.O.A.# 041089 -

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

PROJECT MANAGER: REG
DRAWN BY: DJG
PROJECT DATE: 3/8/12
SCALE: 1"=30'
JOB No.: 2015005
PLOT DATE: 6/11/15

SHEET
CV-1
2015005-D6A.dwg