



Peter J. Hiscutt, AIA

2550 Northwind Parkway - Suite 140 - Alpharetta, Georgia 30004
 Phone: (770) 753-8787 Fax: (770) 753-0215

REVISIONS

NO.	DATE	DESCRIPTION

PROPOSED FACILITIES FOR:

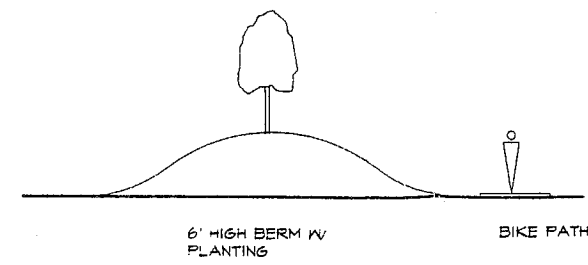
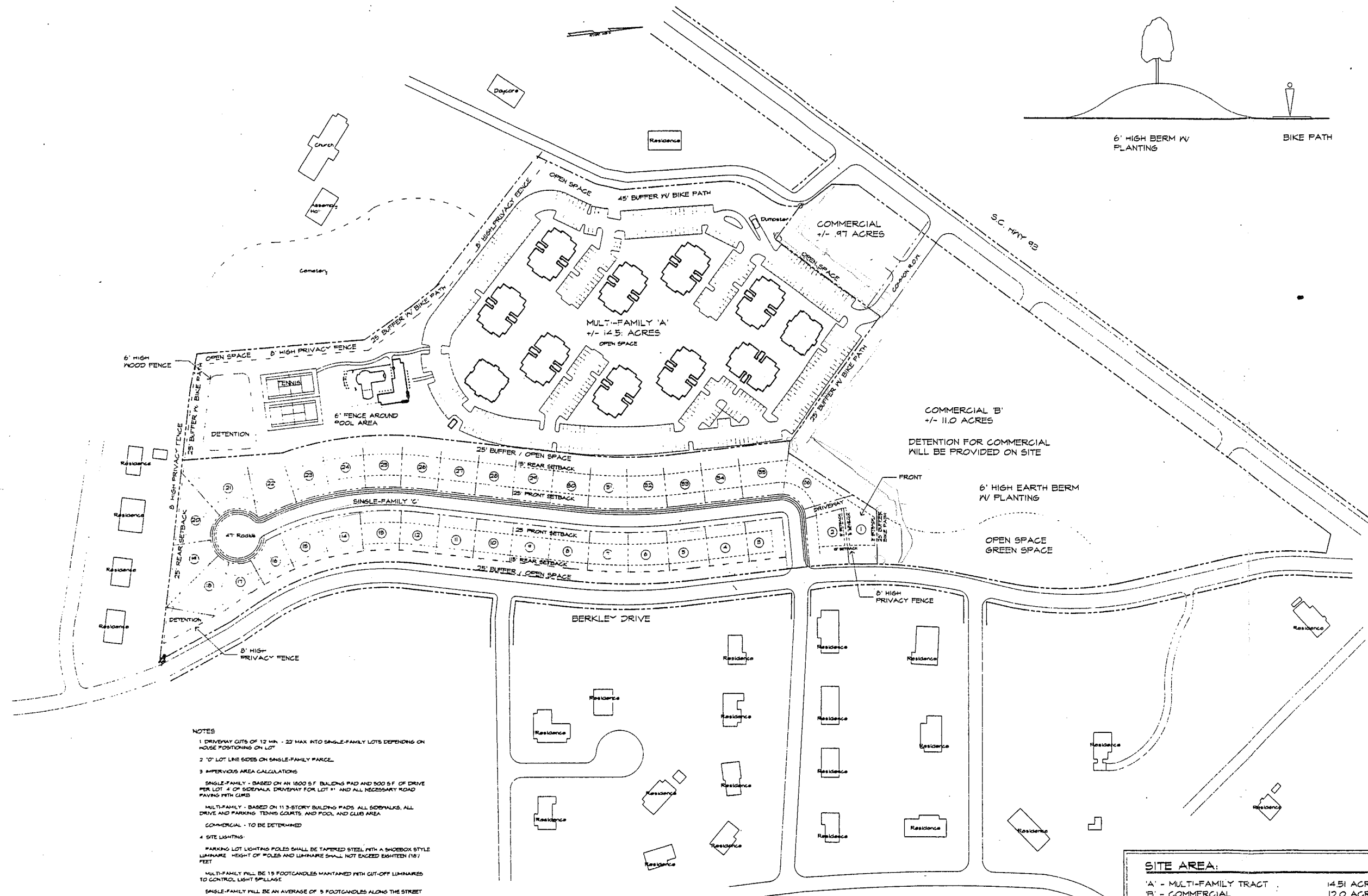
BERKLEY PLACE

SC Hwy 93 at Berkley Drive
 Clemson, South Carolina

POB: PLACE PROPERTIES, LLC
 Atlanta, Georgia

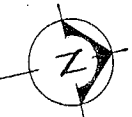
SHEET TITLE:
Preliminary Site Plan

PROJ. NO. 90-144	DRAWING NO. C-1
DATE: 11/11/95	of 1



- NOTES**
1. DRIVEWAY CUTS OF 12' MIN. - 22' MAX INTO SINGLE-FAMILY LOTS DEPENDING ON HOUSE POSITIONING ON LOT.
 2. 10' LOT LINE SIDES ON SINGLE-FAMILY PARCELS.
 3. IMPERVIOUS AREA CALCULATIONS:
 SINGLE-FAMILY - BASED ON AN 1800 S.F. BUILDING PAD AND 500 S.F. OF DRIVE PER LOT. 4' OF SIDEWALK, DRIVEWAY FOR LOT #1, AND ALL NECESSARY ROAD PAVING WITH CURBS.
 MULTI-FAMILY - BASED ON 11.3-STORY BUILDING PADS, ALL SIDEWALKS, ALL DRIVE AND PARKING, TENNIS COURTS, AND POOL AND CLUB AREA.
 COMMERCIAL - TO BE DETERMINED.
 4. SITE LIGHTING:
 PARKING LOT LIGHTING POLES SHALL BE TAPERED STEEL WITH A SHOEBOX STYLE LUMINAIRE. HEIGHT OF POLES AND LUMINAIRE SHALL NOT EXCEED EIGHTEEN (18) FEET.
 MULTI-FAMILY SHALL BE 15 FOOTCANDLES MAINTAINED WITH CUT-OFF LUMINAIRES TO CONTROL LIGHT SPILLAGE.
 SINGLE-FAMILY SHALL BE AN AVERAGE OF 5 FOOTCANDLES ALONG THE STREET.

PRELIMINARY SITE PLAN
 SCALE: 1" = 100'



SITE AREA:	
A - MULTI-FAMILY TRACT	14.51 ACRES
B - COMMERCIAL	12.0 ACRES
C - SINGLE-FAMILY RESIDENTIAL	36 LOTS
PARKING DATA: MULTI-FAMILY	
PARKING REQUIRED	480 SPACES
PARKING PROVIDED	520 SPACES

EXHIBIT C