

CITY OF CLEMSON – ORDINANCE NO. CC-11-09

AN ORDINANCE TO AMEND THE CLEMSON CITY ZONING ORDINANCE TO ANNEX AND REZONE 8.88 ACRES OF LAND LOCATED AT 708 OLD CENTRAL ROAD AND REFERENCED AS PIN # 4054-05-28-2239 AS THE ORCHARD AT CLEMSON PLANNED DEVELOPMENT DISTRICT.

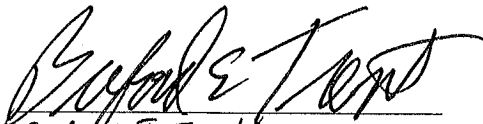
BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF CLEMSON, SOUTH CAROLINA:

Section 1. Authority and Adoption. The following ordinance is adopted pursuant to the authority granted in the South Carolina Local Government Comprehensive Planning Enabling Act of 1994, SC Code §§ 6-29-310, et. seq. (1994 Supp.), and is incorporated by reference in the Code of Ordinances of the City of Clemson.

Section 2. Purpose. The purpose of the text amendments is to clarify intent, correct errors, and implement the land use element of the Comprehensive Plan and to guide land development in accordance with existing and future needs, and promoting the public health, safety, morals, convenience, order, appearance, prosperity, and general welfare of the community, and all those purposes set forth in S.C. Code §6-29-710.

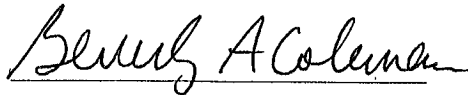
Section 3. Jurisdiction. The provisions of this ordinance shall apply to all land and improvements within the corporate limits of the City of Clemson, South Carolina.

Section 4. Effective Date. The provisions of this ordinance shall be effective on September 20, 2011.


Buford E. Trent
~~Larry W. Abernathy~~, Mayor Pro-Tempore
9/20/11

Date

ATTEST:



Beverly Coleman, Municipal Clerk

The Orchard At Clemson
An 8.88 Acre Residential Planned Development
Old Central Road
Clemson, South Carolina

Prepared by Beall and Company
April 19, 2011
(revised 6/01/2011 & 7/06/2011)

Narrative

The Orchard at Clemson is a proposed residential development that will feature multi-family housing opportunities in a development that has the appearance of a single-family cottage style subdivision with active and passive amenities.

The proposed *multi-family cottage residential PD* is designed to feature the following:

- a total of ³⁹~~40~~ craftsman style residential cottages (5, 3-bedroom; 30, 4-bedroom; and 5, 5-bedroom cottages);
- conversion of the existing 3,978 SF single-family home (formerly a *bed & breakfast*) into a leasing, ^{professional office} lodging, and management office building to provide onsite management Mondays thru Fridays, and weekend rental units booked by reservation for special events and holidays;
- an active amenity area to include a swimming pool, pool house/cabana, and volleyball court;
- asphalt parking, sidewalks, pedestrian path/bridge, and drives with concrete curb & gutter;
- the preservation of environmentally sensitive areas

The pool cabana, entrance signage, mail kiosk, and all vertical construction detailing will all be designed for compatibility with the craftsman-cottage architecture.

All utilities will be underground.

The location will offer convenience for the residents to access major roads, shopping areas, and Clemson University.

Legal Description

(attached)

The Site

The subject 8.88-acre site fronts on Old Central Road for approximately 1049 LF. The site has gently rolling topography and an existing natural drainage corridor across the southeastern 1/3 of the site. Other than the existing home-site to remain as described above, the majority of the site is wooded.

Buildings

Residential buildings will vary in size from approximately 1341 SF on the 3-BR units to 2028 SF on the 5-BR units. The exterior materials of these units will be predominantly "hardi-plank" with brick, stone, and masonry stucco accents. Several floor-plans and façade treatments are used to create a streetscape variety while maintaining a cohesive "craftsman" theme throughout the neighborhood (see representative architecture).

Occupancy SHALL BE ONE PERSON PER BEDROOM.

Maximum Building Height SHALL BE 30 feet.

All homes are to be "stick-built" on site.

3-Bedroom Units:	6 at 1341 SF = 6,705 SF = 15 Bedrooms
4-Bedroom Units:	23 at 1665 SF = 49,950 SF = 120 Bedrooms
5-Bedroom Units:	10 at 2028 SF = <u>10,140 SF</u> = <u>25 Bedrooms</u>
Totals	40 Units 66,795 SF 160 Bedrooms

Based on 8.88 acres, the overall density equates to 5.97 DU/acre

The existing structure will be remodeled to serve as an office for onsite management and to allow transient lodging rentals for guests of long-term tenants or as "gameday" or special events rentals available to the general public. The grounds of this structure will serve as a community amenity and gardens along with a pool/cabana/volleyball pit to provide active recreational facilities for residents and their guests. A pedestrian walkway with bridge crossing of the riparian area will allow residents to access the amenity areas and promote a walkable community.

The project infrastructure and all buildings will be constructed as a single PHASE of development with a target completion date of August 2012.

Landscape foundation treatments, as well as, sod front, side, and rear yards will be installed throughout the project.

It is the developer's intent to impound water in the area where a pond formerly existed to serve as a multi-purpose "stormwater management/visual amenity/irrigation pond".

Open Space

Undisturbed open-space locations are preserved around the perimeter of the site as well as along the natural drainage corridors. These areas remain undisturbed other than for access and utility crossings as illustrated on the *PD Site Development Plan* and for supplemental planting to comply with BUFFERYARD requirements.

Total and Individual Open Space areas are as follows:

25' Setback, Perimeter, and Undisturbed Areas:	2.44 acres
Passive Recreation Area:	0.37 acres
Amenity Area:	0.45 acres
Clubhouse Area:	<u>0.22 acres</u>

Total Open Space 3.48 acres

The developer will be one of the investors in this investor owned project. The open space will be maintained and managed by a property management association. The owner(s) will compensate the management association for their efforts to maintain, control, and insure common areas including but not

limited to private streets, community facilities, and storm water management facilities within the project.

The use of all open space will be exclusively for the residents of the development and their guests.

Access, Parking and Traffic

The project is designed with two access locations for ingress and egress at Old Central Road. The northernmost entrance will be a two-lane divided median entrance and will serve as the primary entrance. The southernmost entrance will not be divided and will accommodate secondary traffic. The two entrances promote better fire and emergency service circulation along with garbage collection circulation. All interior drives will be privately owned and maintained. Access and utility easements will be granted as required by the City of Clemson and as required for the specific utility entity.

All parking will be provided on site. There are 190 parking spaces provided for residents and guests of the development.

Based on an average of 10 trips per household the development will generate approximately 400 (ADT) and approximately 40 peak hour trips upon completion of the project by August 2012.

The 40 peak hour trips that will occur during the morning hours between 7:00 and 9:00 will probably be split approximately 80% (32 trips) as departures and 20% (8 trips) as arrivals. Of the 32 departure trips the petitioner assumes that all are expected to be left turns from the project. The PM peak hour trips are expected to be the reverse of these numbers with 80% arrivals and 20% departures.

Since all parking is provided on-site, and since the development generates only 40 peak hour trips, there will be no negative impact on neighboring streets and districts.

Impervious Surface, Site Conditions, Hydrology & Sediment Control

Proposed Impervious Area: (40.09%) 3.56 acres

Impervious Area Allowed: (60%) 5.33 acres

Storm-water: Concrete curb & gutter, city approved pipe, grassed and natural drainage corridors, and sheet-flow will be employed to collect and divert run-off to storm-water management areas. The proposed development will be constructed in compliance with the storm-water management ordinances in effect at the time of construction plans approval. Potential increases in storm-water will be mitigated through the use of storm-water management areas oversized as necessary to store and release run-off at under pre-development rates based on a *pre-development and post-development hydrological analyses*. Water quality concerns will be mitigated through the use of filtration devices, fore-bays, infiltration structures, and water quality monitoring.

Sediment Control: Enhanced best management practices will be employed to address soil erosion/sediment control concerns.

Buffers and Landscaping

State waters buffers will be preserved wherever they occur. Landscape buffers will be installed as required by City of Clemson ordinances and regulations. Significant native vegetation will be preserved along the road frontage portion of the site as well as along the perimeter of the site. These areas will receive additional supplemental plant material to guarantee that they comply with the BUFFERYARD AND SCREENING requirements set forth in the City of Clemson CODE OF ORDINANCES.

Street trees and parking lot trees (each at a minimum size of 2 ½" caliper) will be planted throughout the project.

As mentioned earlier irrigated landscape foundation treatments as well as sod front, side, and rear yards will be installed throughout the project prior to certificates of occupancy.

Schedule / Phasing

The petitioners plan to submit the PD zoning documents on April 19, 2011 and complete the zoning efforts on the subject property by July 2011. The

Preliminary Plat of the development as well as the infrastructure construction plans will be submitted for review by City of Clemson Departments during zoning process. Construction of the project infrastructure will commence following zoning approval and upon approval of the infrastructure construction plans, no later than January 2012. The infrastructure and building construction will be completed by August 2012.

Statement of Impact on Public Facilities

Water: A water main-line will be installed at the developer's expense to provide water to meet residential demand and fire flow requirements for the proposed development.

Probable Water Demand

*assume water use 100 gal./person/day *assume 1 persons/bedroom
*assume 160 bedrooms

PWD = (100 gpd x 1 x 160 bedrooms = **16,000 gpd**
Peak Water Demand = 16,000 gpd/16 hr./day = 1000 gal/hr. = **16.67 gpm**

Sanitary Sewer: Gravity sanitary sewer lines will be installed by the developer to service the development.

*assume waste-water calculated at 85% of water use

16,000 gpd x 0.85 = **13,600 gpd**

Roads & Traffic: 400 average Daily Trips / 40 Peak Hour Trips
(see calculations earlier in narrative)

Storm-water Runoff: On-site storm-water management facilities in excess of minimum standards and in compliance with local and state regulations.

Water Quality Controls: On-site water quality structures, infiltration and filtration practices, fore-bays, sod strips, and monitoring.

Soil Erosion / Sediment Control: Implementation of best management practices including construction exit, temporary sediment basins, silt fence, filter berms, temporary grassing, mulching, permanent grassing, and daily inspections and maintenance of structures and practices.

One objective of the proposed development is to provide a quality housing opportunity for college age students and young adults. Upon completion and lease-out of the entire development, it will be purchased by the investor group to generate long term rental income.

Because the majority of residents are college age students with no children, the probability of creating a cost burden on the City of Clemson or its public facilities is unlikely.

Utilities

All utilities are proposed to be underground. Any overhead services that currently exist will be rerouted within the appropriate utility corridor acceptable to the City of Clemson and the affected utility company. Proposed utilities are power, water, sanitary sewer, telephone, and internet access. Cable TV or satellite TV will be optional for each unit base on availability of service providers.

General Data

Total Project Area:	8.88 acres
Total Units:	40
Total Bedrooms:	160
Density:	4.50 units per acre
Total Number of Parking Spaces:	190 (160 resident; 30 guest)

Public & Semi-public Areas

Access easements, waterline easements, sanitary sewer easements, and drainage easements will be dedicated to the City of Clemson. Easements for power, telephone, cable TV, etc., will be dedicated as required for specific utility construction.

Outdoor Lighting

Light fixtures on poles will be installed to illuminate the development for safety and security. These light fixtures will be oriented inward, down and

away from any adjoining properties. "Dark Sky" compliant light fixtures are proposed.

Garbage Collection

Garbage collection will be handled by the City of Clemson Public Works Department. As requested by the Public Works Department, two dumpsters will be located at a common point within the development. Also, recycling bins will be centrally located at or near the clubhouse.

Development Consistent with City of Clemson Comprehensive Plan

Chapter IX. LAND USE ELEMENT, GROWTH AND ANNEXATION, Map IX-6. Potential Annexation Areas, City of Clemson, identifies the subject property within a "Short-term" Annexation Area. This section of the COMPREHENSIVE PLAN 2014 suggests that, given the advantages of the area, a master plan for the area should be developed working with the various property owners to promote a mix of uses ranging from residential, research, office, and commercial. A long-term development agreement should be considered to encourage a consolidated effort to the planning of the area with annexation as *planned development(s)* recommended.

The property north of and contiguous to the subject property is owned by Clemson University. According to the COMPREHENSIVE PLAN 2014, these lands are identified as a "*second potential annexation area*".

The Orchard at Clemson
A Planned Development District in Clemson, South Carolina

Article One

Jurisdiction, Description and Phasing

101.0 Jurisdiction Ordinance

The Provision of this Ordinance shall apply to the Planned Development know as "The Orchard at Clemson", located within the corporate limits of Clemson, State of South Carolina, described and shown in the legal description attached hereto as Exhibit "A". The parcel is located in the County of Pickens, State of South Carolina.

The following items shall be incorporated herein by reference as exhibits.

- Exhibit "A" Legal Description
- Exhibit "B" Survey by John R. Long & Associates, dated June 22, 2005
- Exhibit "C" PD Site Master Plan, Sheet SP1, dated July 6, 2011
- Exhibit "D" Grading and Drainage Plan, GP1, dated June 3, 2011
- Exhibit "E" Landscape Plan, Sheet LP1, dated June 3, 2011
- Exhibit "F" Exterior Elevation Unit "A", Three-Bedroom (1341 SF)
- Exhibit "G" Exterior Elevation Unit "B", Three-Bedroom (1341 SF)
- Exhibit "H" Exterior Elevation Unit "C", Four-Bedroom (1665 SF)
- Exhibit "I" Exterior Elevation Unit "D", Five-Bedroom (2028 SF)
- Exhibit "J" Topographic Survey
- Exhibit "K" Color Palate of Exterior Building & Trim Colors

102.0 Description of The Orchard at Clemson, A Planned Development District

The existing site consists of 8.88 acres of undeveloped land fronting on Old Central Road. The property has gently rolling topography and an existing natural riparian corridor across the southeastern 1/3 of the site. There is an existing single family residence located on site which will be converted into a leasing and management

office, as well as a weekend and holiday event venue by reservation and private booking for use by the families of residents of the development and by other parties.

The Orchard at Clemson is a mixed use development that will provide multifamily housing in a craftsman style cottage residential setting. The proposed design allows clustering of homes while preserving green space to create a more environmentally sensitive and aesthetically pleasing development. Approximately forty percent of the site has been reserved for open space for aesthetic and environmental purposes.

A new mixed use development with total of ~~40~~³⁹ residential plus ~~lodging~~^{professional offices}, management and amenity buildings are proposed. The buildings will include a variety of exterior treatments, predominantly "hardi-plank" with stone and wood accents. The buildings have been designed in the craftsman-cottage architectural style to have an attractive, warm, and diverse look while working together to create a community identity that is unique to the development.

The site will include a mixture of three, ~~four~~³⁹, and five bedroom units in the craftsman style with varying facades. The total of ~~40~~³⁹ units brings the density to 4.50 cottage units per acre. The total number of bedrooms is 160 (18 bedrooms per acre). The maximum height of the buildings will be 30 feet tall.

The 40 units in the neighborhood will have several facades and floor plans to promote variety within the neighborhood. There are four different floor plans and elevations planned. By limiting what can be built next to and across from a certain facade and floor plan, repetition will be avoided while still creating a cohesive environment. No side by side units can be the same color or facade treatment. All of the buildings are in the craftsman style with muted colors accentuated by wood and stone accents. A color palate of all the exterior and trim colors has been provided and made a part of this ordinance (Exhibit "K"). The pool cabana, mail kiosk, entrance signage and site amenities such as trash receptacles, lighting, benches, etc., shall be of a coordinating style that will harmonize with the proposed homes. The developer's contracting company will be responsible for all home construction.

The entire development ownership will be transferred from the developer to an investor group upon "lease-out" of the units. There will be no subdivision of the property.

The utility systems that will serve this community will be local sanitary sewer, local domestic water, electric service by Duke Power, telephone by Bell South. Cable television, internet and/or satellite lines will be placed underground. Service will be optional for each unit based on availability of service providers. Dish locations on buildings or property will be approved by the developer and property manager. The City Engineer and Utilities Supervisor will review the submitted PD documents and determined if the system capacity exists to serve this community with water and sewer. The Utility Plan to be submitted will reflect the basic location of lines and connections to City services

Grading and Drainage Plan, Exhibit "D": This preliminary grading plan includes road design, building pads, and an area allocated for storm water detention. The final grading plan, road design, storm water drainage plan and sediment control plan will be finalized when the civil engineering package is submitted at the construction plans review stage.

The petitioners plan to complete the zoning effects on the subject property by early summer 2011. The Preliminary Plat as well as the infrastructure construction plans will be submitted by August 2011. Construction of the project infrastructure will commence immediately upon approval of the plans, but in no case later than January 2012. The infrastructure and building construction of the development will require a minimum of 8 months to complete. The total build-out of the project will be completed by August 2012. There will be no phase lines with the project being permitted and constructed in totality. Occupancy of individual dwelling units will be contingent upon successful completed inspections and access to the dwellings. Certificate of Occupancy will not be issued for the final fifteen buildings until all site work to including landscaping, lighting, etc is certified as completed.

There are two points of access proposed for the site located on Old Central Road. All interior drives will be private and permanently maintained by the owner(s) with appropriate utility and access easements as required by the City of Clemson. There are 190 proposed parking spaces for the community as noted on the Site Plan, sheet one. There are 30 guest parking spaces of which 10 are allocated for use by the lodging units/management office. All parking for the development will be located on site and will not adversely affect the neighboring streets and districts.

An existing CATS transit stop is located across the street at the intersection of Lawrence Road and Old Central Road. A sidewalk from within the development and a crosswalk across Old Central Road is proposed to allow pedestrian access to the CATS stop. (Note – Crossing shall be coordinated with SCDOT for encroachment for a "sidewalk" and with correct markings).

There will be 3.56 acres of impervious surface on site including buildings, walkways, and vehicular use areas. This constitutes 40.09% of the 8.88-acre site. The remaining acreage of the site is reserved as open space and landscaped/lawn area. The existing site is mostly undeveloped except for a singly family residence shown on the existing survey, Exhibit "B". The preliminary grading, shown on the *Grading and Drainage Plan, sheet GPI*, provides a storm water detention area for the collection of runoff water created by the impervious surface of this site. In recent history a small lake was located on the site where the proposed storm water management facility is to be located. In a effort to minimize the size impact of the impoundment on the property the dam will either be: 1) reconstructed in its original location, which will not adversely affect the existing vegetation (which has not reestablished itself since the removal of the dam), or 2) built as a combination of an earthen dam and free-standing poured concrete wall at a capacity to reduce the post development rate of discharge to

"less than" pre-developed conditions. Both engineering scenarios will allow the movement of normal stream conditions during non-rain events. Final design will be determined at the engineering and construction review phases of the project. Catch basins aligned with underground pipe will collect and distribute storm water to the detention area.

Fire protection of this site will be provided by the Clemson University Fire Department, pursuant to a contractual agreement between the City and the University. Road design and fire hydrant placement will be coordinated with the City Fire Marshal. Building separation will be 10' minimum with 6' minimum separation between roof overhangs. Compliance with the Fire Department will be finalized when the civil engineering package is submitted at the construction plans review stage.

Road design will be reviewed by the City Engineer and dumpster placement for solid waste disposal will be coordinated with the Public Works Department. Dumpster quantity and location will be finalized during construction plan review. Opaque screening will be provided for the dumpsters utilizing a combination of fencing and landscaping per details shown on Exhibit "C".

Since the intended demographic is college-age students, the probability of over taxing and creating a significant cost burden on the City of Clemson and other governmental entities in providing, improving, increasing, or maintaining public utilities, schools, and streets is unlikely.

Buildings, sheds, and structures of any kind not presented on the Site Plan - *Exhibit "C"*, but in direct support of the management or facilities, will only be allowed at a maximum size of 100 square feet. Boats and trailers will not be allowed to be parked on site. Pets can only be walked on a leash by owner. Owners will have to clean up after walking pets on site. Personal yard equipment, grills, lawn chairs, tools and other household accessories are considered temporary personal items. Temporary items cannot be left in common area grounds for more than 24 hours. These policies will be policed by the on site property manager.

Conceptual landscaping is shown on *Exhibit "E" - Landscape Plan, Sheet LP1*. Under story and upper story trees, shrubs, and ornamental landscaping will be provided in the open-space areas. Hardier varieties of upper story trees, shrubs, and ornamentals will be provided in the vehicular use areas designated on the *Landscape Plan, sheet LP1*. Special entry feature shrubs and ornamentals will be provided at the project entrance. Weeds, vines, and destructive vegetation will be cleared. The maintenance contractors will periodically remove diseased, dead, and invasive exotic vegetation. No tree shall be removed without written approval from the Zoning and Codes Administrator. These procedures will also be policed by the on-site property manager. All landscaping will be complete prior to issuance of Certificate of Occupancy.

The exterior of the buildings is described in the *Exterior Elevation sheets, Exhibit "F" through "I"*. Changes to color, trim, detail, and finish of the building elevations may be approved by Planning Department staff as a minor change to this Planned Development Ordinance based on a pre submitted color palette and trim details.

Article Two

District Regulations

201.0 Description

The Orchard at Clemson Planned Development is a mixed use development which consists of 8.88 acres of property with 40 dwelling units planned in a multi-family development, supported by ~~logging~~ logging/office building and recreational amenities with the remaining area designated as open space as designated on the *Site Plan, sheet SPI*, attached hereto as Exhibit "C".

202.0 Landscape

The Landscape, Buffer, Screening and Planting Plan is indicated on the *Landscape Plan, LPI*, attached hereto as Exhibit "E". A detailed landscape plan meeting the requirement of the Bufferyard, Screening, and Landscape Regulations will be submitted at the construction plan review stage and compatible with the approved plan submitted with this document. The landscaping and bufferyard requirements will be completed prior to the issuance of the Final Certificate of Occupancy for the final 15 buildings within the complex. Protection of existing trees noted on Exhibit "E" shall be pursuant to the Bufferyard, Screening and Landscaping Regulations section of the Zoning Ordinance.

The proposed Landscape Plan for all required exterior buffers is attached hereto as Exhibit "C". All required landscaping shall be in accordance with the requirements specified. It shall be the responsibility of the developer to maintain the required buffers in a healthy, vigorous condition. The Zoning and Codes Administrator may require the planting of additional plant material to supplement the bufferyards and/or along Old Central Road to replace damaged, dead, or diseased plants in order to maintain the integrity of the screening provided.

All vehicular use / parking space areas shall be within fifty (50) feet of a planted or retained upper story tree. Any newly planted tree shall be at 2.5 inches in caliper and in a landscape area at least one-hundred seventy (170) square feet in size with the tree being at least four (4) feet from any paving. There shall be at least eight (8) three (3)

gallon evergreen shrubs for every one-hundred fifty (150) square feet of landscaped area interior to a parking area and as foundation plantings along structures. Landscaped areas shall be maintained in accordance with Section 19-455 (5) m. Maintenance of the City of Clemson Zoning Ordinance. No structures shall be allowed within this buffer area.

Any decorative or understory style trees will not be trimmed or pruned in an unnatural manner, such as topping, removing crowns, etc. These style trees shall be maintained with a natural growth pattern at a minimum of 12 feet.

In required Bufferyards, (See Exhibit "G") all trees greater than four (4) inches dbh shall be retained unless declared diseased, hazardous, or a nuisance tree by a certified arborist or forester. Any tree that is removed shall be replaced with an upper-story tree of a compatible species with the existing growth pattern. The replacement trees shall be a minimum of two-and-one-half (2.5) inch caliper. It shall be the responsibility of the developer or its successor in ownership to coordinate maintenance of the retained vegetation so as to promote a health, vigorous buffer.

Prior to the issuance of a grading permit, a plan for the protection, preservation, and maintenance of any existing trees designated on the Landscape Plan (Exhibit G), including the trees in the required buffers, shall be submitted for review and approval. This plan shall employ best management practices recognized by the American National Standards Institute (ANSI) A300 Standards for Tree Care Operations.

203.0 **Parking and Drives**

The parking areas and drives are indicated on the *Site Plan*, sheet SP1, attached hereto as *Exhibit "C"*. A detailed civil engineering design package will be submitted at the construction plan review stage. The parking and drives will be completed prior to issuance of any Certificate of Occupancy.

204.0 **Open Space**

The open space consists of 3.56 acres distributed throughout the site indicated on the *Site Plan*, sheet SP1, attached hereto as Exhibit "C". This constitutes an "open space" of 40.09% of the total land area. There is also a proposed active amenity open space. The active amenity open space is approximately 0.45 acres and includes a swimming pool, cabana/pool-house, and volleyball court. There is a 25-foot setback along the perimeter of the property of which a majority will be reserved as open space. The open space will be maintained by the project owner.

205.0 **Impervious Surface**

There is 3.56 acres of impervious surface on site including buildings, walkways, and vehicular use areas indicated on the *Site Plan, LPI*, attached hereto as Exhibit "C". This constitutes 40.09% of the 8.88-acre site.

206.0 Amenities

The amenities package includes a pool and cabana with bathrooms, volleyball court, sidewalks with pedestrian path/bridge, and Lodging/Office Building gardens as indicated on the *Site Plan, LPI*, attached hereto as Exhibit "C".

207.0 Maintenance

Dumpsters with concrete pads and screened enclosures will be provided as indicated on the *Site Plan, sheet one*, attached hereto as Exhibit "C". All fencing, screening, gates, parking, drives, walkways, landscape, amenities and exterior of buildings shall be maintained by the project owner(s).

208.0 Stormwater Management and Erosion and Sediment Control Measures

Stormwater management and Best Management Practices (BMP) for the property shall be provided in accordance with the South Carolina Department of Health and Environmental Control (SCDHEC). All stormwater will be conveyed via grass swales and an underground storm drain system. The development's post-development peak discharge flow rates will be reduced to an amount below pre-development rates.

An Erosion and Sedimentation Control Plan, details, specifications and Storm Water Pollution Prevention Plan (SWPPP) will be prepared meeting the City of Clemson's standards. The erosion control measures will include but not limited to tree and buffer protection, silt fencing, stone construction exits, temporary sediment basin and temporary sediment traps, diversion berms and intercepting channels, stone check dams, slope drains, organic erosion control blankets on slopes and in ditches, riprap aprons, energy dissipater structures, temporary and permanent grassing.

The construction of the retention pond shown on Exhibit "D" shall be consistent with the details, cross-sections, and specifications shown the construction plans to be approved as part of the Erosion and Sedimentation Control Plans and SWPPP. The retention pond shall be fenced and the area landscaped in accordance with the specifications of the Landscape Plan and/or the Stormwater and Erosion Control Plan

209.0 Planned Development District Regulations

The following regulations apply to the Planned Development District.

- 6
- A. Building Program
- a) ~~8~~ 3-Bedroom Cottages
 - 23 b) ~~30~~ 4-Bedroom Cottages
 - 10 c) ~~8~~ 5-Bedroom Cottages
 - d) Lodging/Office Building
 - e) Amenities as shown on Exhibit "C"
- B. Maximum occupancy
- One per bedroom
- C. Density
- 18 bedrooms per acre
- D. Parking provided
- 190 spaces (160 Resident + 30 Guests)
 (10 of the 30 are designated for ~~Lodging/Office Bldg.~~
potential offices)
- E. Setbacks
- 25-foot setback on all exterior property lines, or as shown on site plan Exhibit "C"
- F. Maximum Building Height
- 30'
- G. Minimum Building Separation
- a) 10'
 - b) 6' between roof overhangs
- H. Lighting
- a) Low impact outdoor lighting meeting "Dark Sky" criteria with with zero (0) light projection (measured in foot candles) at the exterior property line.
 - b) Minimum 12' Pole Height
- I. Buffers
- 25-foot vegetative buffer along vehicle use areas fronting ROW; 25-foot vegetative buffer along adjoining property lines as indicated by Exhibit "E". Buffer material shall consist of a minimum "10A" buffer as defined by Section 19-457 and noted on landscape plan and validated at time of final inspection.
- J. Signage
- a) Monument entry sign per Exhibit "C" - Master Site Plan
 - b) Wall mounted sign for Lodging/Office Building:
 - i. Max 6 sq ft.
 - ii. Max channel/individual letter height of 6"
 - iii. located over main entrance

PETITION FOR ANNEXATION

TO THE MAYOR AND COUNCIL OF THE CITY OF CLEMSON:

The undersigned, being 100 percent of the freeholders owning 100 percent of the assessed value of the property in the contiguous territory described below and shown on the attached plat or map, hereby petition for annexation of said territory to the City/Town by ordinance effective as soon hereafter as possible, pursuant to South Carolina Code Section 5-3-150(3).

The territory to be annexed, PIN 4054-05-28-2239, is described as follows:

All that tract or parcel of land lying and being in the county of Pickens, State of South Carolina, and described as 8.88 acres on the attached survey by John R. Long & Associates, dated 6/27/2005 for Danny E. Gregg & Bridgett F. Nix, more particularly described as follows:

Commencing at a spike in the centerline intersection of Lawrence Road and Old Central Road, said pin being the **POINT OF BEGINNING**;

Thence N32°04'24"E, along the centerline of Old Central Road, a distance of 379.71' to a point;

Thence N30°53'02"E, along the centerline of Old Central Road, a distance of 661.84' to a point;

Thence N30°52'56"E, along the centerline of Old Central Road, a distance of 7.72' to a point;

Thence S59°37'00"E, a distance of 814.48' to a point;

Thence S74°00'32"W, a distance of 619.87' to a point;

Thence S64°18'38"W, a distance of 723.57' to a point, said point being the **POINT OF BEGINNING**.

It is requested that the property be zoned as follows: the Orchard Planned Development District, PD-14 (R-11-1).

Signature

Street Address, City

Date

Danny E. Gregg 708 Old Central Rd, Central, SC. 7/14/11
Bridgett Nix Gregg 708 Old Central Rd, Central SC 7/14/11

EXHIBIT "A"

LEGAL DESCRIPTION (The Orchard At Clemson)

All that tract or parcel of land lying and being in the county of Pickens, State of South Carolina, and described as 8.88 acres on a survey by John R. Long & Associates, dated 6/27/2005 for Danny E. Gregg & Bridgett F. Nix, more particularly described as follows:

Commencing at a spike in the centerline intersection of Lawrence Road and Old Central Road, said pin being the **POINT OF BEGINNING**;

Thence N32°04'24"E, along the centerline of Old Central Road, a distance of 379.71' to a point;

Thence N30°53'02"E, along the centerline of Old Central Road, a distance of 661.84' to a point;

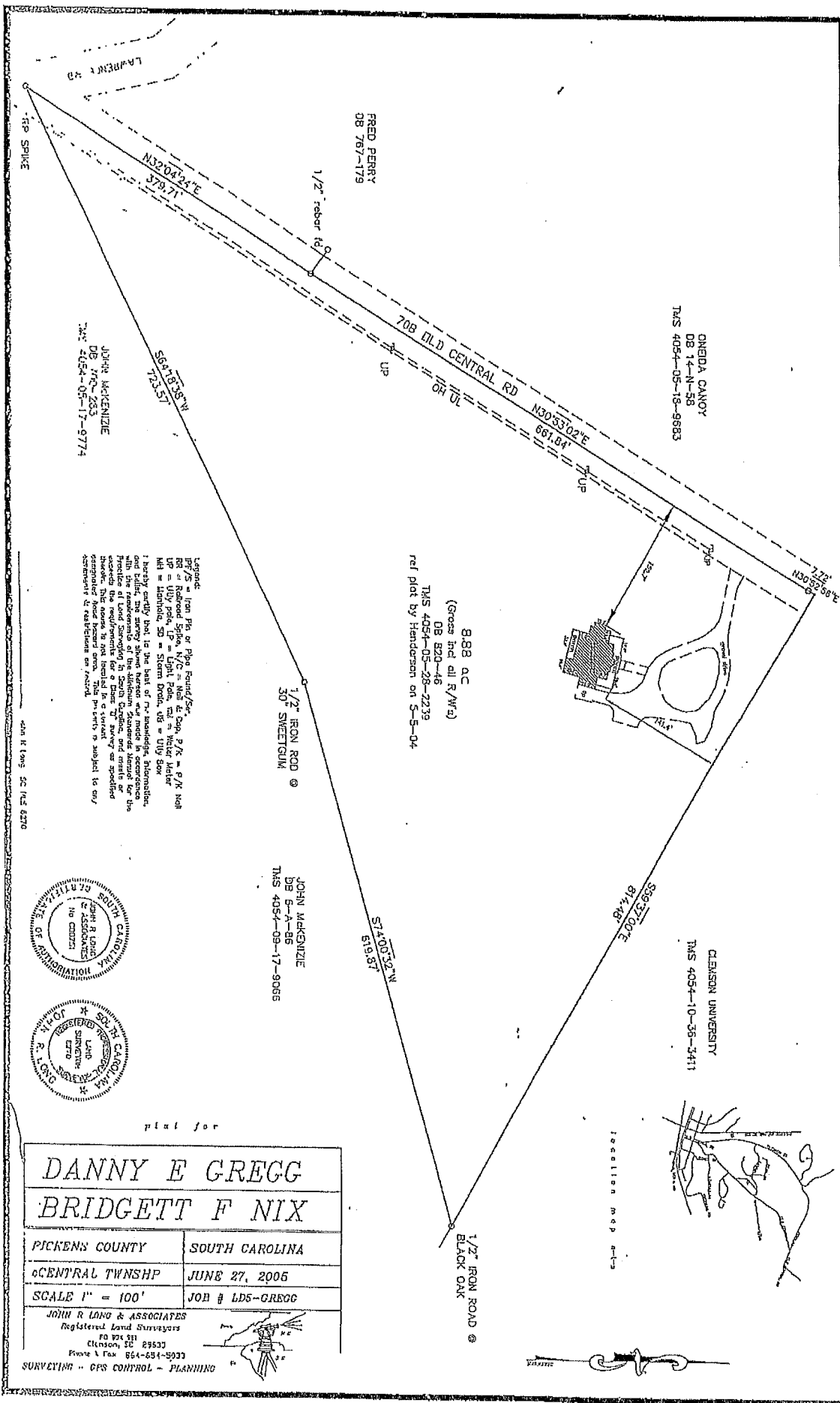
Thence N30°52'56"E, along the centerline of Old Central Road, a distance of 7.72' to a point;

Thence S59°37'00"E, a distance of 814.48' to a point;

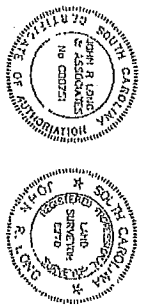
Thence S74°00'32"W, a distance of 619.87' to a point;

Thence S64°18'38"W, a distance of 723.57' to a point; said point being the **POINT OF BEGINNING**.

Exhibit "B"



Legend:
 P/F/S = Iron Peg or Pipe Found/Seen
 R/S = Railroad Spike, N/C = Nail & Cap, P/R = P/R Nail
 U/P = Utility pole, L/P = Light Pole, M = Meter Meter
 M = Masthead, S/P = Storm Pipe, U/S = Utility Sock
 1/2" Iron Rod = 1/2" Iron Rod
 30" Sweet Gum = 30" Sweet Gum
 This plat is subject to any amendments or restrictions on record.
 The survey was conducted in accordance with the provisions of the Uniform Standards and Practice of Land Surveying in South Carolina, and shall be subject to the provisions of the Uniform Standards and Practice of Land Surveying in South Carolina.



plat for
DANNY E GREGG
BRIDGETT F NIX

PICKENS COUNTY	SOUTH CAROLINA
CENTRAL TOWNSHIP	JUNE 27, 2005
SCALE 1" = 100'	JOB # LD5-GREGG

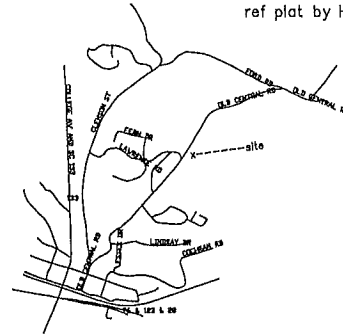
JOHN R LONG & ASSOCIATES
 Registered Land Surveyors
 PO BOX 28533
 Clemson, SC 29633
 Phone & Fax 864-654-5033
 SURVEYING - GPS CONTROL - PLANNING

ref plat by Henderson on 5-5-04

LEGEND:
 WM WATER VALVE, METER
 X FENCE
 UP POWER POLE
 MH SANITARY SEWER MANHOLE
 R/S REBAR SET (1/2")
 R/S/PP REBAR/PIPE FOUND
 — OVERHEAD ELECTRIC LINE
 LP LIGHT POLE

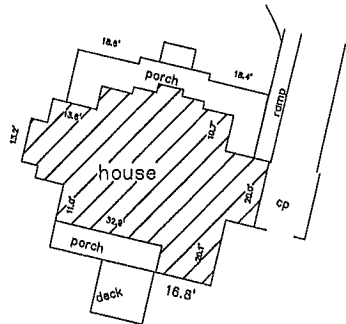
BOUNDARY LINE
 DASHED LINE
 SOLID LINE
 DASH-DOT LINE
 DASHED LINE
 SOLID LINE
 DASH-DOT LINE
 DASHED LINE
 SOLID LINE
 DASH-DOT LINE

● MARKS - COMMON ● MARKS - UNKNOWN



location map n-t-s

CLEMSON UNIVERSITY
TMS 4054-10-36-3411



HOUSE DETAIL

ONEIDA CANOY
DB 14-N-58
TMS 4054-05-18-9683

FRED PERRY
DB 767-179

JOHN MCKENZIE
DB 700-283
TMS 4054-05-17-9774

JOHN MCKENZIE
DB 6-A-86
TMS 4054-09-17-9066

- Legend:**
 I/P/S = Iron Pin or Pipe Found/Set,
 RR = Railroad Spike, N/C = Nail & Cap, P/X = P/X Nail
 UP = Uity pole, LP = Light Pole, WM = Water Meter
 MH = Manhole, SD = Storm Drain, UB = Uity Box

I hereby certify that to the best of my knowledge, information, and belief, the survey shown hereon was made in accordance with the requirements of the Minimum Standards Manual for the Practice of Land Surveying in South Carolina, and meets or exceeds the requirements for a Class 'D' survey as specified therein. This house is not located in a current designated flood hazard area. This property is subject to any easements & restrictions on record.

John R Long SC PLS 8270

388,789 Sq Ft
8.879 Ac.
(Gross Incl all R/W's)
DB 1050-230

TMS 4054-05-28-2239

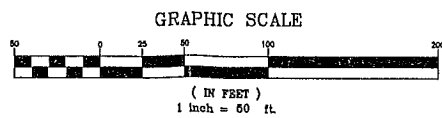
plat for

DANNY E GREGG
BRIDGETT F NIX

PICKENS COUNTY	SOUTH CAROLINA
CENTRAL TWSHSP	MAY 01, 2008
SCALE 1" = 50'	JOB # LDB-GREGG TOPO

JOHN R LONG & ASSOCIATES
 Registered Land Surveyors
 PO Box 951
 Clemson, SC 29633
 Phone & Fax 864-654-5033

SURVEYING - GPS CONTROL - PLANNING



MH
 TE= 729.1
 IE= 725.7
 OE= 725.5 (out)
 (END)

Owner / 24 hr Contact
 The Orchard at Clemson, LLC
 Todd Kennedy
 3527 Simpson Farm Drive
 Smyrna, GA 30080
 24 Hr. Contact
 Todd Kennedy
 (404) 456-3890

The Orchard at Clemson

Old Central Road
 Pickens County, South Carolina
 8.88 Acre Tract

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Beall & Co.
 Land Planning
 Landscape Architecture
 Site Engineering
 9651 Marx Hill Road
 Suite 1400
 Walkersville, Georgia 30677
 (706) 543-0907

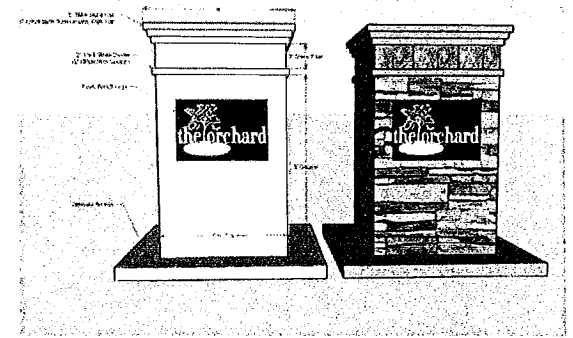
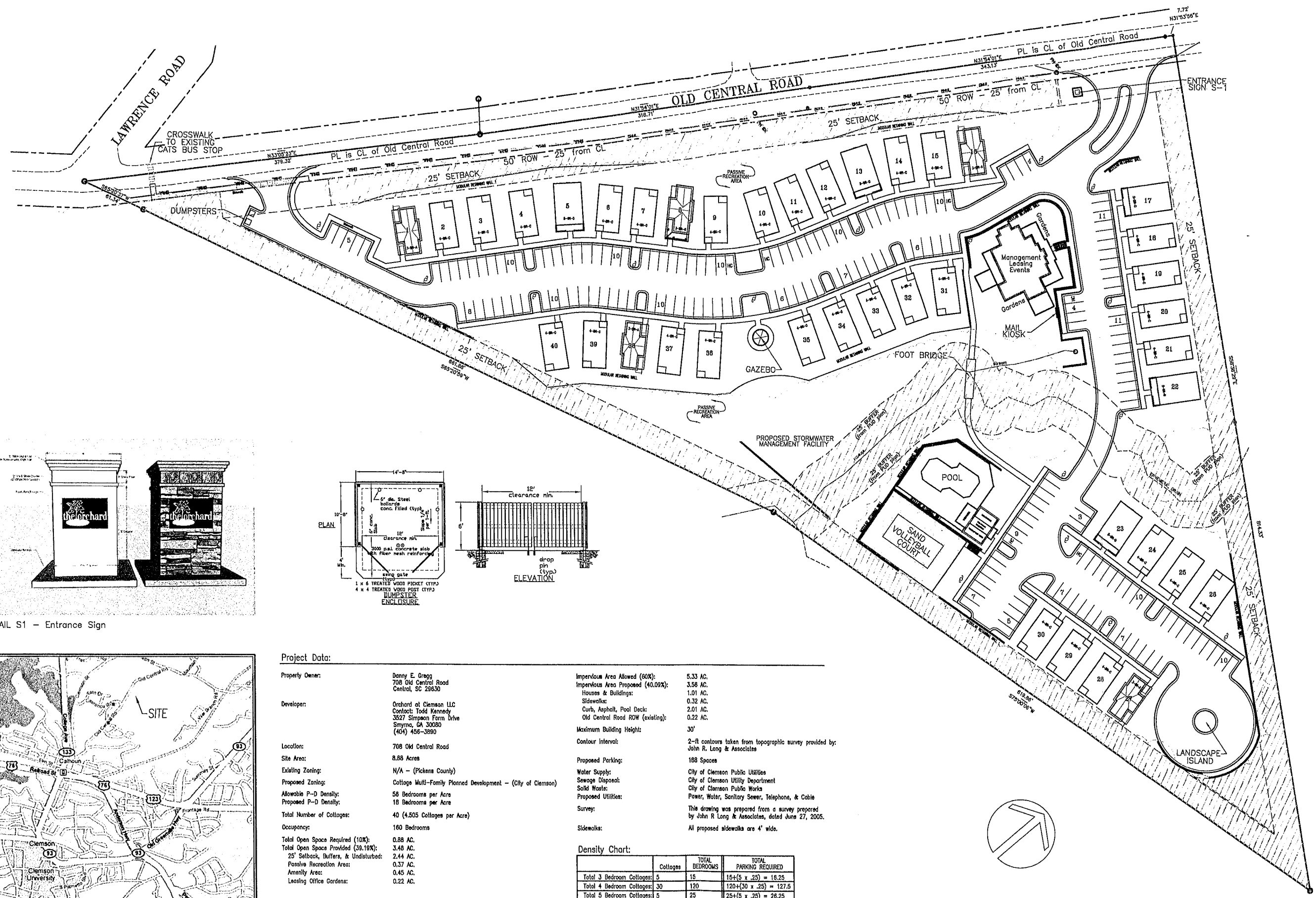
DATE	BY	REVISION
10-11-11	JK	1
11-11-11	JK	2
12-11-11	JK	3
01-11-12	JK	4
02-11-12	JK	5
03-11-12	JK	6
04-11-12	JK	7
05-11-12	JK	8
06-11-12	JK	9
07-11-12	JK	10
08-11-12	JK	11
09-11-12	JK	12
10-11-12	JK	13
11-11-12	JK	14
12-11-12	JK	15
01-11-13	JK	16
02-11-13	JK	17
03-11-13	JK	18
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06-11-14	JK	33
07-11-14	JK	34
08-11-14	JK	35
09-11-14	JK	36
10-11-14	JK	37
11-11-14	JK	38
12-11-14	JK	39
01-11-15	JK	40

P-D Site Master Plan Exhibit "C"

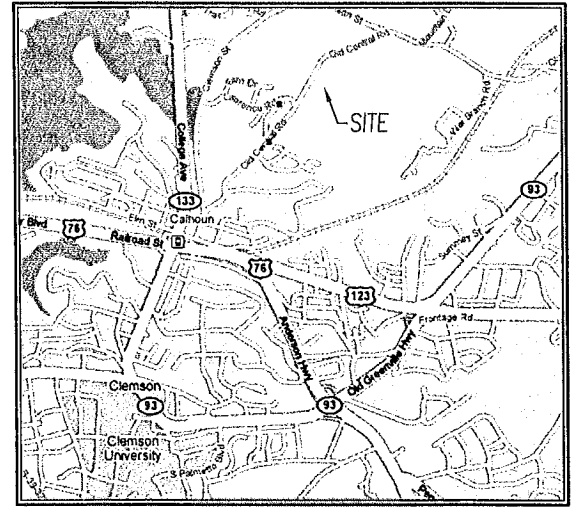
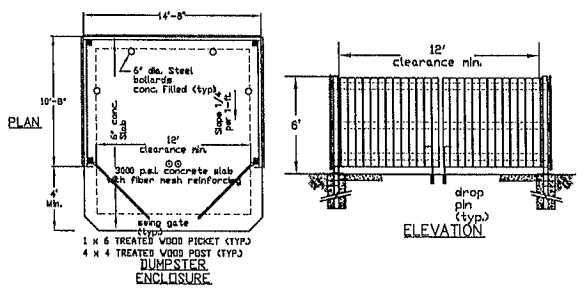
Job 11-001
 Date 03-30-2011

SP1

NOT RELEASED FOR CONSTRUCTION



DETAIL S1 - Entrance Sign
 NTS



Project Data:

Property Owner: Danny E. Cragg
 708 Old Central Road
 Central, SC 29630

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

Location: 708 Old Central Road

Site Area: 8.88 Acres

Existing Zoning: N/A - (Pickens County)

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

Allowable P-D Density: 58 Bedrooms per Acre
Proposed P-D Density: 18 Bedrooms per Acre

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

Occupancy: 180 Bedrooms

Total Open Space Required (10%): 0.88 AC.
Total Open Space Provided (39.19%): 3.48 AC.
25' Setback, Buffers, & Undisturbed: 2.44 AC.
Passive Recreation Area: 0.37 AC.
Amenity Area: 0.45 AC.
Leasing Office Gardens: 0.22 AC.

Impervious Area Allowed (60%): 5.33 AC.
Impervious Area Proposed (40.09%): 3.58 AC.

Houses & Buildings: 1.01 AC.
Sidewalks: 0.32 AC.
Curbs, Asphalt, Pool Deck: 2.01 AC.
Old Central Road ROW (existing): 0.22 AC.

Maximum Building Height: 30'

Contour Interval: 2-ft contours taken from topographic survey provided by John R. Long & Associates

Proposed Parking: 188 Spaces

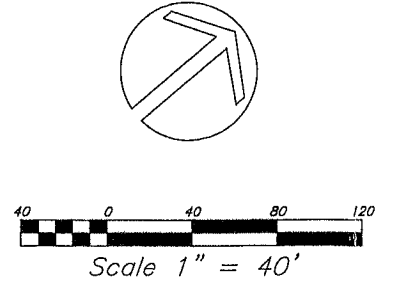
Water Supply: City of Clemson Public Utilities
Sewage Disposal: City of Clemson Utility Department
Solid Waste: City of Clemson Public Works
Proposed Utilities: Power, Water, Sanitary Sewer, Telephone, & Cable

Survey: This drawing was prepared from a survey prepared by John R. Long & Associates, dated June 27, 2005.

Sidewalks: All proposed sidewalks are 4' wide.

Density Chart:

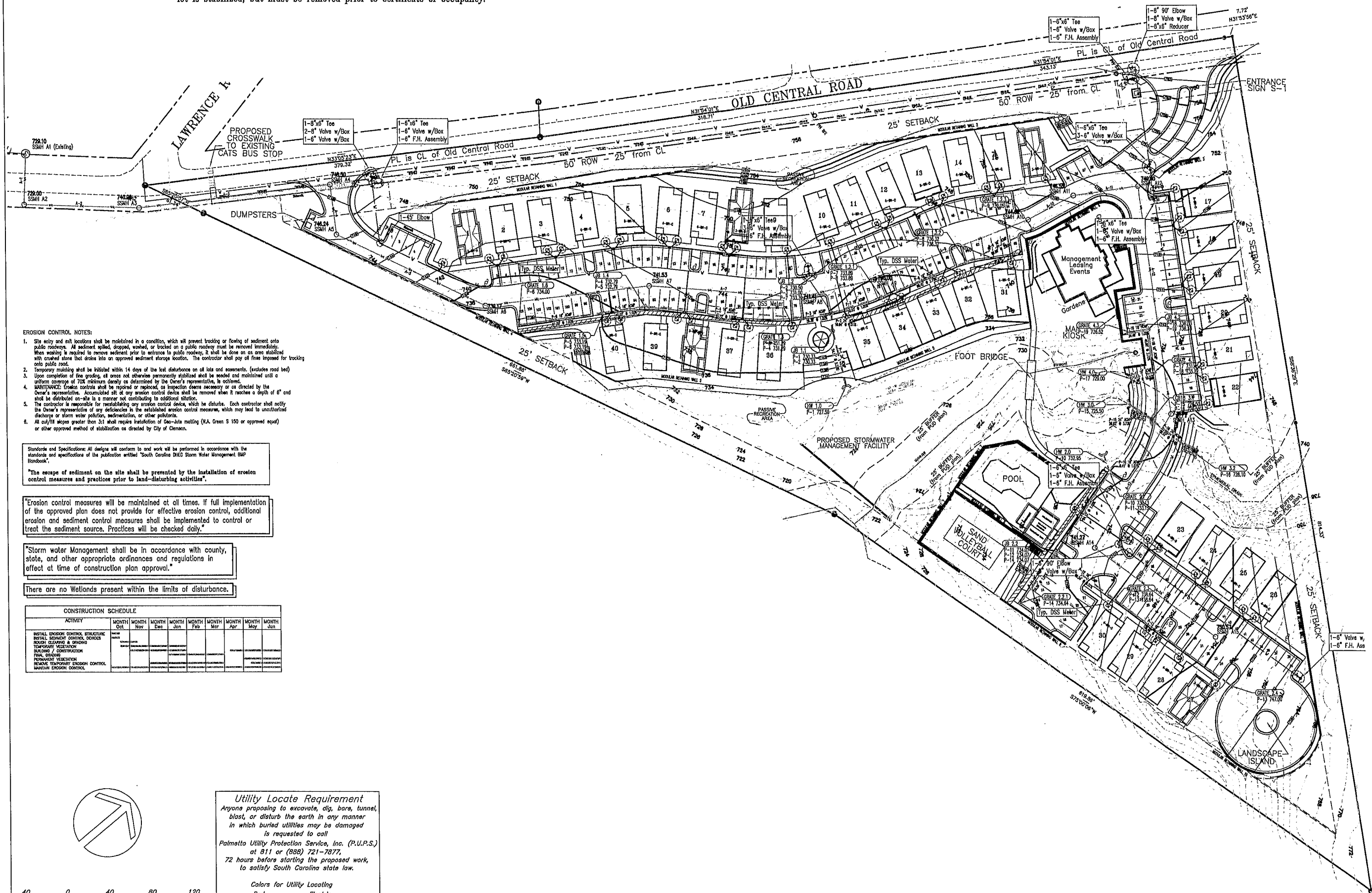
	Cottages	TOTAL BEDROOMS	TOTAL PARKING REQUIRED
Total 3 Bedroom Cottages:	5	15	15+(5 x .25) = 16.25
Total 4 Bedroom Cottages:	30	120	120+(30 x .25) = 127.5
Total 5 Bedroom Cottages:	5	25	25+(5 x .25) = 26.25
Total Required Parking:			170 Spaces
Totals:	40	160	Total = 180 Spaces



∅ - Proposed Street Light

PHASE 3 - FINAL STABILIZATION--(post home construction)

*Note-Any silt fence needed to control sediment on individual lots to remain until lot is stabilized, but must be removed prior to certificate of occupancy.



- EROSION CONTROL NOTES:**
1. Site entry and exit locations shall be established in a condition, which will prevent tracking or flowing of sediment onto public roadways. All sediment spilled, dropped, washed, or tracked on a public roadway must be removed immediately. When washing is required to remove sediment prior to entrance to public roadway, it shall be done on an area stabilized with crushed stone that drains into an approved sediment storage location. The contractor shall pay all fines imposed for tracking onto public road.
 2. Temporary mulching shall be initiated within 14 days of the last disturbance on all lots and easements, (includes road bed)
 3. Upon completion of site grading, all areas not otherwise permanently stabilized shall be seeded and maintained until a uniform coverage of 70% minimum density as determined by the Owner's representative, is obtained.
 4. MAINTENANCE: Erosion controls shall be repaired or replaced, as inspection seems necessary or as directed by the Owner's representative. Accumulated silt at any erosion control device shall be removed when it reaches a depth of 6" and shall be distributed on-site in a manner not contributing to additional siltation.
 5. The contractor is responsible for reestablishing any erosion control device, which he disturbs. Each contractor shall notify the Owner's representative of any deficiencies in the established erosion control measures, which may lead to unauthorized discharge or storm water pollution, sedimentation, or other pollutants.
 6. All cut/fill slopes greater than 3:1 shall require installation of Geo-Jute matting (N.A. Green S 150 or approved equal) or other approved method of stabilization as directed by City of Clemson.

Standards and Specifications: All designs will conform to and work will be performed in accordance with the standards and specifications of the publication entitled "South Carolina DCEO Storm Water Management BMP Handbook".

"The escape of sediment on the site shall be prevented by the installation of erosion control measures and practices prior to land-disturbing activities."

"Erosion control measures will be maintained at all times, if full implementation of the approved plan does not provide for effective erosion control, additional erosion and sediment control measures shall be implemented to control or treat the sediment source. Practices will be checked daily."

"Storm water Management shall be in accordance with county, state, and other appropriate ordinances and regulations in effect at time of construction plan approval."

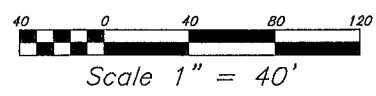
There are no Wetlands present within the limits of disturbance.

CONSTRUCTION SCHEDULE

ACTIVITY	MONTH	MONTH	MONTH	MONTH	MONTH	MONTH	MONTH	MONTH	MONTH	MONTH
	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	
INSTALL EROSION CONTROL STRUCTURES										
INSTALL SEDIMENT CONTROL DEVICES										
ROUGH CLEARING & GRADING										
TEMPORARY VEGETATION										
BUILDING CONSTRUCTION										
FINAL GRADING										
PERMANENT VEGETATION										
REMOVE TEMPORARY EROSION CONTROL										
MAINTAIN EROSION CONTROL										

Utility Locate Requirement
 Anyone proposing to excavate, dig, bore, tunnel, blast, or disturb the earth in any manner in which buried utilities may be damaged is requested to call
 Palmetto Utility Protection Service, Inc. (P.U.P.S.)
 at 811 or (888) 721-7877,
 72 hours before starting the proposed work,
 to satisfy South Carolina state law.

Colors for Utility Locating
 Red Electric
 Yellow Gas/Oil
 Blue Water
 Green Sewer
 Orange Phone/Comm.



Owner / 24 hr Contact
 The Orchard at Clemson, LLC
 3927 Simpson Farm Drive
 Swayana, GA 30080
 24 Hr. Contact
 Todd Conner
 (604) 456-3896

The Orchard at Clemson
 Old Central Road
 Pickens County, South Carolina
 8.88 Acre Tract

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Beall & Co.
 Lead Planning
 Landscape Architecture
 Site Engineering
 3651 Ware Hill Road
 Suite 1400
 Walkeville, Georgia 30077
 (706) 543-0907

DATE	BY	REVISION

Grading & Drainage Plan
 Exhibit "D"

Job 08-033
 Date 04-22-2008

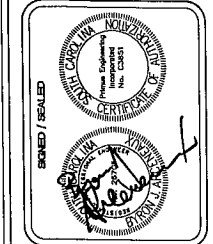
GP1

NOT RELEASED FOR CONSTRUCTION

PREPARED BY
PRIMUS
 LANDSCAPE ARCHITECTS, P.C.
 PO BOX 1523
 Downsville, Georgia 30534
 Byron J. Arceneaux, P.E.
 (678) 858-3842
 (678) 261-6425

DESIGNED BY:
 Orchard - Clemson LLC
 BUILT BY:
 Kennedy Contracting, Inc.
 24 HOUR CONTACT:
 Todd Kennedy
 5087 Simpson Farm Drive
 Baynes, GA 30006
 (404) 454-3900

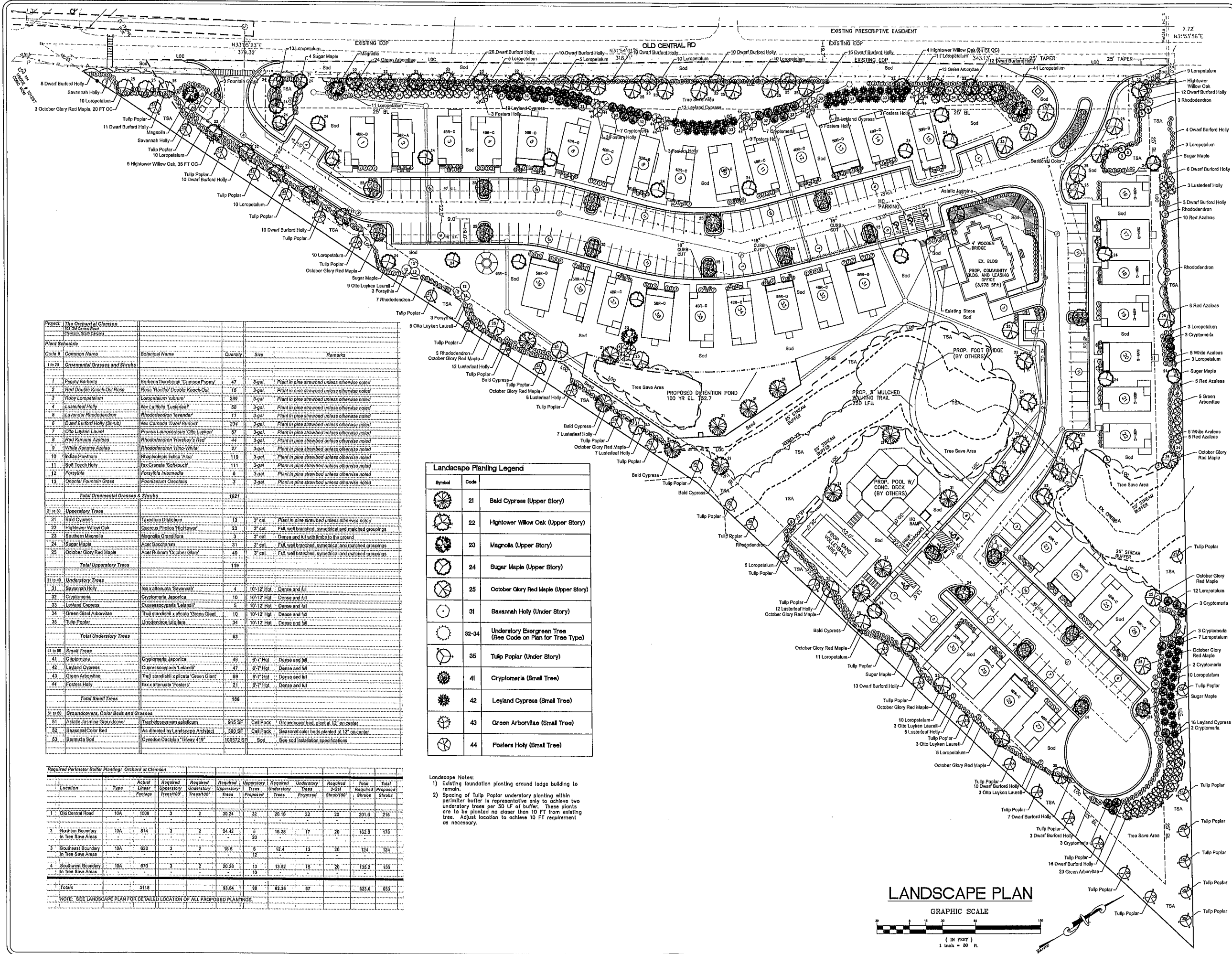
The Orchard at Clemson
 A Student Cottage Mixed Use Development
 708 Old Central Road
 Clemson, South Carolina
Landscape Plan



Beall & Company
 Land Planning
 Landscape Architecture
 Site Engineering
 3651 Mars Hill Road
 Suite 1400
 Walkeville, Ga. 30877
 (706) 543-0807

DATE	REVISION
10-22-11	1-50-11
11-14-11	1-50-11

DRY BY: BJA/KAB
 DESIGNED BY: BJA/KAB
 CHECKED BY: BJA/KAB
 SHEET



Code #	Common Name	Botanical Name	Quantity	Size	Remarks
1 to 30 Ornamental Grasses and Shrubs					
1	Pygmy Barbary	Berberis thunbergii 'Crimson Pygmy'	47	3-gal.	Plant in pine straw bed unless otherwise noted
2	Red Double Knock-Out Rose	Rosa 'Raidio' Double Knock-Out	16	3-gal.	Plant in pine straw bed unless otherwise noted
3	Ruby Loropetalum	Loropetalum 'yulstun'	280	3-gal.	Plant in pine straw bed unless otherwise noted
4	Lusterleaf Holly	Ilex latifolia 'Lusterleaf'	58	3-gal.	Plant in pine straw bed unless otherwise noted
5	Lavender Rhododendron	Rhododendron 'lavender'	17	3-gal.	Plant in pine straw bed unless otherwise noted
6	Dwarf Burford Holly (Shrub)	Ilex cornuta 'Dwarf Burford'	234	3-gal.	Plant in pine straw bed unless otherwise noted
7	Otto Luyken Laurel	Prunus laurocarpus 'Otto Luyken'	57	3-gal.	Plant in pine straw bed unless otherwise noted
8	Red Kurume Azaleas	Rhododendron 'Kurume Red'	44	3-gal.	Plant in pine straw bed unless otherwise noted
9	White Kurume Azaleas	Rhododendron 'Kurume White'	22	3-gal.	Plant in pine straw bed unless otherwise noted
10	Indian Hawthorn	Raphiolepis indica 'Alba'	119	3-gal.	Plant in pine straw bed unless otherwise noted
11	Soft Touch Holly	Ilex crenata 'Soft Touch'	111	3-gal.	Plant in pine straw bed unless otherwise noted
12	Forsythia	Forsythia kilmadina	6	3-gal.	Plant in pine straw bed unless otherwise noted
13	Ornamental Fountain Grass	Pennisetum cerasifolia	3	3-gal.	Plant in pine straw bed unless otherwise noted
Total Ornamental Grasses & Shrubs			1021		
31 to 40 Upperstory Trees					
21	Bald Cypress	Taxodium distichum	13	3' cal.	Plant in pine straw bed unless otherwise noted
22	Hightower Willow Oak	Quercus phellos 'Hightower'	23	3' cal.	Full, well branched, symmetrical and matched groundsize
23	Southern Magnolia	Magnolia grandiflora	3	3' cal.	Dense and full with limbs to the ground
24	Sugar Maple	Acer saccharum	31	3' cal.	Full, well branched, symmetrical and matched groundsize
25	October Glory Red Maple	Acer rubrum 'October Glory'	49	3' cal.	Full, well branched, symmetrical and matched groundsize
Total Upperstory Trees			119		
41 to 50 Understory Trees					
31	Savannah Holly	Ilex x attenuata 'Savannah'	4	10-12' Hgt.	Dense and full
32	Cryptomeria	Cryptomeria japonica	10	10-12' Hgt.	Dense and full
33	Leyland Cypress	Cupressocyparis 'Lelandii'	6	10-12' Hgt.	Dense and full
34	Green Giant Arborvitae	Thuja standishii x plicata 'Green Giant'	10	10-12' Hgt.	Dense and full
35	Tulip Poplar	Liriodendron tulipifera	34	10-12' Hgt.	Dense and full
Total Understory Trees			63		
51 to 60 Small Trees					
41	Cypripedium	Cypripedium japonica	49	6-7' Hgt.	Dense and full
42	Leyland Cypress	Cupressocyparis 'Lelandii'	47	6-7' Hgt.	Dense and full
43	Green Arborvitae	Thuja standishii x plicata 'Green Giant'	89	6-7' Hgt.	Dense and full
44	Fosters Holly	Ilex x attenuata 'Fosters'	21	6-7' Hgt.	Dense and full
Total Small Trees			186		
61 to 80 Groundcovers, Color Beds and Grasses					
61	Asiatic Jasmine Groundcover	Trachelium asiaticum	916 SF	3" Cal. Plank.	Groundcover with 60% in 1" on center
62	Seasonal Color Bed	As directed by Landscape Architect	380 SF	3" Cal. Plank.	Seasonal color beds planted at 12" on center
63	Bermuda Sod	Cymbopogon dactyloides 'Turfway 419'	100972.9	Sod	See sod installation specifications

Landscape Planting Legend

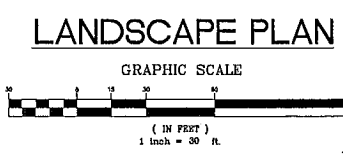
Symbol	Code	Description
(Symbol)	21	Bald Cypress (Upper Story)
(Symbol)	22	Hightower Willow Oak (Upper Story)
(Symbol)	23	Magnolia (Upper Story)
(Symbol)	24	Sugar Maple (Upper Story)
(Symbol)	25	October Glory Red Maple (Upper Story)
(Symbol)	31	Savannah Holly (Under Story)
(Symbol)	32-34	Understory Evergreen Tree (See Code on Plan for Tree Type)
(Symbol)	35	Tulip Poplar (Under Story)
(Symbol)	41	Cryptomeria (Small Tree)
(Symbol)	42	Leyland Cypress (Small Tree)
(Symbol)	43	Green Arborvitae (Small Tree)
(Symbol)	44	Fosters Holly (Small Tree)

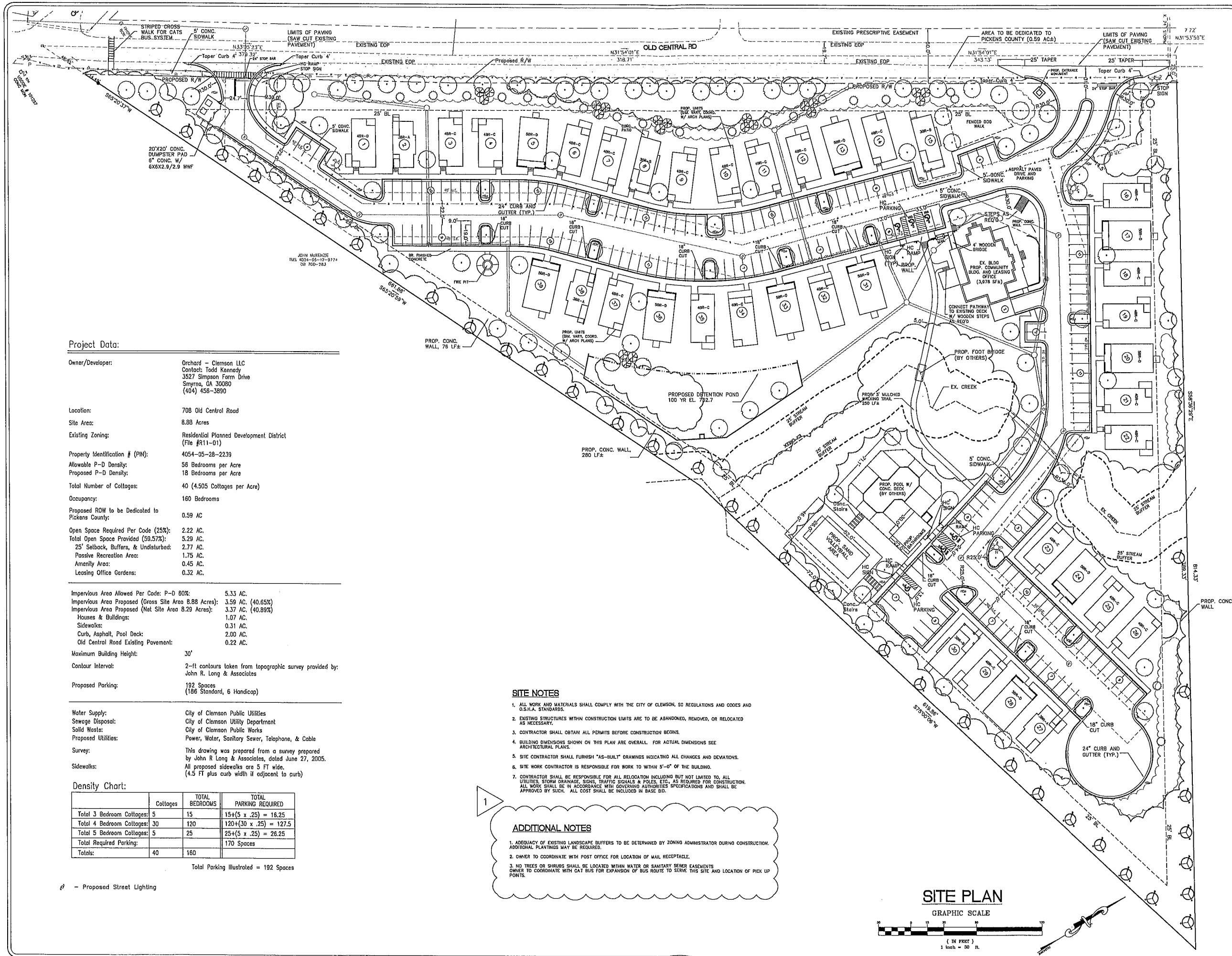
Required Perimeter Buffer Planting: Orchard at Clemson

Location	Type	Actual Linear Footage	Required Upperstory Trees/100'	Required Understory Trees/100'	Required Small Trees/100'	Upperstory Trees Proposed	Understory Trees Proposed	Small Trees Proposed	Total Required	Total Proposed	
1 Old Central Road	10A	1006	3	2	30.24	32	20.10	22	20	201.8	216
2 Northern Boundary in Tree Save Areas	10A	814	3	2	24.42	5	16.28	17	20	162.8	178
3 Southeast Boundary in Tree Save Areas	10A	620	3	2	18.6	6	12.4	13	20	124	124
4 Southwest Boundary in Tree Save Areas	10A	678	3	2	20.28	13	13.32	15	20	136.2	138
Totals		3118			83.64	58	62.36	67	80	623.6	656

NOTE: SEE LANDSCAPE PLAN FOR DETAILED LOCATION OF ALL PROPOSED PLANTINGS.

Landscape Notes:
 1) Existing foundation planting around lodge building to remain.
 2) Spacing of Tulip Poplar understory planting within perimeter buffer is representative only to achieve two understory trees per 50 LF of buffer. These plants are to be planted no closer than 10 FT from existing tree. Adjust location to achieve 10 FT requirement as necessary.





Project Data:

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

Location: 708 Old Central Road

Site Area: 8.88 Acres

Existing Zoning: Residential Planned Development District
 (File #R11-01)

Property Identification # (PIN): 4054-05-28-2239

Allowable P-D Density: 58 Bedrooms per Acre
Proposed P-D Density: 18 Bedrooms per Acre

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

Occupancy: 160 Bedrooms

Proposed ROW to be Dedicated to Pickens County: 0.59 AC

Open Space Required Per Code (25%): 2.22 AC.
Total Open Space Provided (59.57%): 5.29 AC.
25' Setback, Buffers, & Undisturbed: 2.77 AC.
Passive Recreation Area: 1.75 AC.
Amenity Area: 0.45 AC.
Leasing Office Gardens: 0.32 AC.

Impervious Area Allowed Per Code: P-D 80%: 5.33 AC.
Impervious Area Proposed (Gross Site Area 8.88 Acres): 3.59 AC. (40.65%)
Impervious Area Proposed (Net Site Area 8.29 Acres): 3.37 AC. (40.89%)

Houses & Buildings: 1.07 AC.
Sidewalks: 0.31 AC.
Curb, Asphalt, Pool Deck: 2.00 AC.
Old Central Road Existing Pavement: 0.22 AC.

Maximum Building Height: 30'

Contour Interval: 2-ft contours taken from topographic survey provided by: John R. Long & Associates

Proposed Parking: 192 Spaces
 (186 Standard, 6 Handicap)

Water Supply: City of Clemson Public Utilities
Sewage Disposal: City of Clemson Utility Department
Solid Waste: City of Clemson Public Works
Proposed Utilities: Power, Water, Sanitary Sewer, Telephone, & Cable

Survey: This drawing was prepared from a survey prepared by John R. Long & Associates, dated June 27, 2005.
Sidewalks: All proposed sidewalks are 5 FT wide, (4.5 FT plus curb width if adjacent to curb)

Density Chart:

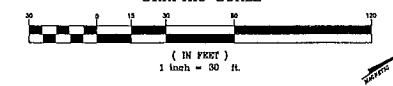
	Cottages	TOTAL BEDROOMS	TOTAL PARKING REQUIRED
Total 3 Bedroom Cottages:	5	15	15+(5 x .25) = 16.25
Total 4 Bedroom Cottages:	30	120	120+(30 x .25) = 127.5
Total 5 Bedroom Cottages:	5	25	25+(5 x .25) = 26.25
Total Required Parking:			170 Spaces
Totals:	40	160	

Total Parking Illustrated = 192 Spaces

- SITE NOTES**
- ALL WORK AND MATERIALS SHALL COMPLY WITH THE CITY OF CLEMSON, SC REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
 - EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED, OR RELOCATED AS NECESSARY.
 - CONTRACTOR SHALL OBTAIN ALL PERMITS BEFORE CONSTRUCTION BEGINS.
 - BUILDING DIMENSIONS SHOWN ON THIS PLAN ARE OVERALL. FOR ACTUAL DIMENSIONS SEE ARCHITECTURAL PLANS.
 - SITE CONTRACTOR SHALL FURNISH "AS-BUILT" DRAWINGS INDICATING ALL CHANGES AND DEVIATIONS.
 - SITE WORK CONTRACTOR IS RESPONSIBLE FOR WORK TO WITHIN 5'-0" OF THE BUILDING.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATION INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC., AS REQUIRED FOR CONSTRUCTION. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.

- ADDITIONAL NOTES**
- ADEQUACY OF EXISTING LANDSCAPE BUFFERS TO BE DETERMINED BY ZONING ADMINISTRATOR DURING CONSTRUCTION. ADDITIONAL PLANTINGS MAY BE REQUIRED.
 - OWNER TO COORDINATE WITH POST OFFICE FOR LOCATION OF MAIL RECEPTACLE.
 - NO TREES OR SHRUBS SHALL BE LOCATED WITHIN WATER OR SANITARY SEWER EASEMENTS. OWNER TO COORDINATE WITH CAT BUS FOR EXPANSION OF BUS ROUTE TO SERVE THIS SITE AND LOCATION OF PICK UP POINTS.

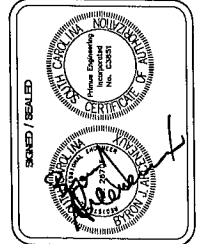
SITE PLAN
 GRAPHIC SCALE



PREPARED BY
PRIMUS
 ENGINEERING, INC.
 PO BOX 1523
 Downsville, Georgia 30534
 (706) 858-3842
 (706) 261-6425

DEVELOPER: Orchard - Clemson LLC
 BUILDER: Kennedy Contracting, Inc.
 24 HOUR CONTACT: Todd Kennedy
 3527 Simpson Farm Drive
 Smyrna, GA 30080
 (404) 456-3890

The Orchard at Clemson
 A Student Cottage Mixed Use Development
 708 Old Central Road
 Clemson, South Carolina
SITE PLAN



Beall & Company
 Land Planning
 Landscape Architecture
 Site Engineering
 3651 Mars Hill Road
 Suite 1400
 Walkersville, Ga. 30897
 (706) 643-0907

DATE	REVISION
11-14-11	1
1-20-12	2

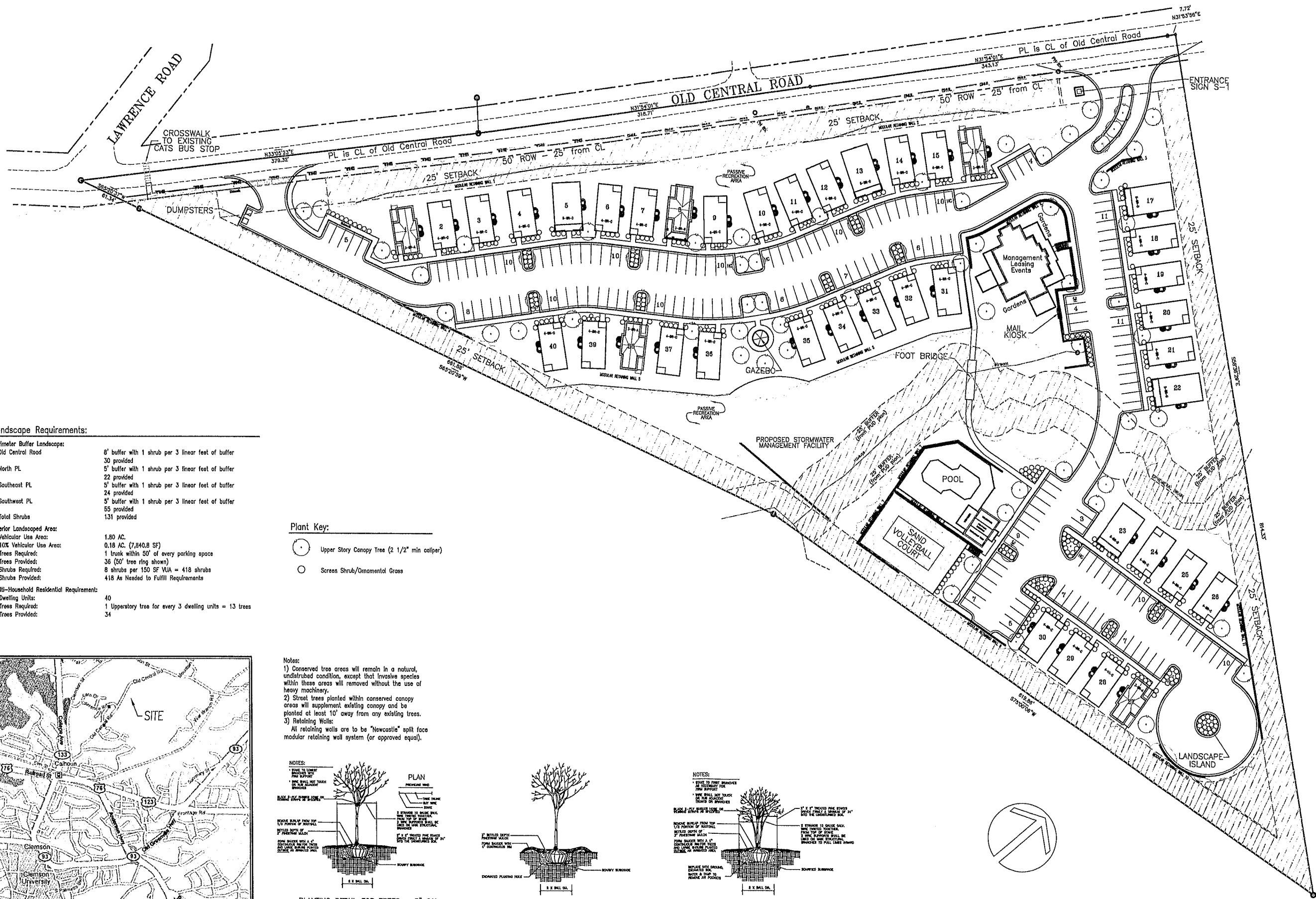
ADDRESS: 708 OLD CENTRAL RD, CLEMSON, SC 29634
 SHEET 14 OF 14

DATE: 11-14-11
 DRAWN BY: BJA/KAD
 DESIGNED BY: BJA/KAD
 CHECKED BY: BJA/KAD
 SHEET

3

Job: 11-001
 NOT RELEASED FOR CONSTRUCTION

⦿ - Proposed Street Lighting



Landscape Requirements:

Perimeter Buffer Landscapes:	
Old Central Road	8' buffer with 1 shrub per 3 linear feet of buffer 30 provided
North PL	5' buffer with 1 shrub per 3 linear feet of buffer 22 provided
Southeast PL	5' buffer with 1 shrub per 3 linear feet of buffer 24 provided
Southwest PL	5' buffer with 1 shrub per 3 linear feet of buffer 55 provided
Total Shrubs	131 provided
Interior Landscaped Area:	
Vehicular Use Area:	1.80 AC.
10% Vehicular Use Area:	0.18 AC. (7,840.8 SF)
Trees Required:	1 trunk within 50' of every parking space
Trees Provided:	36 (50' tree ring shown)
Shrubs Required:	8 shrubs per 150 SF VUA = 418 shrubs
Shrubs Provided:	418 As Needed to Fulfill Requirements
Multi-Household Residential Requirement:	
Dwelling Units:	40
Trees Required:	1 Uppercanopy tree for every 3 dwelling units = 13 trees
Trees Provided:	34

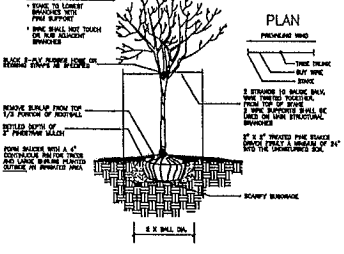
Plant Key:

- Upper Story Canopy Tree (2 1/2" min caliper)
- Screen Shrub/Ornamental Grass

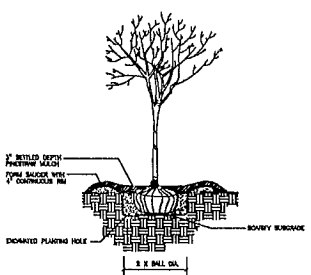
NOTES:

- 1) Conserved tree areas will remain in a natural, undisturbed condition, except that invasive species within these areas will be removed without the use of heavy machinery.
- 2) Street trees planted within conserved canopy areas will supplement existing canopy and be planted at least 10' away from any existing trees.
- 3) Retaining Walls:
All retaining walls are to be "Newcastle" split face modular retaining wall system (or approved equal).

NOTES:

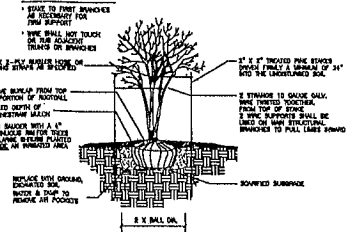


PLANTING DETAIL FOR TREES < 3" CAL.
NOT TO SCALE

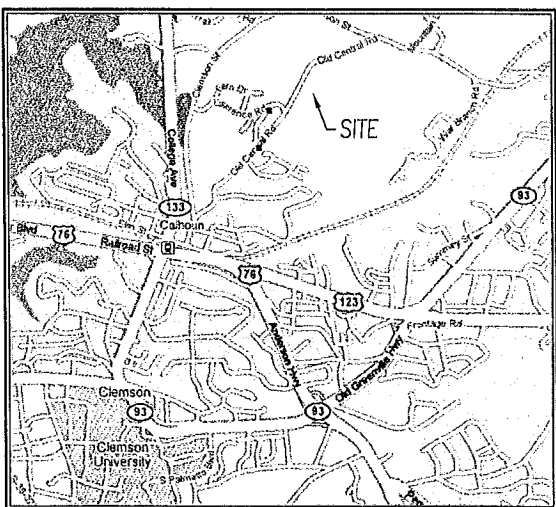


PLANT SAUCER
NOT TO SCALE

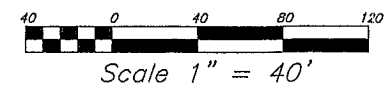
NOTES:



MULTI-TRUNK TREE STAKING
NOT TO SCALE



Site Location Map
Scale: 1" = 2000



Scale 1" = 40'

Owner / 24 hr Contact
The Orchard at Clemson, LLC
Todd Kennedy
3527 Simpson Farm Drive
Smyrna, GA 30080
24 Hr. Contact
Todd Kennedy
(404) 456-3890

The Orchard at Clemson

Old Central Road
Pickens County, South Carolina
8.88 Acre Tract

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Beall & Co.
Land Planning
Landscape Architecture
Site Engineering
3651 Maze Hill Road
Suite 1400
Watkinsville, Georgia 30677
(706) 645-1907

DATE	11-11-11
BY	J. Beall
REVISION	
NO.	1
DESCRIPTION	

Landscape Plan Exhibit "E"

Job 11-001
Date 04-19-2011

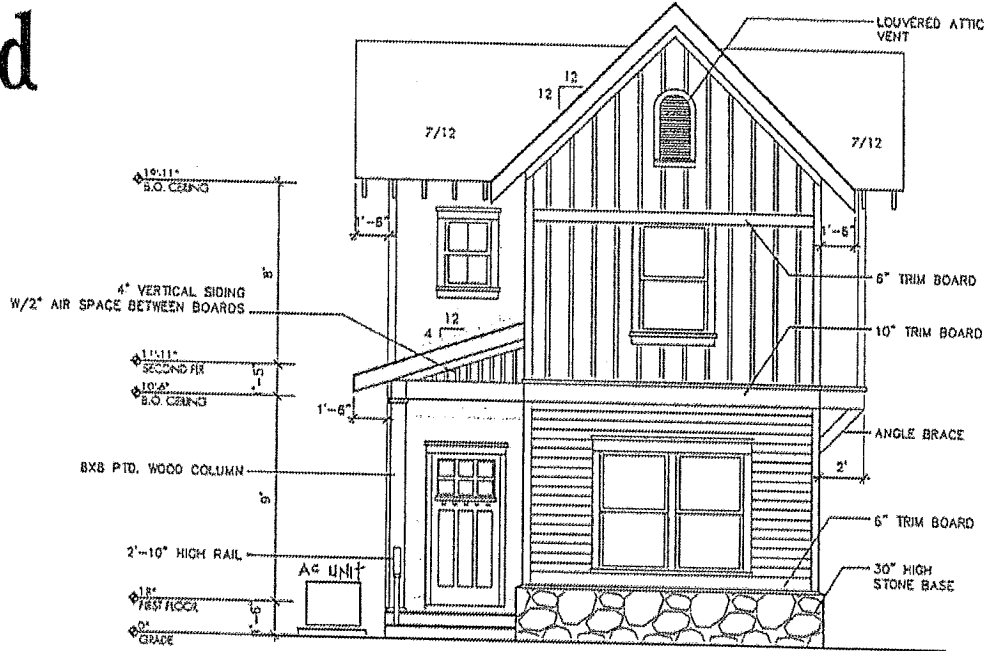
LP1

NOT RELEASED FOR CONSTRUCTION

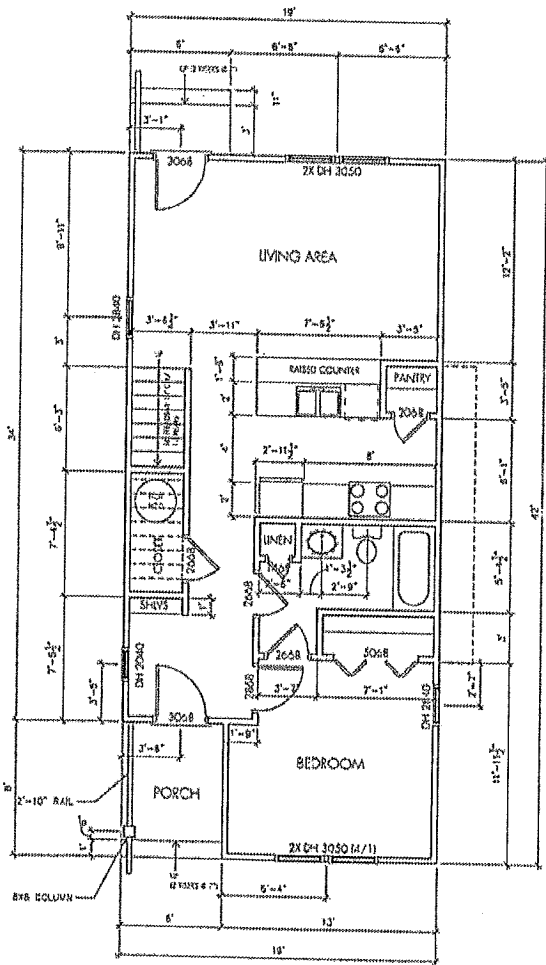


Unit "A" Floor Plans
and Elevation

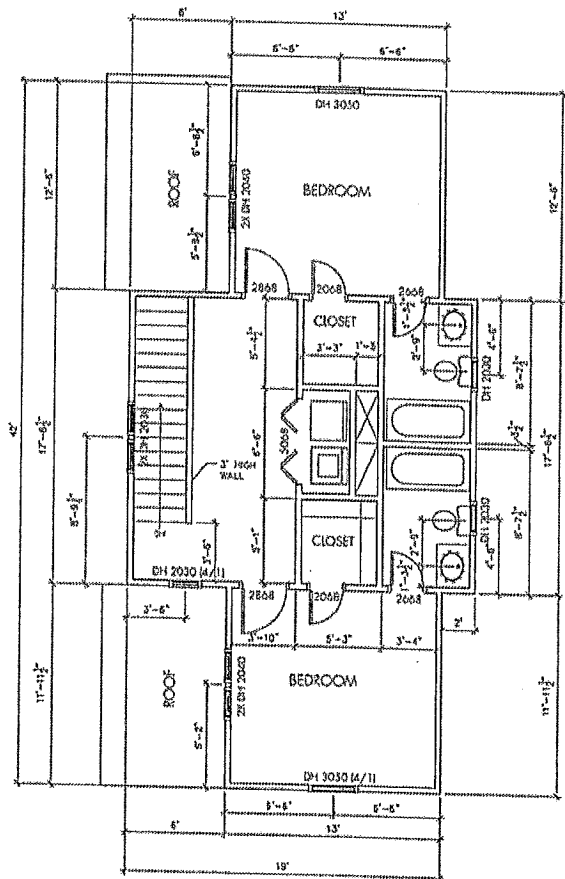
Exhibit "F"



Front Elevation "A"



1st Floor Plan
690 SQ. FT.

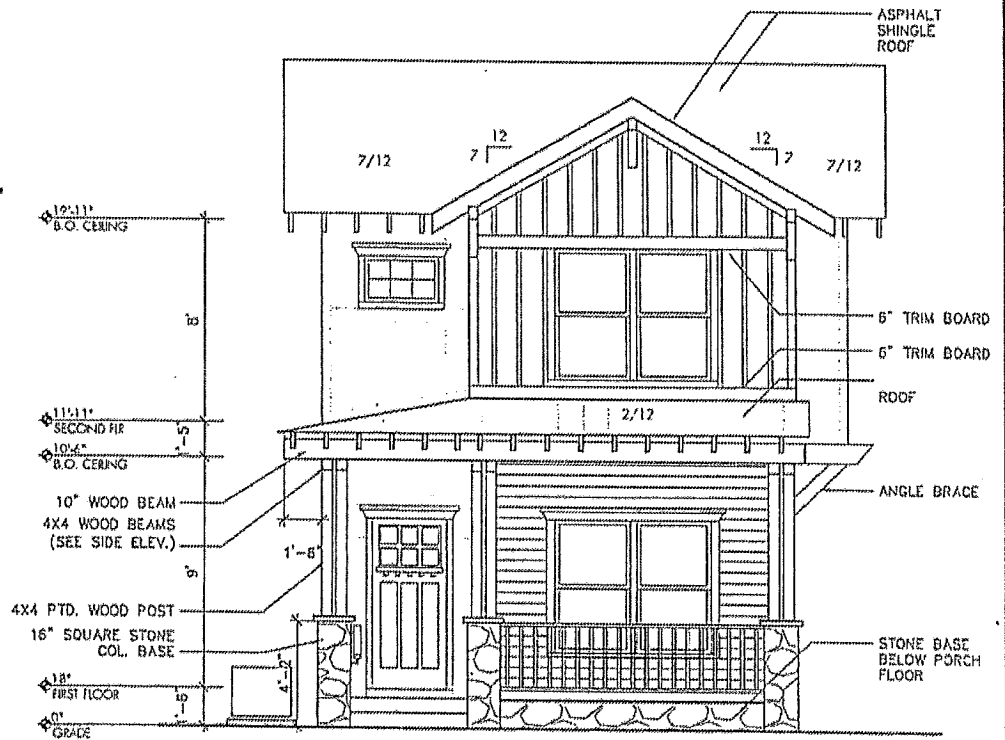


2nd Floor Plan
651 SQ. FT.

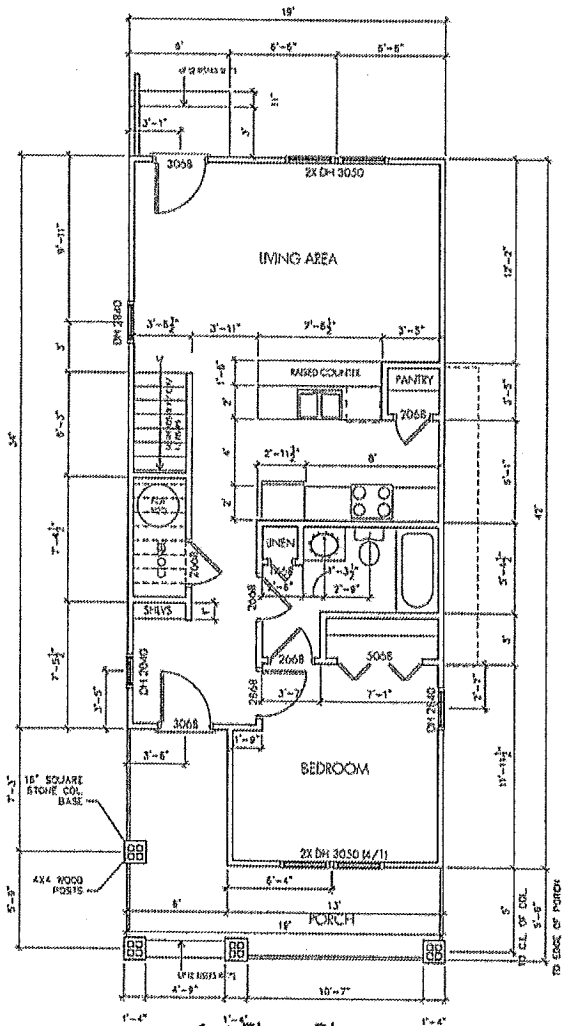


Unit "B" Floor Plans
and Elevation

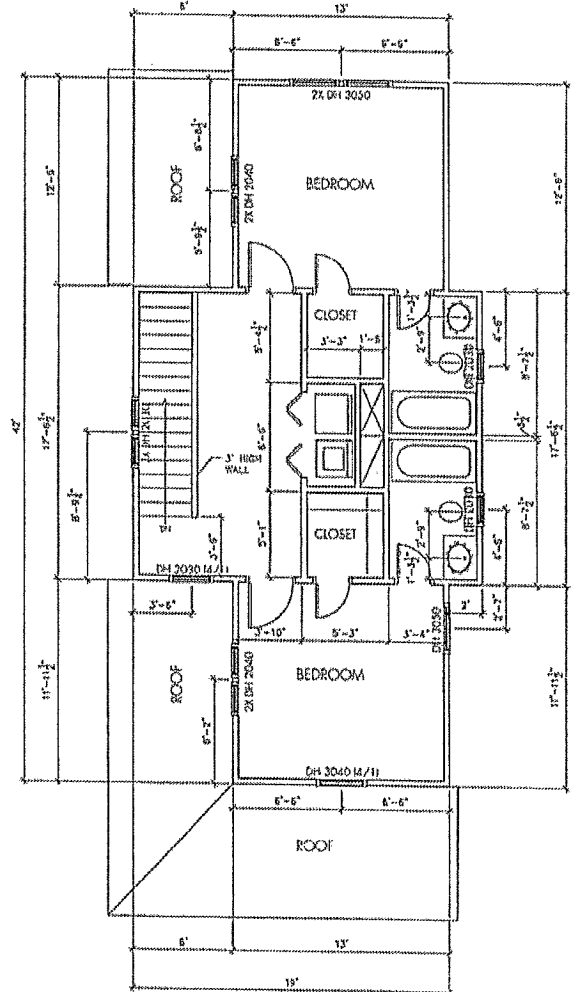
Exhibit "G"



Front Elevation "B"



1st Floor Plan
690 SQ. FT.



2nd Floor Plan
651 SQ. FT.

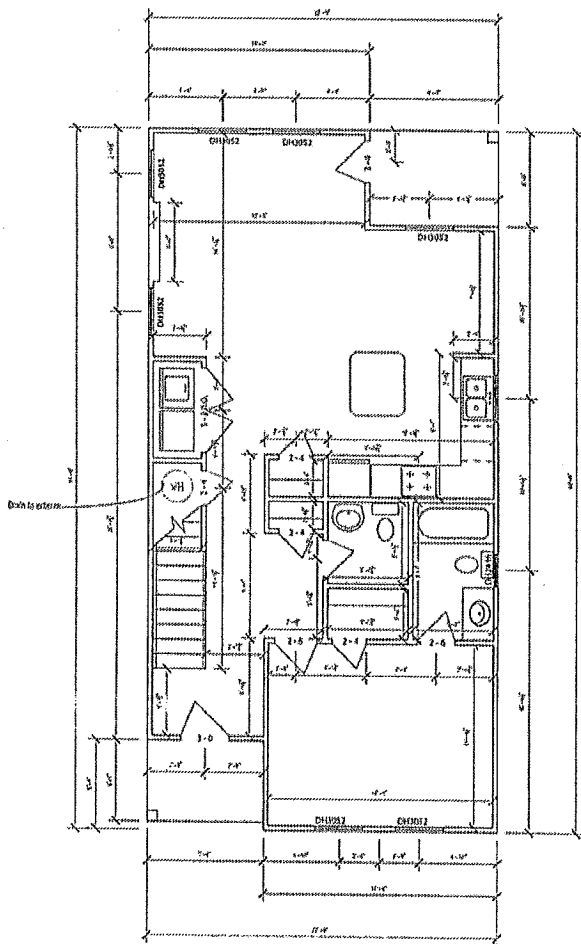


Unit "C" Floor Plans
and Elevation

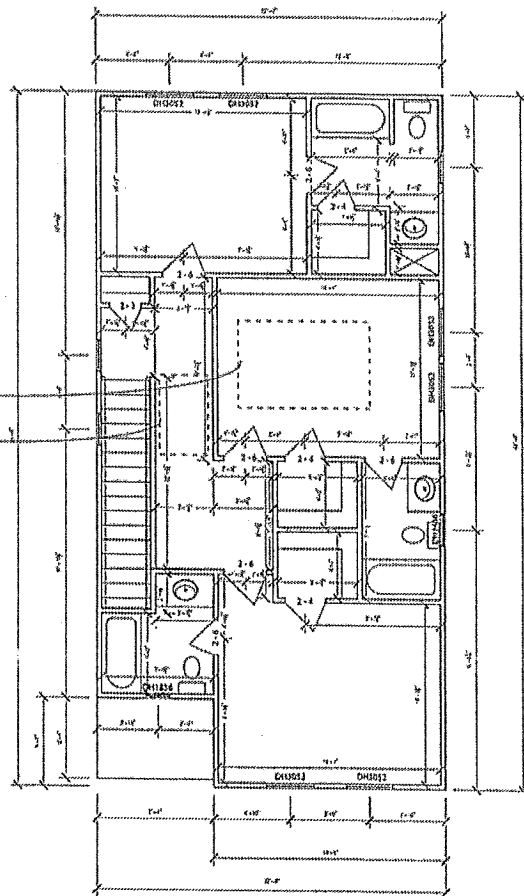
Exhibit "H"



Front Elevation "C"



1st Floor Plan
815 SQ. FT.

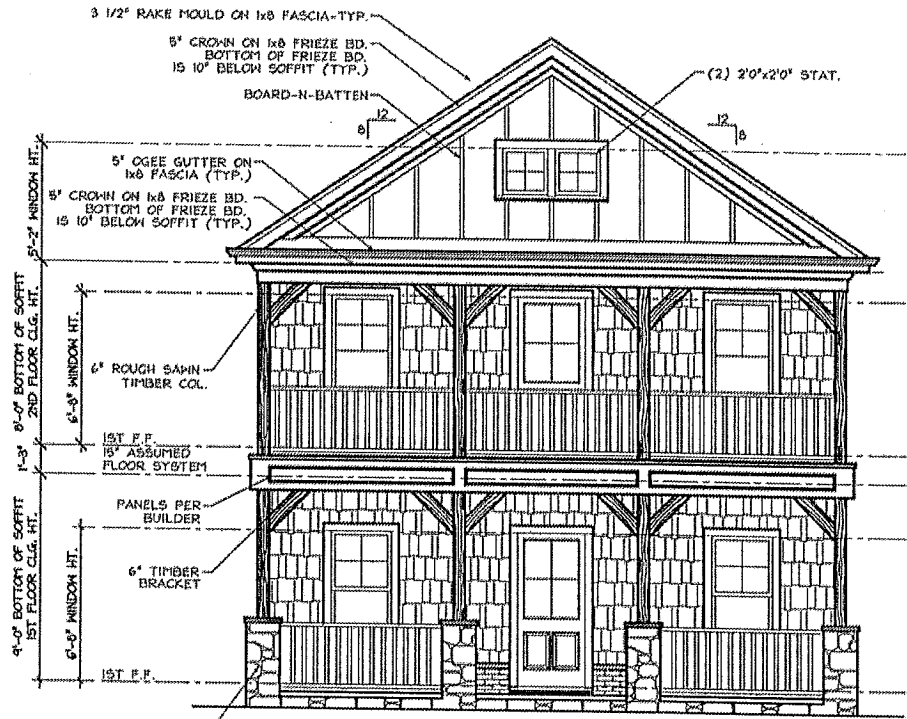


2nd Floor Plan
850 SQ. FT.

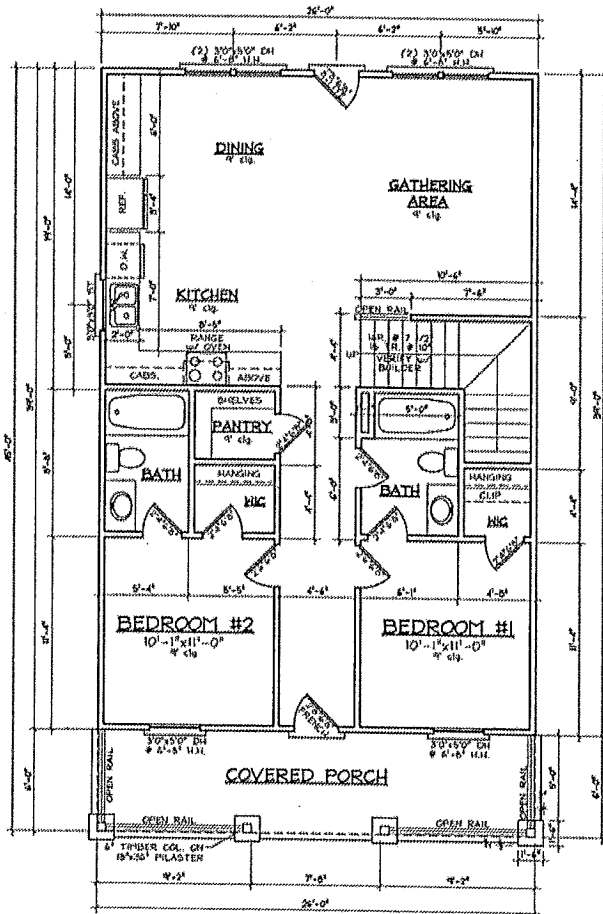


Unit "D" Floor Plans
and Elevation

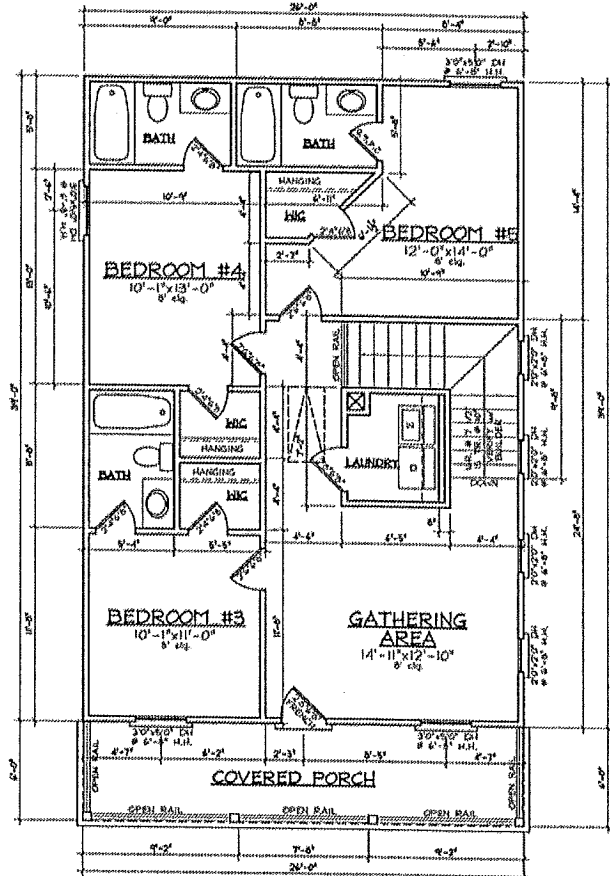
Exhibit "I"



Front Elevation "D"



1st Floor Plan
1014 SQ. FT.



2nd Floor Plan
1014 SQ. FT.