

THE VILLAGE AT BERKELEY

PD-SITE DEVELOPMENT PLAN

Tiger Management & Investments, LLC.
108 Ole Towne Square, Suite B
Central, S.C. 29630

1. **Proposed uses for land areas** – The 3.66 acre site will be developed as a neo-traditional style townhouse community, with rear access garages for all units. There will be no commercial uses allowed on this site. The site will provide approximately 1.4 acres of open space for the use of the community, which represents 39% of the total area.

No building shall be closer than 55' of the exterior property line abutting lots 47-49 of Monaco Estates. The building setback shall be no less than 25' for all other exterior property lines. All driveways providing rear access to the townhouses shall be no less than 25' from the exterior property lines.

A 15' landscaped buffer will be provided along north/northwestern rear and side property lines beginning at the property corner at Monaco Circle and ending at the side property line at Berkeley Drive. A 25' bufferyard will be established along the side property line abutting lots 47-49 of Monaco Estates Subdivision (see Exhibit "A"-Survey/Legal Description). A 25' setback/buffer will be maintained along Berkeley Drive.

Existing vegetation shall be retained in the required bufferyards wherever possible. New plant material shall be installed in these areas to supplement and/or replace existing material removed during the construction process, including approved trees, shrubbery, and a 8' high wooden stockade fence, as required for a Bufferyard Type "C" per the City of Clemson Zoning Ordinance (see Exhibit "F"-Landscape Plans). The buffer at the southeastern corner of the property as it abuts Monaco Circle will be supplemented by the addition of a row of Leland Cypress, planted in an alternating style at 20' on center.

The fence shall be installed 10' from the exterior property line, with landscape materials placed on both sides of the finished fence. The fence shall be augmented by brick columns placed at all property corners, flanking either side of the entry road, and a by minimum of two columns spaced at equal distances along the portion of the fence paralleling Berkeley Drive behind lots 1-7 of the Village at Berkeley Planned Development. In addition, a minimum of two brick columns will be installed along the property line abutting lots 47-49 of Monaco Estates.

A three (3) to four (4) foot high berm, with an 8' wooden stockade fence placed at the top, will be provided to supplement the vegetation along specified portions of the property line abutting the Monaco Estates Subdivision as shown on the landscape plan (see Exhibit "F"-Landscape Plans). Additional landscaping will be installed on both

sides of the berm/fence to provide a dense buffer to the adjacent properties (see Exhibit "F"-Landscape Plans). The final location of the fence and/or berm may be shifted within the bufferyard where necessary to allow preservation and protection of existing trees.

Entry signs and pedestrian and vehicular entryways will be permitted in Berkeley Drive bufferyard. The detention pond may extend into any setback/buffer areas provided the area is properly landscaped so as to blend visually with other landscaping within the setback/buffer area. Required detention, storm drainage, and other utility equipment and their lines may also encroach into the required setback/buffer areas. If any utility equipment is located within the setback/buffer areas, it will be screened with landscaping. All utilities will be located underground.

2. Residential density and occupancy – No more than 18 townhouse style units, with or without separate living quarters, will be located on the site (see Exhibit "B"-Site Plan). Each individual townhouse unit will be sold fee simple and will be limited to one family, or not more than two unrelated persons. Also, a statement regarding occupancy requirements will be part of the restrictive covenants for the development.

3. Location of structures, streets, alleys, and parking – See Exhibit "B"-Site Plan. The main road is 27' wide including curb within a 50' wide right-of-way. The developer will dedicate the 50' right-of-way to the City of Clemson upon completion of all site improvements, including sidewalks, tree-lawn with plantings, and street lighting, subject to City Council acceptance. All shared alleys beside and behind the townhouse units will be 16' wide and will allow two-way traffic. All shared alleys or driveways shown will be deeded to the homeowners association for maintenance and upkeep, as will any common area and improvements thereon which are not dedicated to the City of Clemson. At no time can the alleys be blocked by parked vehicles. A minimum of 2 parking spaces will be provided for each unit within their individual garages and on-street parking will be allowed.

THE VILLAGE AT BERKELEY
PLANNED DEVELOPMENT
DISCRIPTIVE STATEMENT

DESCRIPTIVE STATEMENT FOR
THE VILLAGE AT BERKELEY PD

1. The site consists of approximately 3.66 acres. The legal description is found in Exhibit “A”-Survey/Legal Description. Exhibit “B”-Site Plan shows proposed uses of all land areas and layout of lots, roads, shared driveways, detention ponds, and green spaces. The site includes 18 lots for townhouse dwellings. The site is laid out as a Traditional Neighborhood Development.
2. Open Space – Open space will consist of approximately 1.44 acres or approximately 39% of the total area of the site, as shown on Exhibit “B”. All Open Space will be deeded to the homeowners association for perpetual maintenance. Open Space deeded to the homeowners association will include the detention pond, all exterior buffer areas along the property lines and Berkeley Drive, and any other Open Space as indicated on Exhibit “B” –Site Plan. Open Space will be deeded to the homeowners association upon the completion of all improvements.
3. The new road right-of-way, which will be approximately 440’ in length used as the primary street, and will be dedicated to the City of Clemson. All other vehicular alleys and driveways will be owned and maintained by the homeowners association.
4. All required resident parking will be in garages and in designated parking spaces available at the back of each lot along the alleys. Parking will be allowed in front of residences along the new road.
5. Impervious Surface – The total maximum impervious surface planned for The Village at Berkeley is 1.893 acres or 52% of the site (see Exhibit “B”-Site Plan).

THE VILLAGE AT BERKELEY
PLANNED DEVELOPMENT
SITE DEVELOPMENT PLAN

Applicant
Tiger Management & Investments, LLC.
108 Ole Towne Square, Suite B
Central, S.C. 29630
(864) 654-2775

THE VILLAGE AT BERKELEY PD – SITE DEVELOPMENT PLAN

1. Proposed uses for land areas – See Exhibit “B”-Site Plan. The 3.66-acre site will be developed to accommodate 18 luxury townhouses, in a neo-traditional style, with rear or side access to all lots for automobiles. There will be areas set aside for open space that will be used as plush landscaped parks and/or recreation areas.

The 25' bufferyard/setback shall be maintained along Berkeley Drive.

A 25' bufferyard shall be maintained along the southern property line abutting lots 47-49 of Monaco Estates Subdivision. A 3 to 4' berm shall be provided in portions of this buffer as shown on Exhibit “F”- Landscape Plan and planted with trees, sod, and ground cover on both sides of the fence/berm as specified. An 8' wooden stockade fence will be placed at the top of the berm. The berm will be constructed so as to orient the fence 10' off of the exterior property lines.

The 15' bufferyard along the perimeter of the property will contain a combination of natural vegetation and other planted material, with an 8' privacy fence located within the bufferyard, ten (10) feet off of the property line. Existing vegetation to be maintained is shown on Exhibit “F”- Landscape Plan. The buffer at the southeastern corner of the property as it abuts Monaco Circle will be supplemented by the addition of a row of Leland Cypress, planted in an alternating style at 20' on center.

The 8' wooden stockade fence shall be installed 10' off the Berkeley Drive right-of-way in the required bufferyards. The fence shall be supplemented by brick columns placed at the property corners, on either side of the entry road, and by a minimum of two additional columns spaced at equal distances across the portion of the fence behind lots 1-7. Existing vegetation shall be maintained as noted on Exhibit “F”- Landscape Plan and supplemented by additional plant material as required therein. The final location of the fence or berm may be shifted where necessary to allow for the preservation and protection of existing trees.

Entry signs and pedestrian and vehicular entryways will be permitted in Berkeley Drive bufferyard. The detention pond may extend into any setback/buffer areas provided the area is properly landscaped so as to blend visually with other landscaping within the setback/buffer area. Required detention, storm drainage, and other utility equipment and their lines may also encroach into the required setback/buffer areas. If any utility equipment is located within the setback/buffer areas, it will be screened with landscaping. All utilities will be located underground.

2. Residences – The Architectural design for the townhouses will be neo-traditional style, similar to the townhouses with garages in the existing Village Walk subdivision. The exterior veneering for the structures will be brick and/or Hardie Board. Southern Homes of the Upstate, Inc., will be the primary builder in the neighborhood. After construction of the townhouses is complete, any future changes to the exterior appearance or dimensions of the unit must be submitted for architectural review and approval by the Homeowners Association.

3. Density – No more than 18 townhouse style units will be constructed on the site as shown on Exhibit “B”- Site Plan.

4. Occupancy – Each townhouse style unit, with or without separate living quarters, will be limited to one family or not more than two unrelated persons.

5. Proposed utility systems – See Exhibit “C”- Utility/Grading Plan. The development will utilize sewer and water available to the property by the City of Clemson. The developer will work with the City to locate the proposed sewer line connect to an existing line on Monaco Circle through an easement through lots 50-53 of Monaco Estates. Street lights, as approved by the director of public works and consistent with street lights maintained in City inventory, will be installed along with the power, telephone, and cable lines. Utility equipment and lines to serve each lot can be located in the open space areas. If any utility equipment is located within the setback/buffer areas, it will be screened with landscape material as shown on Exhibit “F”- Landscape Plans. All utilities will be located underground. All street lights shall be located and properly screened/shielded to prevent light penetration beyond the exterior property line of the Village at Berkeley Planned Development.

6. Location of structures, streets, and alleys – See Exhibit “B”- Site Plan. All infrastructure will be constructed in accordance with the City of Clemson Land Development Regulations. The new road will be 27’ wide including the curb in a 50’ right-of-way. The developer plans to dedicate the 50’ right-of-way to the City of Clemson upon completion of all site improvements, including sidewalks, tree-lawn with plantings, and street lighting. All alleys will be 16’ wide and open to two-way traffic. All alleys and open space areas will be deeded to the homeowners association for maintenance and upkeep. Subject to the approval of the Public Works Director, City garbage trucks can pass through the alleys and pick up household garbage in containers provided by the City of Clemson. Until such service is available, roll carts shall be picked up at the curbside.

7. Timeline for Construction --- Site work will begin in 2007. The project shall be constructed in a single phase, with building construction to begin within 30 – 60 days of receiving all of the necessary governmental approvals. It is anticipated that all construction shall be completed within two (2) years of the commencement of work.

a. The fence/berm buffering the tract from the adjacent residential properties shall be installed as part of the overall site work at this project;

b. The landscape material required in the bufferyards abutting adjacent residential areas and the remainder of the required fence shall be installed prior to the issuance of building permits; and

c. The construction of the townhouses will begin with the dwellings (1-4 and 18-15) flanking the entrance closest to Berkeley Drive and proceed in order with the units closest to Monaco Estates built last.

d. The remaining site work/landscaping work shall be completed and the road dedicated to the City of Clemson prior to the issuance of CO on the first townhouses.

8. Compliance with other City of Clemson Regulations --- All construction of infrastructure and utilities shall be in accordance with the City of Clemson's Land Development Regulations. The townhouse style units shall be deeded as fee simple lots. The Planned Development site development plan is subject to further review and approval by the City of Clemson Planning Commission for preliminary and final plat approval.

THE VILLAGE AT BERKELEY
PLANNED DEVELOPMENT
ORDINANCE

Applicant
Tiger Management & Investments, LLC.
108 Ole Towne Square, Suite B
Central, S.C. 29630
(864) 654-2775

Ordinance for THE VILLAGE AT BERKELEY PLANNED DEVELOPMENT
To Be Named THE VILLAGE AT BERKELEY TND RESIDENTIAL PD

A. DESCRIPTION

1. The Village at Berkeley is planned as a traditional neighborhood development (TND) intended for townhouse dwelling units on small lots, designed to foster close community living, accentuate pedestrian friendliness, and de-emphasize the importance of automobiles. The site consists of approximately 3.66 acres. See site plan (Exhibit "B") for proposed uses of all land areas and layout of lots, roads, alleys, detention ponds, and open spaces. There will be a bufferyard of 25' along Berkeley Drive and 15' along the remaining perimeter of the property. A privacy fence of 8' in height within the 15' bufferyard will be constructed (see Exhibit F- Landscape Plan). There will be a 25' setback from all exterior property lines. The 15' bufferyard will be inside the 25' setback.

Attachments:

- Exhibit "A" --- Survey/Legal Description (Plat prepared for Tiger Management Investment, LLC by Cornerstone of Seneca, Inc. dated April 14, 2006.)
- Exhibit "B" --- Site Plan (CV-1)
- Exhibit "C" --- Utility and Grading Plans (CV-2 and CV-3, 2 pages)
- Exhibit "D" --- Front, Rear, and Side Elevations of Townhouses (A200 and A201, 2 pages)
- Exhibit "E" --- Townhouse Floor Plans (A100, A101, and A120, 3 pages)
- Exhibit "F" --- Landscape Plans (Sheets 1-6, 6 pages)
- Exhibit "G" --- Entry Sign

Landscape – The bufferyard and landscape areas are set out on the Site Plan and Landscape Plan (Exhibit "F"- Landscape Plan). The 25' bufferyard along Berkeley Drive and along the exterior property line abutting lots 47-49 of the Monaco Estates Subdivision. A 15' bufferyard shall be provided along all other exterior property lines. All bufferyards will partly remain in its natural vegetative state and any bare areas may be planted with trees and other vegetation. The buffer at the southeastern corner of the property as it abuts Monaco Circle will be supplemented by the addition of a row of Leland Cypress, planted in an alternating style at 20' on center. A 3 to 4' berm shall be installed along portions of the bufferyard abutting lots 47-49 of the Monaco Estates Subdivision as shown on the referenced exhibit.

Within the bufferyards, an 8' wood privacy fence, augmented by brick columns placed at all corners, flanking both sides of the entrance, and breaking the front length of the fence (minimum 2 columns) facing Berkeley Drive, shall be constructed, with the finished side constructed facing the exterior property lines. In addition, a minimum of two brick columns will be installed along the property line abutting lots 47-49 of Monaco Estates. The entrance will be thoroughly landscaped (See Landscape Plans, Exhibit "F") and have an entrance structure installed.

An 8' high wooden stockade fence shall be installed 10' off of all exterior property lines. Existing vegetation shall be maintained within these areas where possible, supplemented by additional plant material as shown on Exhibit "F"- Landscape Plan. The fence shall be constructed at the top of the berms, 10' off of the exterior property line abutting lots 47-49 of the adjacent subdivision. The fence shall be augmented by brick columns constructed at all property corners, on either side entry road, and by a minimum of two columns spaced at equal distances along the portion of the fence abutting Berkeley Drive behind lots 1-7 of the planned development. The final location of the fence or berm may be shifted where necessary to allow for the preservation and protection of existing trees.

The bufferyards, detention ponds, and entrance structures will be landscaped and the landscaping will be deeded to the Homeowners Association to be maintained in perpetuity. The detention pond shall be a modified design, utilizing gentle slopes and a combination of sod and underground storage in place of a traditional style pond. The detention pond/area shall be heavily landscaped as shown on the Landscape Plan (Exhibit "F").

There will be a 7' wide tree lawn along both sides of the new road. These areas will be planted with hardwood trees on both sides at intervals not to exceed 30', and sodded or seeded with grass. The Homeowners Association will maintain all plantings along this tree lawn before and after the road right-of-way is dedicated to the City of Clemson. The homeowners association will be established before the first house is sold and the common areas will be turned over to the Association once level of ownership reaches the level established by the deed restrictions and covenants provided for the project. A copy of the covenants and restrictions of this development will be filed with the City of Clemson's Department of Planning and Codes Administration.

3. Open Space – See Exhibit "B" – Site Plan. Open space consists of 1.44 acres or 39% of the total area of the site. A detention pond, the 25' bufferyard along Berkeley Drive, the 15' bufferyard along the perimeter of the property, common areas, and other miscellaneous planting strips throughout the project will comprise the 1.44 acres of open space.

4. Sign – The proposed subdivision sign shall be located on the entrance wall as shown on Exhibit "G"- Entry Sign in compliance with the City of Clemson sign regulations.

5. Density – No more than 18 townhouse style units will be constructed on the site as shown on Exhibit “B” – Site Plan.
6. Occupancy – Each townhouse style unit, with or without separate living quarters, will be limited to one family or not more than two unrelated persons. (See Site Development Plan section of this document.)
7. Building locations --- The townhouse style units shall be constructed within the building envelope established by the lot lines detailed in the Site Plan (Exhibit B). No building shall be constructed within 55’ of the exterior property line abutting lots 47-49 of the Monaco Estates Subdivision. No building shall be constructed within 25’ of all other exterior property lines.
8. Height --- Maximum height of structures shall be 35 feet. See attached elevations (Exhibit “D”- Elevations).
9. Lighting ---All street lights and lighting placed on the building exteriors shall be screened and oriented so as to prevent light penetration beyond the exterior property lines of the Village at Berkeley Planned Development.
10. Parking --- A minimum of two parking spaces shall be provided per dwelling or a minimum of four spaces for units with separate living quarters. On-street parking shall be allowed, but will not be counted toward the minimum parking required.
11. Encroachments into the Required Bufferyards --- An entry signs and entryways, both pedestrian and vehicular, will be permitted in Berkeley Drive bufferyard as shown on Exhibit “A”- Survey/Legal Description. The detention pond may extend into a setback/buffer areas provided the area is properly landscaped so as to blend visually with other landscaping within the setback/buffer area. Utility equipment and their lines may encroach into the required setback/buffer areas. If any utility equipment is located within the setback/buffer areas, it will be screened with landscaping. The required 8’ wooden stockade fence shall be placed within the bufferyards as shown on the attached landscape plans.

Permitted Use SIC Code & Description Parking Required

1. Townhouse style dwelling 88, Private Household 2 per lot
1. Townhouse style dwelling,
with separate living quarters
fully contained within the
principal structure or over
the garage (attached or
detached), provided secondary
unit does not exceed 750 square
feet in area and one bedroom. 88, Private Household 4 per lot

3. Home occupation within a dwelling and clearly incidental thereto, carried on by a member of the household residing on the premises, provided:
 - a. No exterior indication of use is evident, and no business signs are permitted;
 - b. Use does not change the exterior character of the dwelling;
 - c. There are no employees or animals involved in the use on the premises;
 - d. No stock in trade or commodity shall be displayed or sold on the premises;
 - e. No service shall be rendered directly to customers or clients on premises, except teaching of not more than three (3) students;
 - f. No activity shall be conducted which involves or creates a nuisance, hazardous materials, noise, offensive emission, unsightly condition, or which adversely affects health or safety; and
 - g. No activity shall be conducted which increases vehicular traffic above normal residential levels.