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 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.

[Signature]
Bubba E. Trent
Larry W. Abernathy, Mayor Pro-Tempore

Date
9/20/11

ATTEST:

[Signature]
Beverly Coleman, Municipal Clerk

File No: PH-11-04; R-11-01
Public Hearing: August 15, 2011; First Reading September 6, 2011; Second Reading September 19, 2011
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 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, 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: \(6 \times 1341 \text{ SF} = 6,705 \text{ SF} = 15 \text{ Bedrooms} \)

4-Bedroom Units: \(23 \times 1665 \text{ SF} = 49,950 \text{ SF} = 120 \text{ Bedrooms} \)

5-Bedroom Units: \(10 \times 2028 \text{ SF} = 10,140 \text{ SF} = 25 \text{ Bedrooms} \)

**Totals**

40 Units \(66,795 \text{ SF} = 160 \text{ Bedrooms} \)

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:

<table>
<thead>
<tr>
<th>Description</th>
<th>Acres</th>
</tr>
</thead>
<tbody>
<tr>
<td>25' Setback, Perimeter, and Undisturbed Areas:</td>
<td>2.44 acres</td>
</tr>
<tr>
<td>Passive Recreation Area:</td>
<td>0.37 acres</td>
</tr>
<tr>
<td>Amenity Area:</td>
<td>0.45 acres</td>
</tr>
<tr>
<td>Clubhouse Area:</td>
<td>0.22 acres</td>
</tr>
</tbody>
</table>

**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 froth 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 160 bedrooms

\[
PWD = (100 \text{ gpd} \times 1 \times 160 \text{ bedrooms}) = 16,000 \text{ gpd}
\]

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

\[
16,000 \text{ gpd} \times 0.85 = 13,600 \text{ gpd}
\]

*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**

<table>
<thead>
<tr>
<th>Description</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Project Area</td>
<td>8.88 acres</td>
</tr>
<tr>
<td>Total Units</td>
<td>40</td>
</tr>
<tr>
<td>Total Bedrooms</td>
<td>160</td>
</tr>
<tr>
<td>Density</td>
<td>4.50 units per acre</td>
</tr>
<tr>
<td>Total Number of Parking Spaces</td>
<td>190 (160 resident; 30 guest)</td>
</tr>
</tbody>
</table>

**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 known 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 residential plus lodging, 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, and five bedroom units in the craftsman style with varying facades. The total of 40 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 façade and floor plan, repetition will be avoided while still creating a cohesive environment. No side by side units can be the same color or façade 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 GP1, 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 lodging/office building and recreational amenities with the remaining area designated as open space as designated on the Site Plan, sheet SP1, attached hereto as Exhibit “C”.

202.0 **Landscape**

The Landscape, Buffer, Screening and Planting Plan is indicated on the Landscape Plan, LP1, 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, LP1, 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 indicted on the Site Plan, LP1, 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.
A. Building Program
   a) 23 3-Bedroom Cottages
   b) 46 4-Bedroom Cottages
   c) 5 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.)

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 S84°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
Brigette 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:

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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.
Unit "A" Floor Plans and Elevation

Exhibit "F"

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.