

Clemson Town Center

Commercial Portion of the Original Planned Development,
Berkeley Place Planned Development adopted
November 16, 1998
City Council Ordinance CC-98-016

The following documents will replace in its entirety "Division 3: Commercial Parcel" of the Planned Development, Berkeley Place Planned Development which was adopted on November 16, 1998 by City Council Ordinance CC-98-016.

Clemson Town Center will be the reference name for the commercial parcel and will be governed by the adopted code that follows for the 11.4 acre commercial portion of the Berkeley Place Planned Development.

Clemson Town Center

A Planned Development in Clemson, South Carolina

ARTICLE I. JURISDICTION and DESCRIPTION

1. JURISDICTION OF THE ORDINANCE

The provisions of this Ordinance shall apply to the Planned Development known as "Clemson Town Center", located within the corporate limits of the City of Clemson, State of South Carolina, and described and shown in the Legal Recorded Plat, dated 26 June 2007, attached hereto as Exhibit "A". The Legal Recorded Plat (Exhibit A) refers to the following referenced Deed, Deed Book 460, page 281, Plat Book 336, page 2/5, Tax Parcel 4054-12-86-6735.

The above referenced Deed attached hereto as Exhibit "B" shall along with the Recorded Plat constitutes the Legal Description. The Tax Parcel 4054-12-86-6735 is located in the County of Pickens, State of South Carolina. The following items shall be incorporated herein by reference as Exhibits:

- 1) Exhibit A - Legal Description, Legal Recorded Plat
- 2) Exhibit B - Legal Description, Referenced Deed
- 3) Exhibit C - Land Use Diagram
- 4) Exhibit D - Conceptual Site Plan
- 5) Exhibit E - Primary Pathway section
- 6) Exhibit F - Typical Landscape Buffers
- 7) Exhibit G - Conceptual Drainage Plan
- 8) Exhibit H - Typical detention ponds

2. PURPOSE AND OBJECTIVES

The purpose of this Planned Development Ordinance is to establish development requirements and procedures for all parcels and uses, and to aid Tenants and Parcel Owners (hereinafter called the "Tenant/PO"), and their architects/planners in developing land. The criteria provide minimum standards for the development of the tracts, including but not limited to: setbacks, utility extensions and easements, site preparation, stormwater management, utilities, streets and roadways, driveways, sidewalks, parking lots, architecture, pollution, site furniture, lighting, signs, landscape standards and maintenance standards.

The planning and development of these commercial parcels is subject to the requirements of the City of Clemson, or any other governmental agency having jurisdiction over the property, any Private Development Restrictions recorded on the property by Clemson Town Center, LLC, as well as the final Approved SP-1 Site Plan with its written Clemson Town Center Development Standards.

The objectives of the covenants and standards are to:

- Protect property values and enhance the investment by ensuring a well planned and well-maintained development;
- Create an attractive and efficient shopping and working environment through sound land use planning and design standards
- Ensure harmonious relationships between uses, architecture, signs and landscaping through planning coordination and design continuity
- Encourage imaginative and innovative planning and design that respects the environment and produces a high standard of architectural design.
- Retain ability to combine or subdivide parcels based on tenant needs.

The Regulations set forth in this document and attachments hereto are the basis upon which the Tenant/PO's site and architectural plans will be reviewed and subsequently approved by the City of Clemson Planning and Codes Administration (referred to hereinafter as the PCA).

3. LIMITING CONDITIONS

The written requirements that follow are intended to convey an overall design framework. These development standards are not intended to be detailed working drawings; rather, they establish the minimum standards within which detailed design solutions may be prepared.

ARTICLE II. DISTRICT REGULATIONS

4. GOVERNMENTAL AUTHORITY

The Regulations set forth herein are not intended to take precedence over any applicable laws, rules or regulations promulgated by the federal government, the State of South Carolina, Pickens County, the City of Clemson or any other governmental agency having jurisdiction over the property (hereinafter referred to as "Applicable Laws"). The most stringent requirements, whether in applicable laws, covenants, or contained herein, shall govern. The PCA approval of plans and specifications shall not relieve a Tenant/PO of the responsibility for complying with applicable laws.

5. PERMITTED USES

The Generalized Land Use Diagram (Exhibit C) delineates how the various parcels may be established within the CTC property. The CTC has been divided into five primary use areas. Section A, C, and D include the smaller individual parcels along Highway 93. Section B is the large parcel that abuts Berkeley Drive. Section E comprises the buffer areas, detention areas, and primary pathways.

Tenant space and parcels shall be developed only under those uses specifically approved by CTC, LLC as well as those uses allowed by the Applicable Laws.

Within the CTC the following uses are permitted in both Section A, B, C, and D:

- 1) Retail uses, such as:

- a) general merchandise and variety stores
 - b) hardware and garden supply (except building supply)
 - c) apparel and accessory
 - d) drugs and cosmetics
 - e) home furniture and equipment
 - f) eating and drinking places including drive-through
 - g) food and beverage stores and bakeries
- 2) Office and Professional Service uses, such as:
- a) general business and professional offices
 - b) medical, dental offices and other health practitioners
 - c) bank and credit institutions including drive-through
- 3) Service uses, such as:
- a) hotels, motels, inns and long-term stay residential suites
 - b) indoor motion picture theater
 - c) conference center
 - d) personal services
 - e) business services
 - f) physical fitness facilities
 - g) amusement, arcades and recreation
 - h) gasoline service stations with and without convenience stores
- 4) Government buildings or facilities, such as:
- a) libraries
 - b) museums
 - c) art galleries
 - d) post office
- 5) The following uses are permitted in Section B only:
- a) hotels, motels, inns and long-term stay residential suites
 - b) indoor motion picture theater
 - c) conference center

6. SUBMITTAL PROCEDURES, REVIEW PROCESS AND APPROVAL BY PCA

The proposed parcel developments shall be submitted to the PCA as required by the City of Clemson procedures.

**ARTICLE III.
DESIGN AND ENGINEERING CRITERIA**

7. GENERAL SITE DEVELOPMENT CRITERIA

Refer to Exhibit D

7.1 Parcel Access Drives

Drives internal to individual parcels shall be designed to service the immediate uses within the parcel and ensure the smooth circulation of traffic between and to adjacent parcels.

Access Drive Locations: Access driveways are to be constructed as shared access points along common parcel lines where practical. Probable placement is shown on Exhibit C which was developed as a result of a professional traffic survey submitted to the City. The exact placement of parcel access drives is to be verified with the PCA during the Review Process and is dependent upon the DOT. Access driveways shall be constructed by the first parcel requiring access for their site, whether shared or sole access. Drainage flow lines shall be maintained across all entry access drives.

Access Drive Standards: All roadways and areas of paving shall be constructed of properly designed asphalt pavement and concrete curb and gutter of strength adequate for the traffic load expected and shall be suitably sloped and drained in accordance with standard engineering practice and typical street design criteria and should tie in to any on-site storm water management system. Accessible dropped curbs shall be installed to accommodate pedestrian crosswalks and sidewalks. Two 4" heavy duty (Schedule 40) PVC conduits, capped at both ends, shall be installed under all concrete aprons, and shall extend 24" beyond back of curb. Pull strings to be placed within each conduit.

The most northern access drive on Berkeley Drive which is closest to Old Greenville Highway shall be a "right in/right out only" access.

7.2 Pedestrian Pathway System

Primary Pedestrian Path: A primary pedestrian path will be designed to connect all parcels as well as Highway 93 and Berkeley Drive. This path will include a 5'-0" wide walkway with a planting strip of at least 3'-0" on each side. This walkway will be lined with a mix of approved canopy and understory trees and will be lit per the guidelines outlined in Section 7.6. Refer to Exhibit E.

Walkways Adjacent to Buildings: Within parcels, parking areas shall be separated from buildings with pedestrian walkways and/or planting zones averaging not less than nine (9) feet wide. For all featured pedestrian focused areas, sidewalks shall be made of colored, stained, or scored concrete or concrete pavers a minimum of 5'-0" wide. If made of concrete walks should be four-inch (4") minimum thickness.

Sidewalk Connections: Parcels are required to connect to all adjacent parcels, all adjacent public right-of-ways, all street crossing walks and any adjacent public pathways and bikeways. In addition, sidewalk connections are required from all parking areas to all building entries and plazas.

Accessible Design: All sidewalks shall include access ramps at curbs designed in conformance with barrier free design code requirements (ADA).

7.3 Parking Layout

Any area on the parcel not devoted to structures or paved parking and circulation areas shall be landscaped and irrigated as required by the PCA.

Cross Access/Alignment Between Adjacent Parcels: Cross access/internal inter-parcel connector access drives are required between parcels sharing a common parcel line. The number and location of these connections shall be reviewed and approved by the PCA on an individual basis. The construction, maintenance and cost of interconnecting driveways shall be the responsibility of the involved parcel Tenant/PO's and reflected in written agreements or easements. Where abutting an undeveloped parcel, all inter-parcel connector/shared driveways shall be fully curbed with concrete curb/gutter to prevent access to the adjacent undeveloped parcel. Temporary curb will be removed by the future developer of adjacent land.

Lot Perimeter Standards: All off-street parking and drive areas shall be set back according to the required setbacks as shown on Exhibit C.

Parking Stalls: Parking stall size shall be nine (9) feet by eighteen (18) feet. Perpendicular parking is required at inter-parcel connector access drives. The minimum two-way drive aisle width shall be twenty-four (24) feet wide.

Island Design Requirements: Landscaped islands, a minimum of nine (9) feet wide and eighteen (18) feet long including curbing shall be provided at the ends of all parking access. A minimum of one (1) landscape island shall be provided for each ten (10) parking spaces within an off-street parking area. Required landscape islands shall be a minimum of 170 sq. ft.

Curbing: The perimeter of all pavement areas and landscape planting beds contiguous to or within pavement areas shall be curbed with integral concrete curb and gutter. Deck curb or "tack down" curb of any type shall not be permitted.

Accessible Parking: Accessible parking spaces shall be provided in accordance with applicable codes.

Lot Striping: The paint striping and traffic control plan shall be submitted for approval with the preliminary site plan. All striping shall be white, unless expressly prohibited by code. Fire lane striping shall be in red.

Provision of Adequate On-Site Automobile Queuing: Adequate on-site automobile queuing areas shall be provided pursuant to applicable codes and ordinances for on-site requirements as well as egress from the parcel to surrounding roads.

Traffic Calming – As indicated on the conceptual plan (Exhibit D), there will be several traffic calming features to slow traffic where pedestrian pathways intersect with vehicular traffic. These features will utilize techniques such as raised paving, change in texture and change in color.

7.4 Site and Building Design, Character and Materials

Purpose: The overall concept for the project is to create a unique identity, character and sense of place. These general Regulations have been prepared as a tool to implement the vision of an attractive, well-designed multiple-building development that is built to a pedestrian scale; that promotes and protects the appearance, character, and economic value of the project; and fosters attractive streets and secure pedestrian environments while accommodating safe vehicular movement and access.

General Regulations: The intent is to place buildings, whenever possible, against the streets and sidewalks. Buildings shall have articulated facades to reduce the overall scale of buildings and add visual interest. Roof top mechanical equipment shall be screened from public view. Interesting architectural elements shall be used to add orientation and interest. Service, trash, wash down, truck and utility areas shall be concealed from the public with attractive walls and gates which are to remain closed during operational hours. Walls and gates shall be coordinated with the materials, colors, quality, scale and detail of the architectural character of the building. All buildings shall be designed by a registered architect in the State of South Carolina and comply with all applicable building codes.

Building Façades: All building facades visible to the public shall be articulated. Principal entrance facades shall have at least one change of plane or significant architectural detail for each 50 feet of unbroken plane. Ground floor facades visible from Old Greenville Highway and Berkeley Drive shall have at least one change of plane or architectural detail along 60% of their horizontal length. Secondary facades shall be designed with detailing similar to the principal façade. Individual tenants with multiple public facades shall have articulated public entries on at least two facades.

Materials: Exterior building materials, colors and accent design elements constitute a significant part of the visual impact of the buildings with color schemes limited to a maximum of four colors except for accent elements. Therefore, they shall be aesthetically pleasing and compatible with the materials and colors used in adjoining buildings. The use of bold colors is not permitted for building facades except for accent elements. The use of bright colors, including but not limited to, fluorescent, hot, and day-glow colors are prohibited.

- 1) Exterior building materials shall be high quality materials including:
 - a) Brick; decorative, colored block as honed, polished or split-face units; natural or cast stone, rain screen panel systems, stucco or synthetic stucco (EIFS) in various finishes as wall cladding
 - b) Architectural precast colored concrete, colored block or brick wainscot or water-table
 - c) Anodized or coated aluminum storefront systems
 - d) Solid cellular PVC, clad wood or vinyl or anodized or coated aluminum windows
 - e) Painted or stained wood, fiberglass or steel with traditional stile-and-rail proportions and raised panel doors with glass lights permitted

- f) Painted or pre-finished steel, stainless steel, copper or aluminum, fiber-cement board, PVC, stucco or natural and cast stone trim and accents
- g) Wood, painted metal, cast stone, fiberglass or composite material columns and railings with classical proportions and detailing
- h) Glass fiber reinforced concrete accents or moldings
- i) Slate, manufactured slate, flat or barrel profile clay tile, laminated asphalt or composition shingles and painted metal standing seam visible roofing

Note: Ground floor materials shall be selected with long-term durability and maintenance in mind.

- 2) Prohibited exterior building materials visible to the public include:
 - a) Reflective glass
 - b) Plywood and wood composite panels
 - c) Plain uncolored concrete
 - d) Plain concrete masonry units, painted or unpainted
 - e) Steel, vinyl or aluminum building panels or siding
 - f) Smooth face block or sheet/corrugated metal
 - g) Unfinished aluminum metal windows or doorframes

Rooftop Equipment: Rooftop equipment, solar collectors, vents and/or similar protrusions shall not be visible to either a person standing on the ground in an area the public will frequent or to the surrounding road network. The Tenant/PO shall employ parapet walls, individual screens and/or building elements to completely screen these elements from view. Individual screens shall be compatible with the building's architecture. Additional individual screening of rooftop equipment may be required due to the proximity of multi-story uses.

Drive Throughs: If a building has a drive-through, it will be architecturally integrated into the building, not face Highway 93, and provide ample space for vehicles to cue and pass through. Any menu board associated with a drive-through will not face either Highway 93 or Berkeley Drive.

7.5 Loading and Service Areas

Screening: Parcel loading and service areas shall be screened from view from abutting properties and/or street right-of-ways or drives with a masonry enclosure at least 1-foot taller than what the wall is designed to screen and finished to be compatible with the building and screened with evergreen plant material or alternatively such areas shall be adequately internalized within the parcel, or building, to prevent viewing from outside the parcel's boundary.

Garbage/Trash Containers and Enclosures: Garbage, trash and refuse shall be stored in garbage/trash containers located within a masonry enclosure at least 1-foot taller than what the wall is designed to screen and finished to be compatible with the building. All garbage and trash containers or compactors, loading docks, oil tanks, bottled gas tanks, irrigation pumps and the like must be underground or screened from view with masonry screen walls and evergreen landscaping. Such facilities shall be internalized within individual parcels where practicable. All such masonry enclosures should be an integral component of, and attached to the building to which they are accessory where practicable. Materials and

methods used for the construction of such enclosures must be architecturally compatible with the building architecture and materials. Quality solid gates for trash enclosures and man-door are required. These doors/gates must be constructed of structural steel framing with solid material (not wood) or panels.

Provision of Bollards: All off-street loading areas, drive-through service windows, utilities (such as gas, electric and telephone boxes) shall be protected by the installation of bollards which will be a minimum height of three (3) feet and a minimum diameter of six (6) inches. Bollards shall be constructed of steel pipe, concrete filled with a smooth, rounded top and painted to complement and visually blend with the building. These bollards shall be maintained in an aesthetic condition at all times. Yellow or other brightly painted colors are prohibited.

7.6 Site Lighting

General: Lighting shall be designed to provide an adequate light level for the intended purpose it is to serve. "Dark Sky" comparable lighting shall be used. No light shall spill outside project boundaries.. A parcel lighting plan is required subject to the PCA approval.

Height and Hierarchy:

- 1) Site entries
 - a) Lighting shall correspond to the fixtures appropriate for each entry.
 - b) Pedestrian lighting shall consist of pedestrian poles with a 12 foot maximum height and low bollard type lighting.
 - c) Decorative and accent lighting for graphic signage, sculpture, landscape, walls and architectural features shall consist of buried well lights, accent spot lights, wall sconces, wall top fixtures and signage external and internal illumination.
- 2) Parking lots:
 - a) Parking lot field light fixtures shall be limited to a 20 foot maximum height, including the concrete base.
 - b) Light fixtures in pedestrian zones and pedestrian edges shall be limited to a 14 foot maximum height. Bollard light fixtures are also recommended for use.
- 3) Parking access connections and pedestrian plazas:
 - a) Light fixtures in the pedestrian zones and pedestrian edges shall be limited to a 12 foot maximum height.
 - b) Bollard light fixtures are also recommended for use.
- 4) Greenways and Trails:
 - a) Pedestrian lighting will consist of pedestrian poles with a 10 foot maximum height and low bollard type lighting. Fixtures may include wood poles.
 - b) Decorative and accent lighting for graphic signage, sculpture, landscape, walls and architectural features will

consist of buried well lights, accent spot lights, wall sconces and signage external and internal illumination.

- 5) **Building Lighting:**
Flood lighting of buildings shall not be permitted. However, other than walls that face Berkeley Drive, special approval may be given to decorative lighting that calls for highlighting portions of the building for functional or aesthetic purposes. Plants may be up-lit to cast shadows on wall surfaces or to highlight landscaping. When floodlighting is used for any purpose, the lighting source of fixtures shall be concealed or screened from view. Building lighting shall not illuminate adjacent parcels and uses, nor create "hotspots".
- 6) **Utility:**
The light sources for lighting in loading and service areas, utility areas and general back-of-house areas not visible to the public, shall be shielded from direct public view of and shall avoid spillover onto adjacent use areas. Lighting shall be adequate to provide security to hidden and out-of-the-way spaces. Visible wall packs shall not be permitted, but where used behind screen walls, shall be mounted no higher than eight (8) foot above the grade. Lamp sources must blend with the normal use areas.

7.7 Signage Regulations

General Regulations: The purposes of Signage Regulations are to establish environmental graphic standards for all commercial parcels and uses and to aid in creating a visually unified, harmonious community. All signage within the Project shall comply with the City of Clemson ordinances which will allow for one 36-square foot sign per parcel and one 120- square foot solid base monument sign for the overall development.. No free standing or monument signs shall be permitted along Berkeley Drive.

7.8 Landscape Standards

General Regulations: The following Landscape Standards shall apply to all land development throughout Clemson Town Center. The quality of landscaping materials used shall enhance the environment and also serve as a functional part of the project. Trees shall not only provide shade when mature, but also have character and interesting color as they grow. Shrubbery and ground cover shall also provide visual effects in color and texture while both providing screening of parking and service areas and highlighting the architecture of surrounding structures. The interior dimensions of any planting area or planting medium shall be sufficient to both protect the landscape materials planted within and ensure proper growth with attractive appearance. Planting plans shall be prepared by a registered landscape architect.

Existing Plant Material Protection: Existing plant material that is not approved by the PCA for removal shall be protected from any damage. Protection of existing

planting shall be noted on all site construction drawings. Temporary construction fencing shall be provided to prevent compaction of the root zone. Trees requiring relocation, when approved by the PCA, will be relocated at Tenant/PO's expense by a qualified landscape contractor. Mishandled or damaged trees may be replaced by the PCA at Tenant/PO's expense and may incur an additional fine.

Parking Lot Perimeter Landscape Area: A perimeter landscape area of a minimum of eight (8) feet in depth shall be provided at the perimeter of all parking, loading and vehicular use areas. Within the perimeter landscape area an installation of thirty six (36) inch high continuous parking lot screen hedge broken only at access drives must be provided and one (1) four (4) inch minimum caliper canopy tree shall be provided for each forty (40) linear feet of parking or loading and no parking space shall be more than 50' from the base of a canopy tree. If in Section B(see Exhibit C) a cluster planting of trees is utilized the total number of trees will be the same but the distance from a parking space to the baas of a canopy tree may exceed 50'.

Lawn Areas: All landscape areas not treated with shrubs or ground cover shall be covered in double ground, filtered, hardwood mulch applied at a minimum of four (4) inches deep and maintained yearly at this depth or planted with sod and irrigated. Sod shall be planted with species that are indigenous to the area and disease resistant.

Right-of-Ways and Buffers: All right-of-ways and buffers shall comply with the City of Clemson Zoning and Land Development Regulations. Refer to Exhibit F.

Restoration of Disturbed Areas: Any areas disturbed by the Tenant/PO, or its agents during construction shall be restored by the Tenant/PO to the satisfaction of the PCA, with costs for said restoration paid by the Tenant/PO.

Parking Lots: Landscaping shall be provided within all parking areas. A minimum of ten (10) percent of the total parking areas (parking spaces, drive aisles and loading areas) shall be landscaped. The minimum landscape area for any tree shall be no less than 170 square feet with four feet minimum distance between all trees and paving at time of planting.

Trash Enclosure Plantings: Masonry screen walls are to be constructed around all dumpster areas and dedicated service areas. Additionally, these enclosures are to be planted to soften their appearance. Screen walls shall be planted with evergreen trees, shrubs (either evergreen or deciduous), and or vines. Evergreens shall be a minimum size of eight (8) feet to (10) feet in height with heavy branching. The shrub minimum size is thirty-six (36) inches in height. Trees may be required to be planted adjacent to dumpster/service areas if necessary to screen view from adjoining two-story and higher buildings.

Individual Building Perimeter Landscaping: Building sides fronting and visible from streets shall be designed with a simple landscape palette that enhances the overall character of the site. Quantity of plant materials should be emphasized and the variety of species kept to a minimum. Large groupings and single massing of accent color are encouraged for seasonal interest. As a general rule, fifty percent of each building façade is to contain foundation plantings. All building perimeter areas when planted are required to have adequate quantity and size of plants, equivalent to one understory tree each for each 20' of façade

and 1 accent shrub per 4' of facade. Special treatment, through the use of plants and other landscape elements, should be used at building entries and other areas where pedestrians frequent. Special treatments include the use of annuals, feature plants and flowering trees, as well as special paving, fountains, lighting or other elements.

Groundcover: Groundcovers, when utilized, are required to achieve seventy-five (75) percent coverage when installed. Minimum plant size for woody material is eighteen (18) inches. Ivy and other groundcovers are required to be planted at minimum (9) inch centers.

Canopy Trees: Canopy trees shall be a minimum of four (2) inch caliber with full, developed heads.

Ornamental Trees: Ornamental trees shall be a minimum of eight (8) feet in height as full, heavy specimens.

Evergreen Trees: Evergreen trees shall be a minimum of eight (8) feet in height as full, heavy specimens.

Landscape Layout Plan: A landscape layout plan shall be provided for PCA approval. This plan shall indicate dimensions, tangencies and radii of all proposed planting bed edges and plant locations so as to ensure proper landscape installation.

Completion: The entire landscape installation must be complete before the building may be occupied per City policy.

7.9 Miscellaneous

No outside antennas, antenna poles, antenna masts, antenna towers, satellite dish antennas or electronic devices shall be permitted, unless fully screened from public view. Any outdoor storage will be screened. Outdoor sales will be limited sales will be limited to the front/main entrance area and shall not inhibit pedestrian traffic or take up any parking spaces.. No truck, trailer or commercial vehicle may be used for storage. Exterior freestanding or building wall mounted pay telephone booths or stands are prohibited on all parcels. If required by the Tenant/PO, these items must be located within the building.

8. GRADING DESIGN

8.1 General

Parcels shall be graded to promote drainage and to coordinate with the master storm drainage system. No depressions are permitted on paved areas or landscaped areas that will allow ponding of water. Grading in all landscaped areas should provide smooth transitions in grade elevations. Slopes on berms and lawn areas shall not exceed three to one (3:1), and shall have a minimum

slope of two (2%) percent to facilitate drainage. Slopes in parking lots shall not exceed five (5%) percent and shall be a minimum of one (1%) percent. Handicapped access to all buildings shall be provided per applicable codes.

8.2 Parcel to Parcel Transition

Parcel to parcel finish floor elevations shall be set to the mean average of adjoining/abutting parcels in order to ensure smooth grade transitions between parcels.

9. STORMWATER MANAGEMENT

9.1 General

An overall stormwater management plan has been developed for all Parcels of Clemson Town Center with the exception of Parcel A which will be responsible for its own stormwater management (see exhibit G). All improvements shall adhere to state and federal guidelines, be incorporated into the path system where possible and will be handled in an aesthetically pleasing manner and not use chain link fencing or otherwise be made to look utilitarian (see Exhibit H). DHEC permits are required. Common stormwater management facilities will be located in the low points at the extreme north corner and the south corner. Parcel subdivision and final grades will dictate distribution. Parcels shall provide adequate stormwater control facilities to collect and convey stormwater in a safe and efficient manner to one of the common facilities. The initial Parcel Tenant/POs shall be responsible to engineer and install the stormwater facilities in each corner sized adequately to handle the additional Parcels that will flow to that corner. The additional Parcels shall be granted easements to convey their stormwater under Parcels. The additional Parcels Tenant/POs will pay the initial Parcel Tenant/POs the pro-rata costs and continued maintenance of the stormwater facility used. Parcels shall comply with the City of Clemson Zoning and Land Development Regulations. Tenant/PO shall be responsible for complying to any new or modified stormwater management laws or regulations not cited here but in place at the time of development.

Water features, such as a fountain or waterfall, shall be a permitted to enhance the aesthetics of the storm water detention area at the corner of Berkeley Drive and Old Greenville Highway.

9.2 Construction Site Erosion and Sediment Control

All areas affected by construction shall be mulched and seeded as soon after construction as possible. The Tenant/PO shall undertake necessary measures and procedures to reduce erosion during construction, including the installation of silt fences, sedimentation basins, temporary mulching and applicable BMPs (Best Management Practices). Permit(s) must be obtained from the appropriate regulatory agency prior to grading or constructing utilities.

10. UTILITIES

10.1 General

All permanent electric, telephone, gas, cable or other utility lines must be installed underground. All above ground facilities (e.g., transformers, switchgear, etc.) must be screened from view.

10.2 Easements

Easements for utilities shall be provided on or in proximity to all parcel property/lease lines.

10.3 Sanitary Sewer

The Tenant/PO is responsible for connecting to the City of Clemson utilities in the surrounding street R.O.W. All connection, parcel, tap-in or similar fees and any relocation or extension of the existing sanitary lines that may be required for service along with the cost of acquiring any corresponding easements, shall be at the expense of the Tenant/PO. Each parcel shall be reviewed and approved on an individual basis and when possible provisions and easements for adjacent parcels shall be included. Application for wastewater service shall be submitted by the Tenant/PO. The Tenant/PO shall pay all applicable fees, connection charges, etc.

10.4 Water

The Tenant/PO is responsible for connecting to the City of Clemson water system in the surrounding street R.O.W. Any extension or relocation of the existing water lines, along with the cost of acquiring any required easements, shall be at the expense of the Tenant/PO. Each parcel shall be reviewed and approved on an individual basis and when possible provisions and easements for adjacent parcels shall be included.

10.5 Other Utilities

Master telephone, electric, cable and gas service distribution systems are located in the vicinity of the project. All Tenant/PO's shall have access to these utilities near their sites. Tenant/POs may arrange with the local utilities to provide service to the parcel via the utility easement network on the project. All costs for restoration of paving, landscaping and the like required by construction of said utilities shall be the responsibility of the Tenant/PO.

10.6 Solid Waste Disposal

Solid waste disposal service by a licensed hauler shall be required for all parcels. All refuse containers (recycling, grease bin, etc.) shall be located within the masonry trash enclosure. The Tenant/PO may contract with any solid waste disposal company acceptable to the City of Clemson.

10.7 Utility Extensions

Sanitary sewer lines, storm water lines and/or water lines may be extended through portions of parcels upon approval of the PCA. In such cases, as directed by the PCA, the Tenant/PO shall extend said utilities to the property line of the adjacent parcel and record the required easements accordingly.

**ARTICLE IV.
MANAGEMENT STANDARDS**

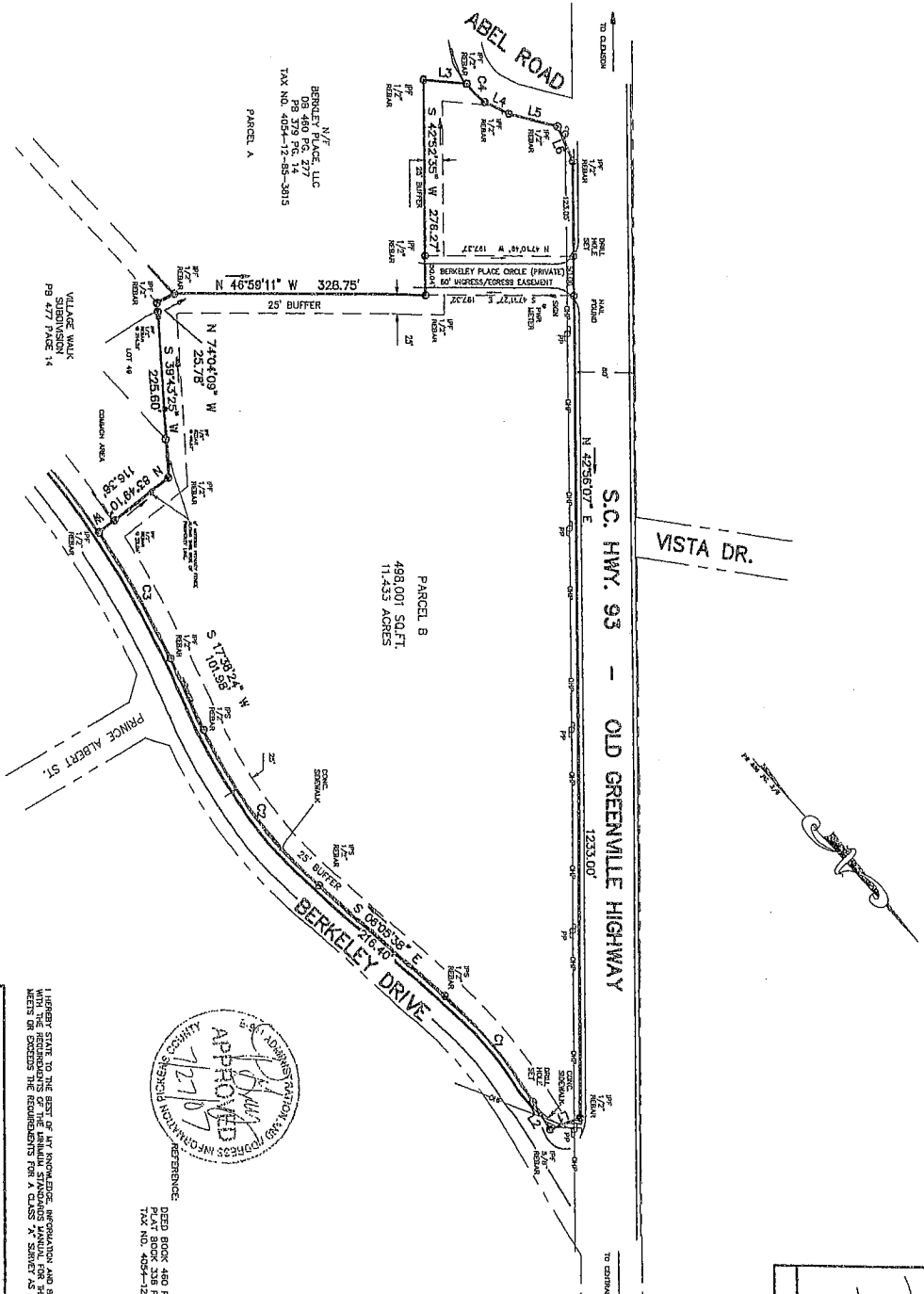
11. MANAGEMENT STANDARDS

11.1 Replatting and Resubdivision

Replatting, subdividing and establishment of required utility easements shall be by the Tenant/PO, subject to the review and approval of the PCA and subject to the requirements of the City of Clemson.

Exhibit A
Legal Description,
Legal Recorded Plat

EXHIBIT A 05/11/11



LINE	1	DIRECTION	DISTANCE
1	S	68°30'13" E	41.81'
2	N	105°51'46" W	42.03'
3	N	23°02'25" W	51.50'
4	N	33°16'27" W	66.55'
5	N	33°16'27" W	66.55'
6	N	18°28'37" E	45.18'

CURVE	RADIUS	LENGTH	CHORD	BEARING
C1	597.86'	178.90'	178.23'	S 62°25'51" W
C2	611.65'	252.35'	250.51'	S 62°25'51" W
C3	100.42'	13.51'	13.51'	N 02°32'15" W

REVELY V/VE, LLC
 05 460 PG. 277
 08 378 PG. 14
 TAX NO. 409-12-88-3815

PARCEL B
 498,001 SQ.FT.
 11.433 ACRES



DEED BOOK 480 PAGE 281
 PLAT BOOK 316 PAGE 275
 TAX NO. 409-12-88-8735

BENCHMARK SURVEYING, INC.
 STATE OF SOUTH CAROLINA
 PICKENS COUNTY

DATE: JUNE 28, 2007
 P.A. BOX 25445
 GREENVILLE, S.C. 29616

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 jared@benchmarkinc.com

SCALE 1" = 100'

148979 STATE TO THE BEST OF HIS KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CONSTITUTION AND LAWS OF THE STATE OF SOUTH CAROLINA, AND MEETS ALL REQUIREMENTS FOR A VALID SURVEY AS SPECIFIED THEREIN.

LOCATION MAP

980314102 07/27/2007 092310-4481
 Pickens County, SC
 Fees Paid \$100.00

14102 BK 584 PG 13

Exhibit B
Legal Description,
Referenced Deed

EXHIBIT B-1 05/11/11

14103 BKD1118 PG200

STATE OF SOUTH CAROLINA)
COUNTY OF PICKENS)

TITLE TO REAL PROPERTY
000014103
RECORDED 07/27/2007 09:11:43AM
Fee:10.00 State:3380.00
County:1430.00 Exempt:-----
Pickens County, SC
Register of Deeds

KNOW ALL MEN BY THESE PRESENTS THAT PLACE PROPERTIES, L.P., a Georgia Limited Partnership f/k/a PLACE COLLEGIATE PROPERTIES, L.P. (See Exhibit "A" attached hereto)

in the state aforesaid, in consideration of the sum of \$5.00 and See Affidavit Filed

to Grantor in hand paid at and before the sealing of these presents by Clemson Town Center, LLC,

(The receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said Clemson Town Center, LLC, its successors and assigns, forever:

All that certain lot, piece or tract of land in the County of Pickens, State of South Carolina, lying and being situate on SC Hwy 93 containing 11.44 Acres more or less and being designated as Tract C as shown on a plat of survey entitled "Boundary Survey for Berkeley Place, LLC", dated February 20, 2004, prepared by Johnson Surveying, Inc., and having according to said plat the following metes and bounds to wit; and having according to said plat the following metes and bounds to wit:

BEGINNING at a 1/2" Rebar located on the Eastern right of way of SC Highway 93 at it's intersection with Abel Road; thence running with the Eastern right of way of SC Highway 93 N 42-56-07 E a distance of 1,233.00 feet to a 1/2" Rebar on a sight triangle at Berkeley Drive; thence running with said sight triangle S 68-31-25 E a distance of 41.82 feet to a 1/2" Rebar on the Western right of way of Berkeley Drive; thence running with the Western right of way of Berkeley Drive the following six courses: 1) S 10-56-29 W a distance of 42.04 feet to a 1/2" Rebar; 2) along the chord of a curve concave to the left and having a radius of 597.96 feet, S 02-26-52 W a distance of 178.23 feet to a 1/2" Rebar; 3) S 06-05-37 E a distance of 216.40 feet to a 1/2" Rebar; 4) along the chord of a curve concave to the right and having a radius of 611.62 feet, S 05-45-45 W a distance of 250.53 feet to a 1/2" Rebar; 5) S 17-40-04 W a distance of 101.98 feet to a 1/2" Rebar; 6) along the chord of a curve concave to the left and having a radius of 1,170.92 feet; S 12-58-39 W a distance of 188.97 feet to a 1/2" Rebar; thence N 83-45-44 W a distance of 116.25 feet to a 1/2" Rebar; thence S 39-40-10 W a distance of 225.71 feet to a 1/2" Rebar; thence N 74-10-18 W a distance of 25.96 feet to a 1/2" Rebar; thence N 46-58-53 W a distance of 328.77 feet to a 1/2"

COUNTY ASSESSOR
222 McDANIEL AVE., B-8
PICKENS, SC 29671

COUNTY AUDITOR
222 McDANIEL AVE., B-7
PICKENS, SC 29671

EXHIBIT B-2 05/11/11

14103 BKD1118 FG201

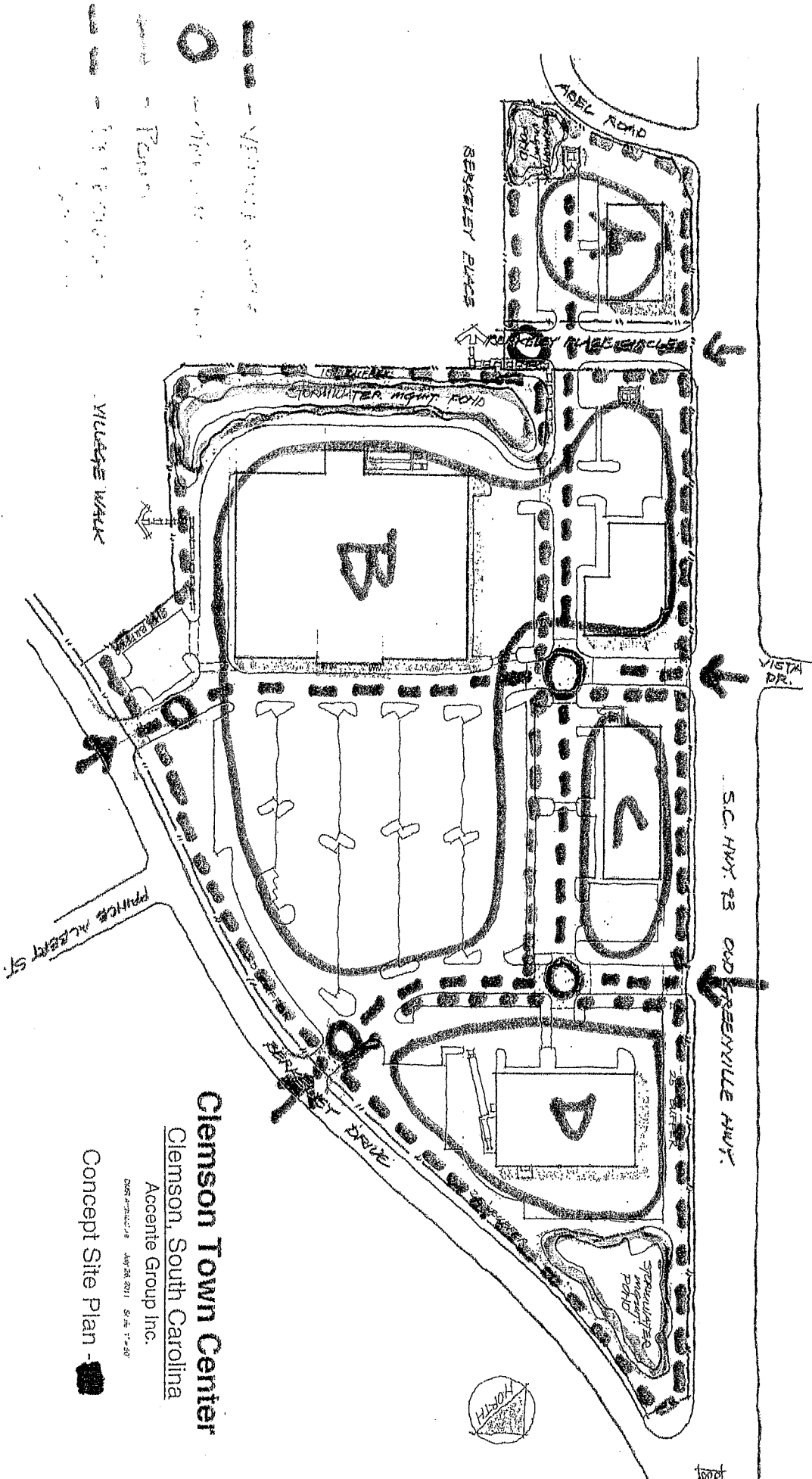
Rebar; thence S 42-52-33 W a distance of 276.32 feet to a 1/2" Rebar; thence N 42-31-34 W a distance of 58.00 feet to a 1/2" Rebar; thence N 78-10-59 E a distance of 24.47 feet to a 1/2" Rebar on the Eastern right of way of Abel Road; thence running with the Eastern right of way of Abel Road the following three courses; 1) along the chord of a curve concave to the left and having a radius of 103.42 feet, N 03-10-56 E a distance of 33.16 feet to a 1/2" Rebar; 2) N 21-44-37 W a distance of 35.36 feet to a 1/2" Rebar; 3) N 33-16-00 W a distance of 66.62 feet to a 1/2" Rebar on a sight triangle at SC Highway 93; thence running with said sight triangle N 19-25-14 E a distance of 48.25 feet to a 1/2" Rebar on the Eastern right of way of SC Highway 93, said 1/2" Rebar being the POINT AND PLACE OF BEGINNING. For New Survey See Office of the Register of Deeds for Pickens County, South Carolina in BOOK 584, at PAGE 13, prepared by Benchmark Surveying, Inc., dated June 26, 2007.

TMS No. 4054-12-86-6735

For derivation of the above-described property see Deed from Sara Kinsler Colvin and Joseph Kinsler unto PLACE COLLEGIATE PROPERTIES, L.P. dated November 25, 1998, and filed for record on December 16, 1998, in the Office of the Register of Deeds for Pickens County, South Carolina in BOOK 460, at PAGE 281.

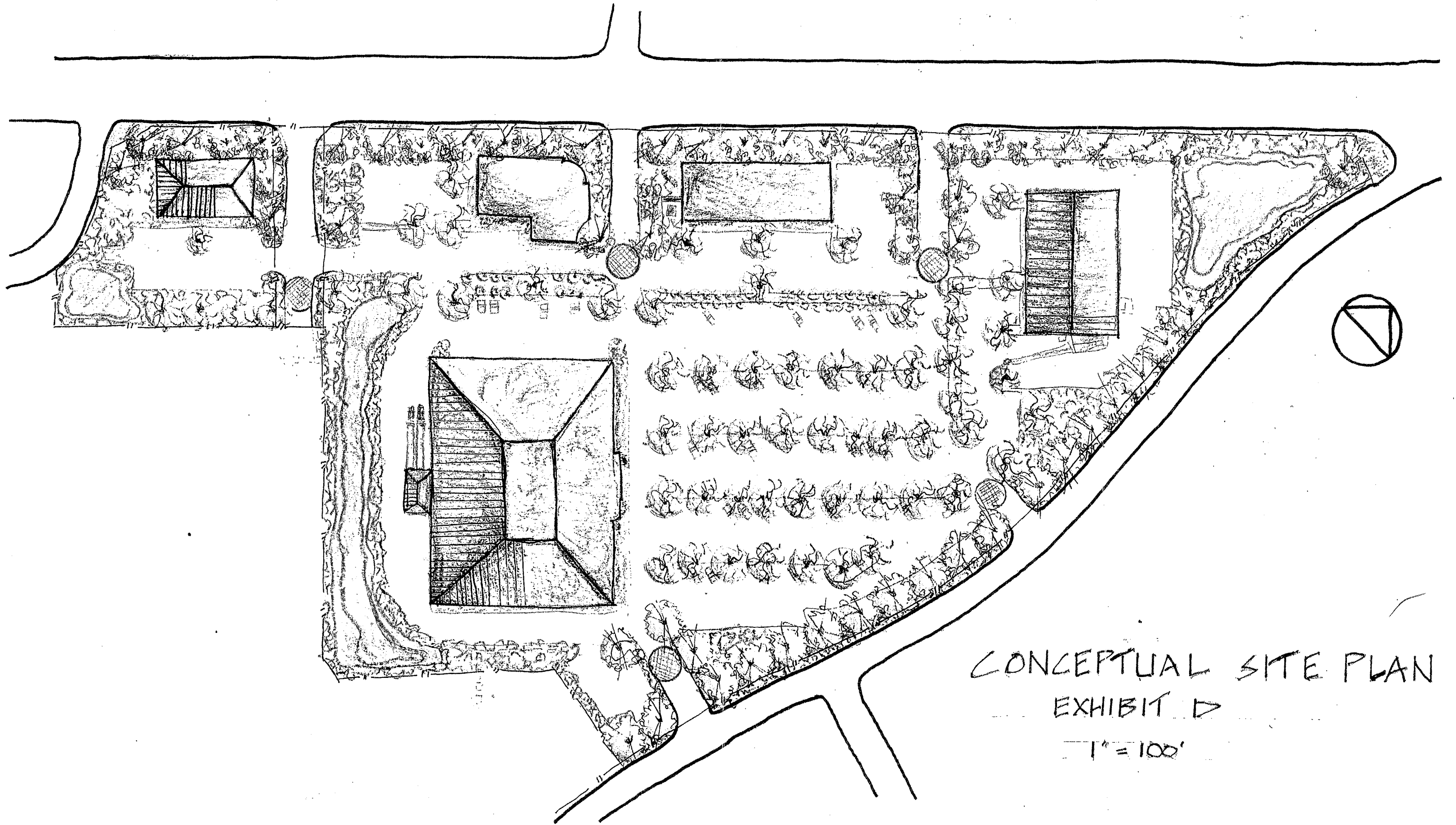
THIS CONVEYANCE is made subject to any and all easements, rights of way, setback lines, zoning ordinances, covenants, conditions and restrictions that may appear of record and/or an accurate, up-to-date survey or on-site inspection of the premises.

Exhibit C – Land Use Diagram



Clemson Town Center
 Clemson, South Carolina
 Accente Group Inc.
 DWS Architects July 28, 2011 5:16 PM
 Concept Site Plan -

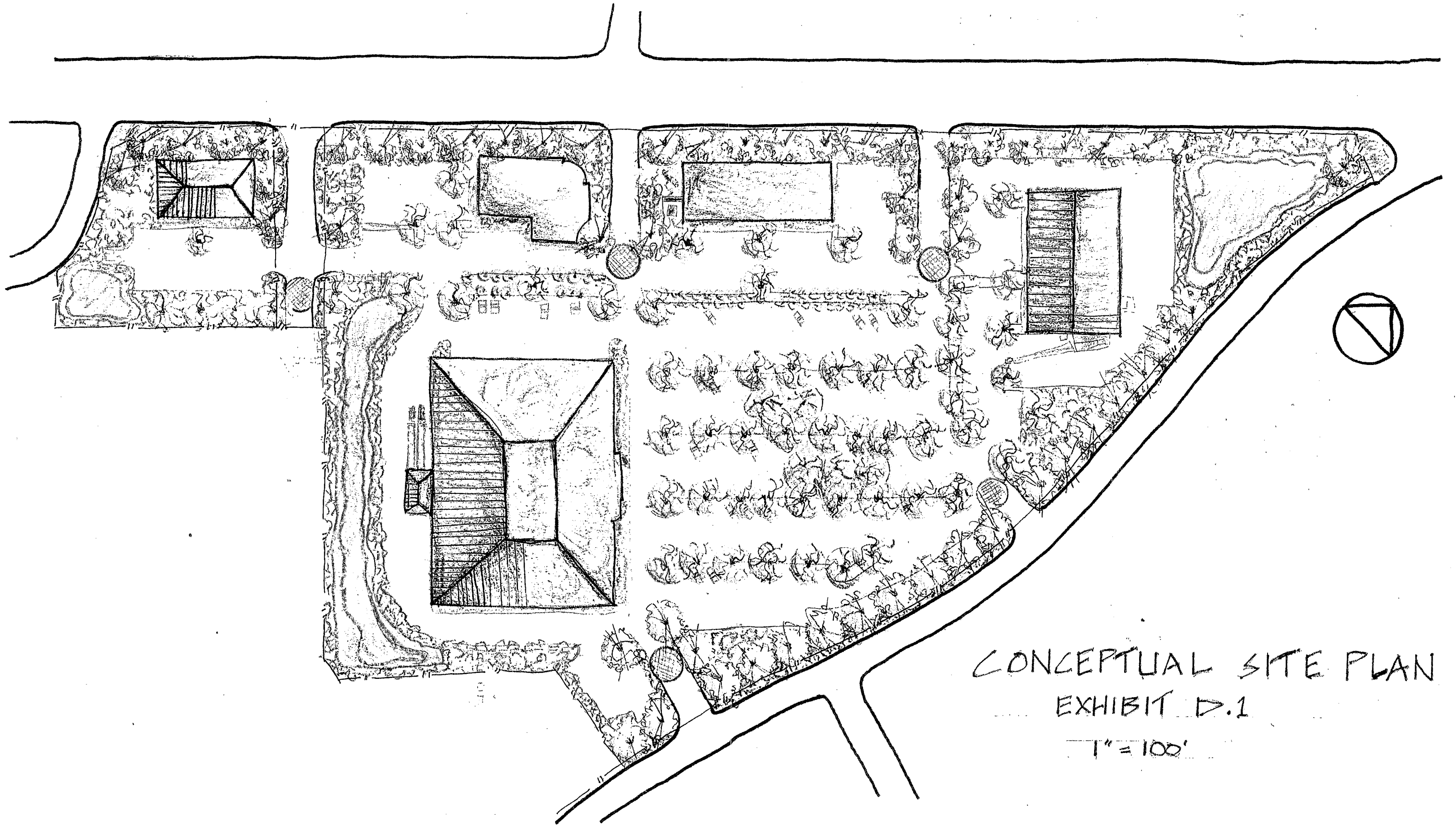
Exhibit D – Conceptual Site Plan



CONCEPTUAL SITE PLAN

EXHIBIT D

1" = 100'



CONCEPTUAL SITE PLAN
EXHIBIT D.1

1" = 100'

Exhibit E
Primary Pathway Section

12/10/77 TYPICAL

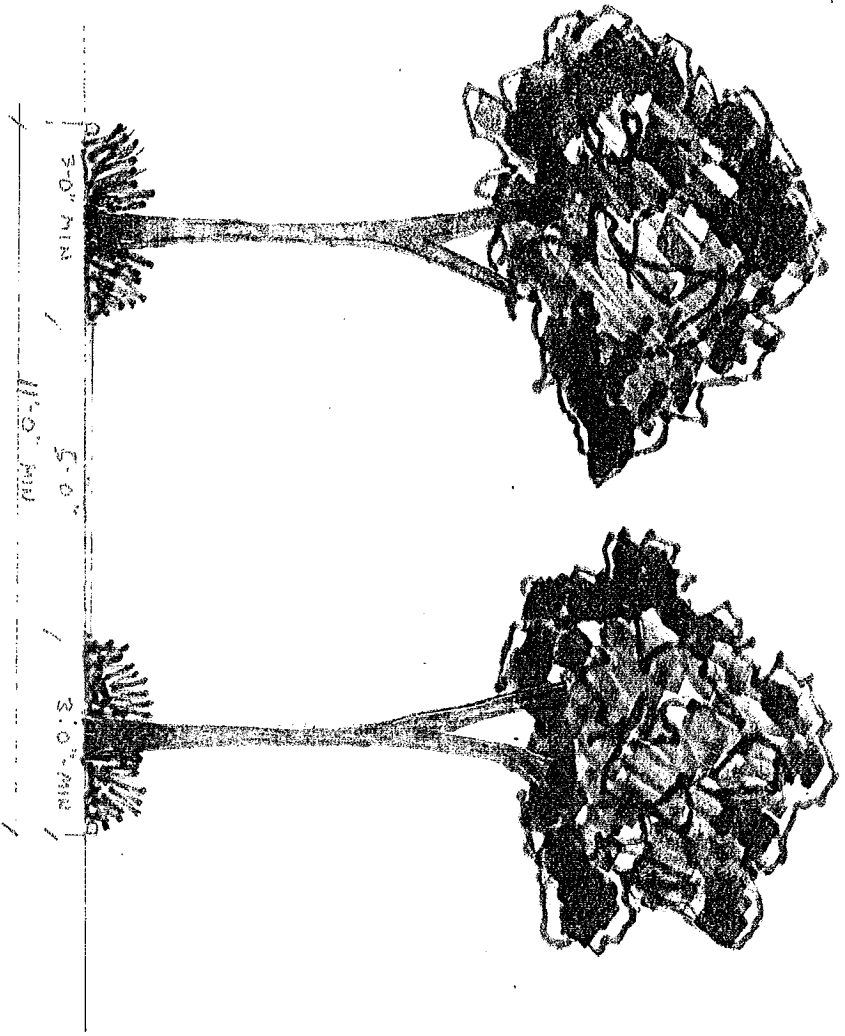
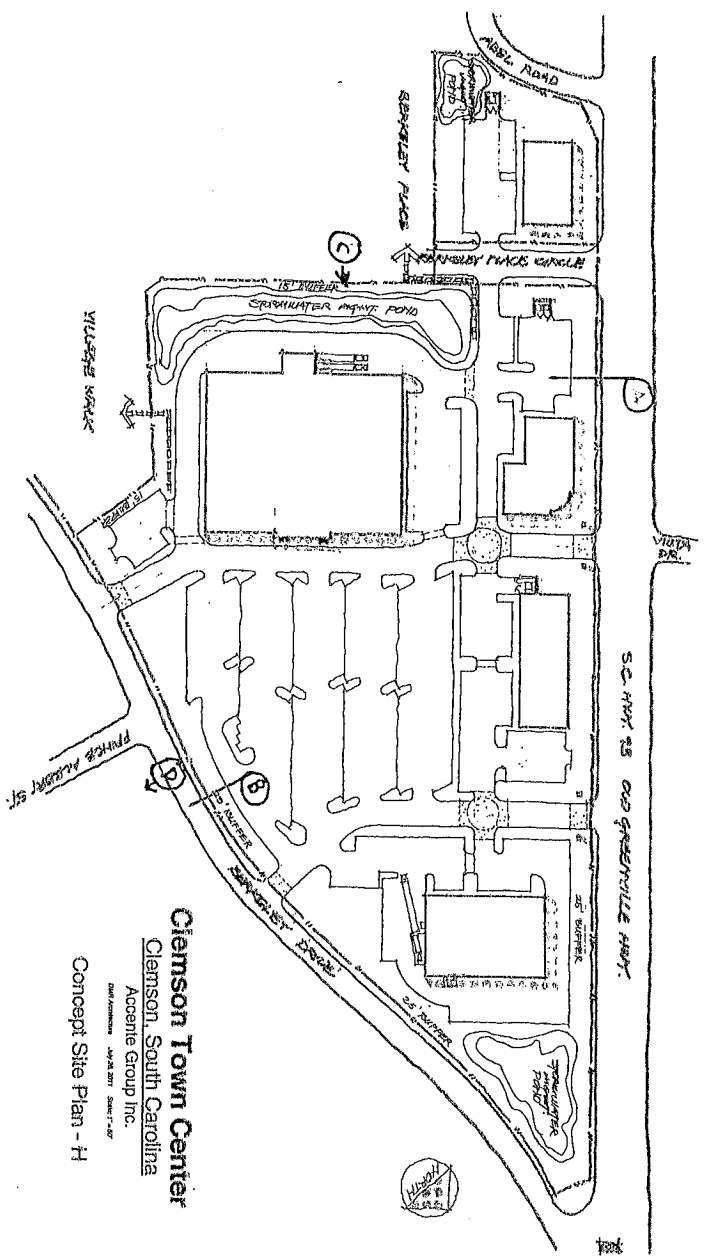


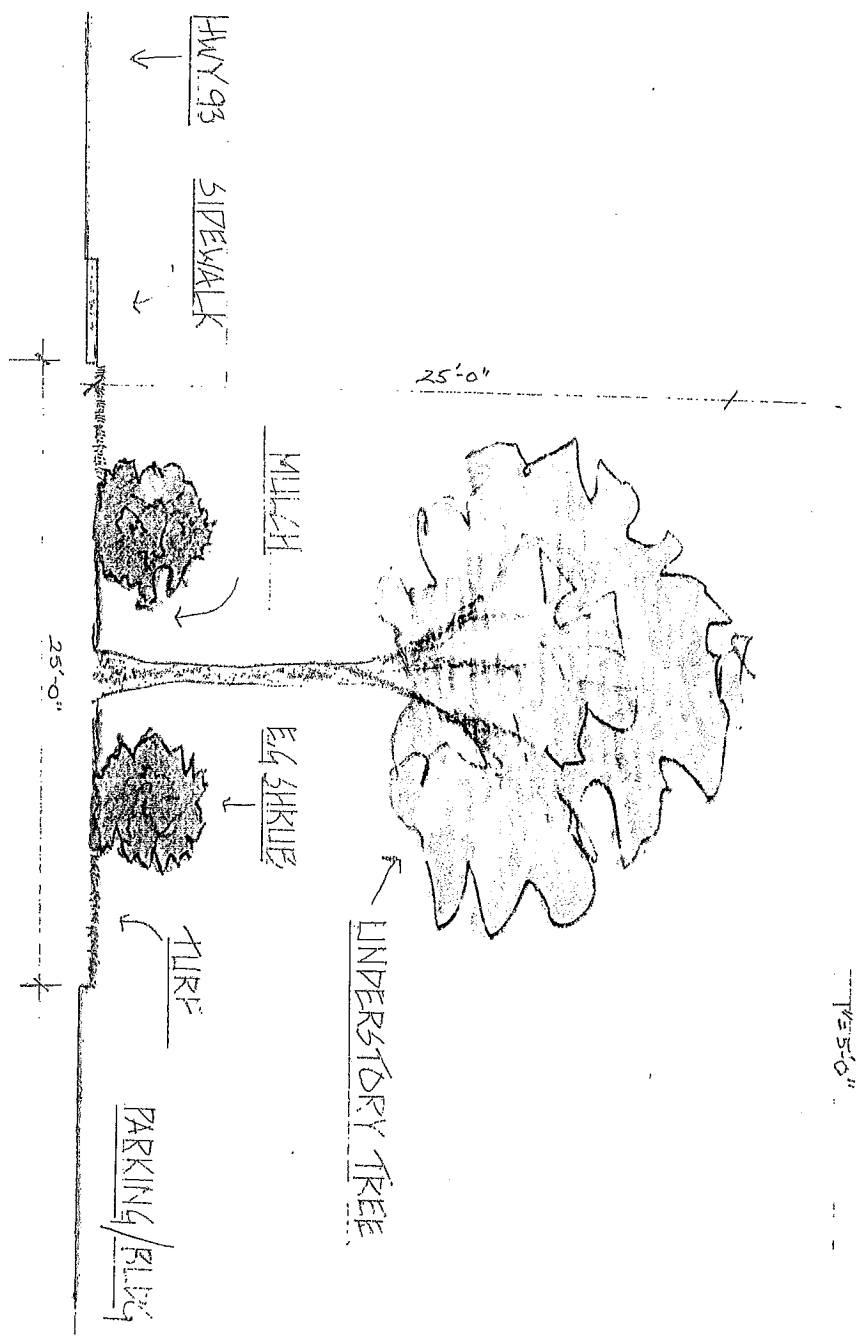
Exhibit F
Typical Landscape Buffers



Clemson Town Center
 Clemson, South Carolina
 Accenture Group Inc.
 DATE: 06/28/2011 SHEET: 1-10
 Concept Site Plan - H

A

Cross Section of 25' Buffer along Highway 93



17'-5'-0"

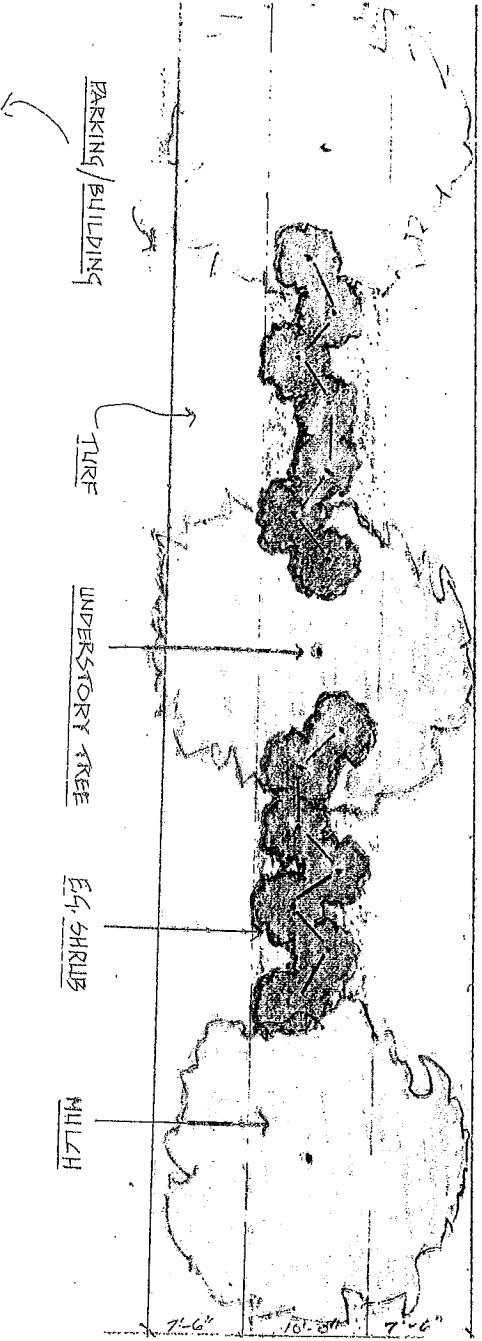
A

Plan View of 25' Buffer Along Highway 93

HWY 93

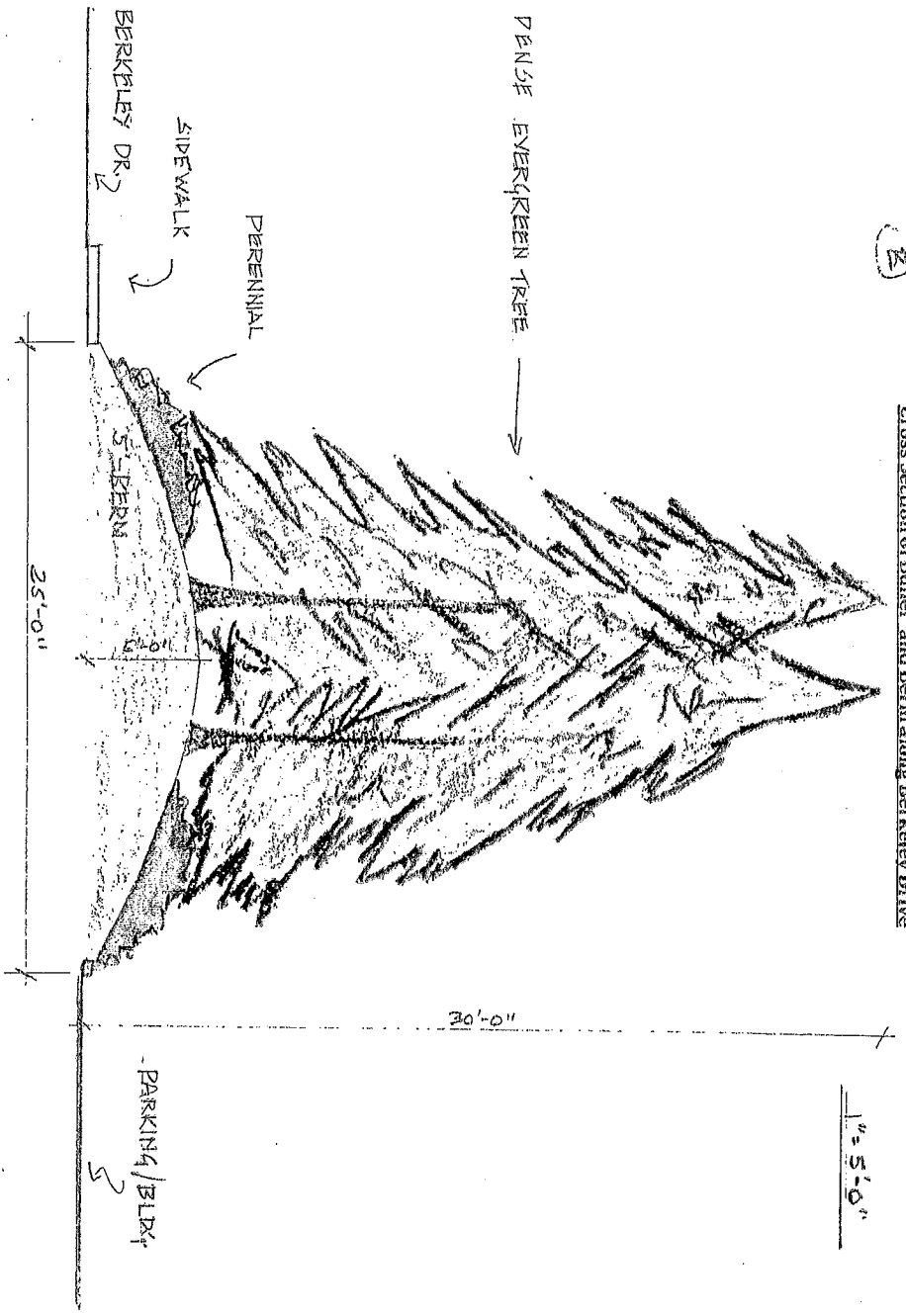
SIDEWALK

14'-0"



(2)

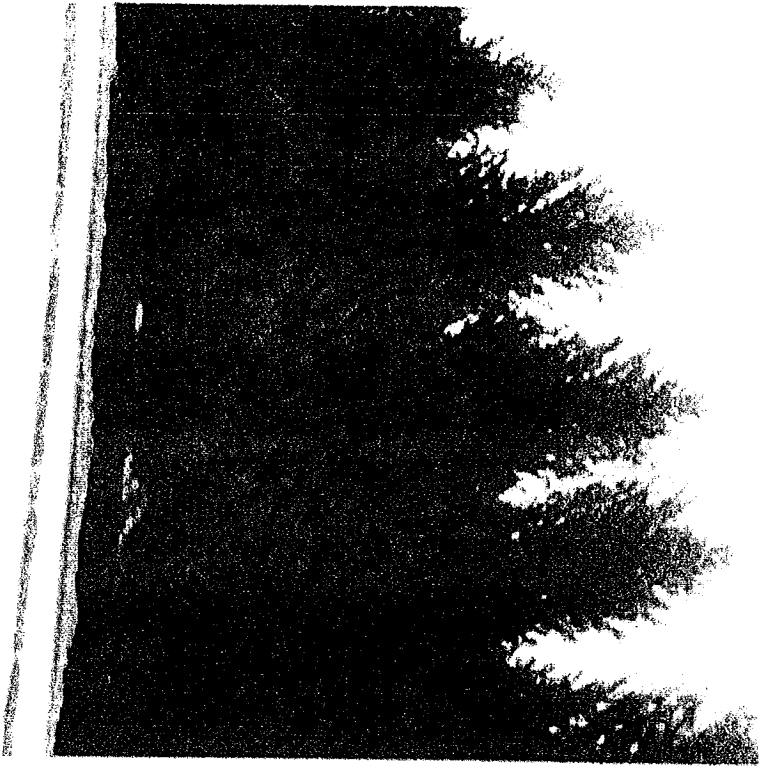
Cross Section of Buffer and Berm along Berkeley Drive



2

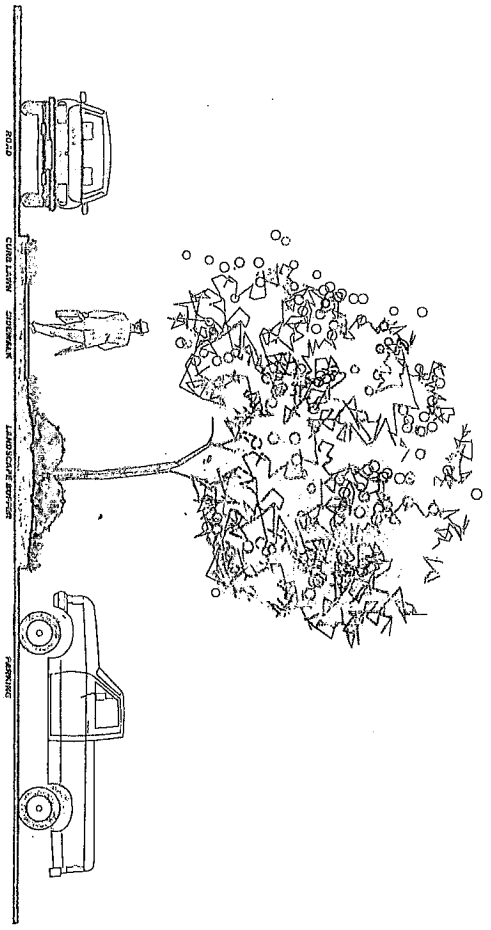


EXISTING VEGETATIVE BUFFER @ BERKELEY PLACE



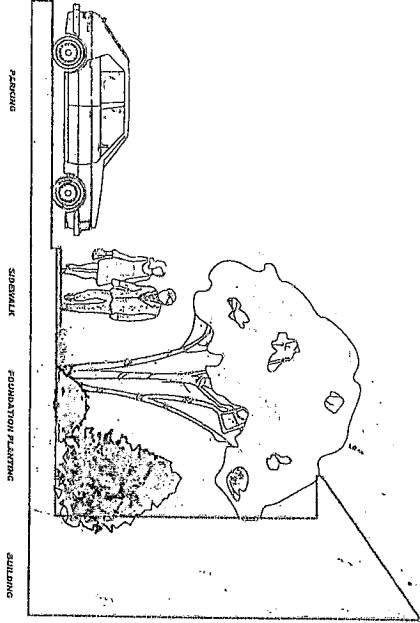
EXISTING PLANTING
ALONG BERKELEY DR

D



TYPICAL LANDSCAPE BUFFER

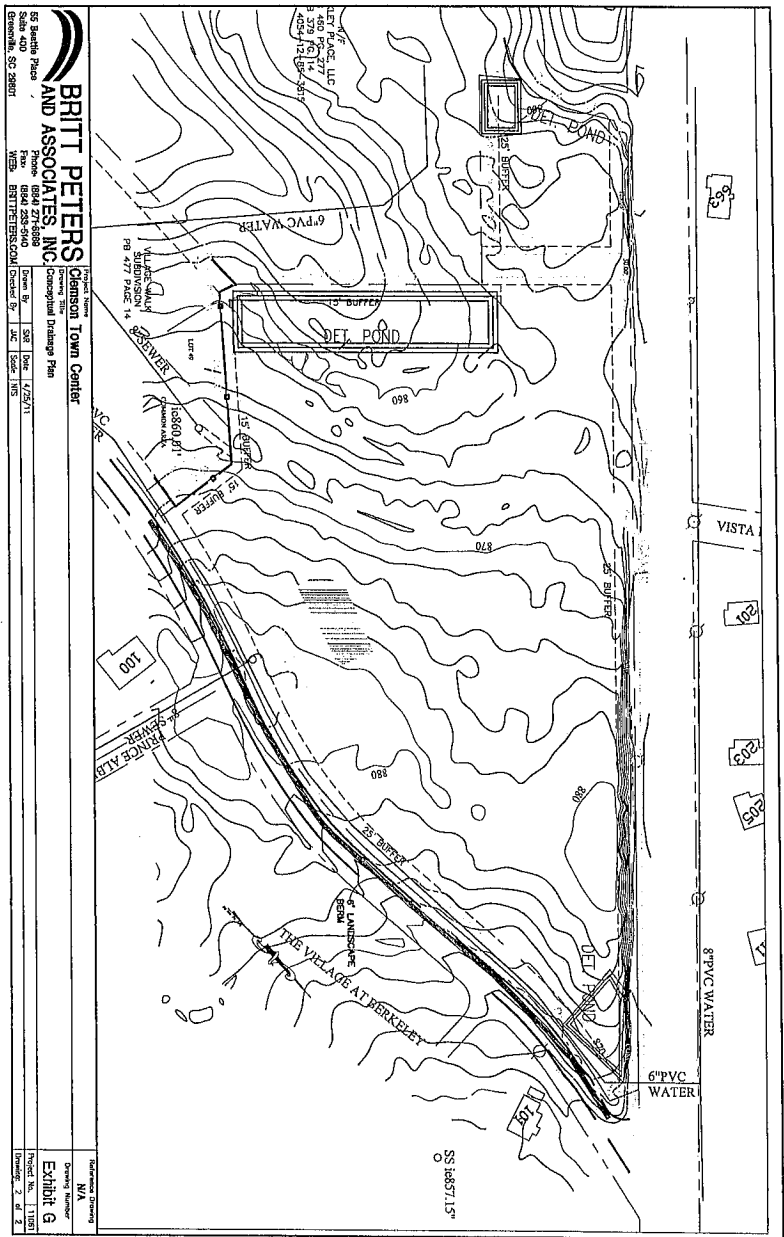




TYPICAL FOUNDATION PLANTING



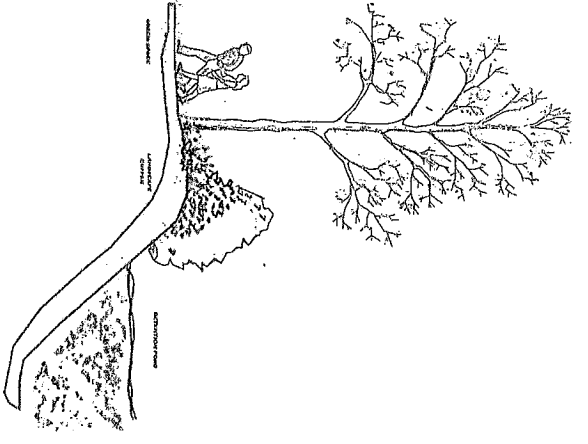
Exhibit G
Conceptual Drainage Plan



BRITT PETERS AND ASSOCIATES, INC.
 55 Beale Place
 Suite 400
 Greenville, SC 29601
 Phone: 864 271-8888
 Fax: 864 281-8888
 Email: BRITT@BRITTANDASSOCIATES.COM
 Project Name: **Greenville Town Center**
 Drawing Title: **Conceptual Drainage Plan**
 Drawing No.: 11031
 Revision: 5 of 2
 Date: 1/25/21
 Scale: AS SHOWN
 Project No.: 11031
 Drawing No.: 11031
 Revision: 5 of 2

Item No.	Desc.	Date	By	Check
1	ISSUED FOR PERMIT	1/25/21	SS	SS
2	REVISED	1/25/21	SS	SS
3	REVISED	1/25/21	SS	SS
4	REVISED	1/25/21	SS	SS
5	REVISED	1/25/21	SS	SS

Exhibit H
Typical Detention Ponds



TYPICAL DETENTION POND PLANTING

EXHIBIT S/M/M

