Agenda
City Council
May 18, 2026
5:30 PM
Council Chamber, Clemson City Hall

5/18/26 Public Hearing: PUD-000526-2026 Proposed Planned Development (201 Pine Street)

a. The City of Clemson City Council will hold a public hearing on the matter listed below beginning at 5:30 p.m. on Monday, May 18, 2026 in the Council Chambers in City Hall, 1250 Tiger Boulevard, Clemson, SC 29631. Comments on the matter may be submitted in person during the hearing, and in writing through the MyCivic app on the City's website prior to the session.
Hearing Topic:PUD-000526-2026 Proposed Planned Development (201 Pine Street)
An application for a proposed planned development (PUD-000526-2026) was received from Ms. Alison Mills of CRG Real Estate on January 16, 2026. As proposed, the project will be located on 3 parcels situated near 201 Pine Street and include student-oriented market rate multifamily housing development with approximately 555 beds in 159 units, and approximately 6,000 square feet of retail space. Additionally, it will have a public courtyard plaza facing N. Clemson Ave., and 236 parking spaces, of which 31 will be dedicated for public/retail use. The Planning Commission approved a positive recommendation to City Council on the proposal.
Links to copies of documents will be published on the Agenda Center page of the City website.
Contact the Planning and Development Department (864-653-2050) for more information.

201-203 PINE STREET & 300 N. CLEMSON AVE.

PLANNED DEVELOPMENT ORDINANCE

Section 101 - Descriptive Statement

The provisions of this Ordinance shall apply to the 201 Pine Street Mixed-Use Planned Development located at 201-203 Pine Street and 300 N. Clemson Ave., within the corporate limits of the City of Clemson, County of Pickens, State of South Carolina, and described and shown in the legal description included herein and attached as an Exhibit. This Ordinance has been established to regulate and guide the implementation of this Planned Development located within the corporate limits of the City of Clemson, South Carolina and defined herein. The adoption of this ordinance shall impose standards and restrictions on both the residential and commercial components of this Mixed-Use Planned Development.

The property owner of the Planned Development will be responsible for the maintenance of all sidewalks, buildings, parking areas, landscaping, and amenities, which shall be kept in a clean and presentable manner.

The Planned Development is 2.023 acres and sits on the three (3) parcels listed below (the "Site"):

Parcel	Type	Address	PIN	Area (SF)	Area (acres)	Underlying Zoning
1	Fee Simple	201 Pine St.	4044-19-52-3149	44,788.91 SF	1.028	RM4
2	Fee Simple	203 Pine St.	4044-19-52-4316	35,081.82 SF	0.805	RM4
3	Fee Simple	300 N. Clemson Ave.	4044-19-52-2137	8,288.38 SF	0.190	RM3
	TOTAL			88,159.11 SF	2.023	

Proposed Uses

Area 1: Open Space – The Planned Development will include approximately 20% open space planned for the site. The open space shall consist of setbacks, buffer and landscaping areas, public and interior courtyards, and pervious pavers as shown on the PD Site Plan attached as Exhibit PD1.01. All of the open space within the property area shall be owned and maintained by the developer (owner). As part of the project, the open space which will be constructed by developer along Pine Street and N. Clemson Avenue will include bike parking, light poles, trash receptacles, dog run, pet waste receptacles, landscaping, and public seating areas to be used by the public.

Area 2: Commercial Space – The Planned Development shall include approximately 6,000 square feet of commercial space within the frontage of the building on N. Clemson Ave. The commercial component will include both leasable and requisite back of house space for a functioning retail business. This area will be marketed for restaurants, coffee shops, convenience stores, and general retail or small business tenants. Required chases and grease traps will be installed to accommodate a commercial kitchen. The commercial component will also have access the public courtyard for outdoor seating and dining opportunities. The Board of Architectural Review (BAR) will approve all outdoor furniture for the commercial space.

Area 3: Market Rate Multifamily Housing – The Planned Development will include a maximum of 555 beds and 159 units, consisting of approximately 188,132 square feet of net rentable residential area. The approximate average unit size shall be 1,180 square feet (the "Units"). These Units will consist of studio, one-bedroom, two-bedroom, three-bedroom, four-bedroom and five-bedroom Units. A minimum of 20% of the units shall be a mix of studios, one-bedroom, and/or two-bedroom units. The maximum occupancy shall be (1) occupant per bedroom.

Area 4: Parking – The Planned Development shall include 236 parking spaces located in a structured parking garage with access from Pine Street. 31 parking spaces will be publicly available within the garage. The 31 public parking stalls will be subject to a long-term lease to the City for $1/year with detail to finalized in a separate parking agreement prior to receiving Certificate of Occupancy. The remaining spaces will be for resident parking and shall be access controlled behind a secured gate to separate from the public parking stalls. The parking area shall also include moped and golf cart parking areas for residents and guests.

Area 5: Existing Townhouse at 300 N. Clemson – The Planned Development shall include the existing townhouse at 300 N. Clemson. The townhouse shall remain part of the Pineherst Townhomes Homeowners Association and no physical changes are to be made to the structure, use, or appearance of the townhouse. The townhouse will remain an existing 3-bedroom residential unit, subject to the existing HOA covenants, restrictions, and use limitations currently in place. The existing parking spaces at 300 N. Clemson will remain the Common Area of the Pineherst Townhomes Home owners Association and shall not be used or accessed by residents of the building at 201 Pine Street. All existing setbacks and access to the townhouse shall be maintained.

Access

Access will be provided exclusively from Pine Street for vehicular and pedestrian access. Vehicles exiting the garage will be required to make a right-turn only to travel south on Pine Street. The dedicated public area will be accessible directly by the public right-of-way. Secured access points will be provided for the residential components of the project and associated parking area via Pine Street. The loading zone will be located off of Pine Street adjacent to the garage entrance and will meet City loading standards. The overhead door to the loading dock shall be closed at all times when not in use. Trash chutes are located on each residential floor of the building and terminate in a trash room at Pine Street for collection.

Pedestrian Access – The Planned Development will have direct access to the public right-of-way. As a part of the project, the Developer will construct a minimum of 5' sidewalk improvements along the frontage of the project on N. Clemson Avenue and Pine Street providing pedestrian and bicycle access to the site. Additionally, landscape improvements and a new 5' sidewalk are proposed on Hedgerow within the property line to improve the streetscape surrounding the site.

Integration with Transit and Alternative Modes of Transportation – The Planned Development will have direct access to the public right-of-way. There are several existing transit (CAT bus) routes along SC 93 / Walter Cox Boulevard which will also serve future residents of the development. Bicycle racks and secured bicycle storage shall also be included in the project.

Ownership and Covenants / Conditions / Restrictions – Ownership of the project will remain private with any future property owners bound by and agreeing to this ordinance. Management and

maintenance of the project will be by the property owner and/or a property management company hired by the owner. Any future covenants, conditions, and restrictions that may be placed on the property will follow the guidelines and be governed by this Planned Development.

Community Open Space for Residents – There will be Community Open Space throughout the development for use and enjoyment by residents. Community Open Space for Residents includes courtyards and building amenity areas. These areas will remain open for use by all residential tenants. Exterior amenities will have posted hours of operation of 7:00AM to 10:00PM. The Developer/Owner shall be permitted to request an event permit up to 4 times per year from the Chief of Police to extend the hours of operation for special events.

Public Open Space – The project will include approximately 12,500 square feet of plaza and park space within a courtyard that is open to the public. These spaces will include a variety of landscape, lawns, and hardscape. A lay-by lane is also included along Clemson Avenue for drop-offs and deliveries. Publicly accessible WiFi for guests shall also be provided in outdoor common areas. It shall be the responsibility of the Developer to keep the property free of dirt and debris and to maintain the public open space in a clean and presentable manner. Failure to do so shall be a violation of this Ordinance.

Impact on Public Facilities – Upon development of the project, there will be an impact on public water and sewer capacity as well as fire protection, police protection, emergency services, and public transportation. Improvements required for connections to public utilities will be made or upgraded as part of the development. The developer will be responsible for its portion of impact fees assessed to the project. Furthermore, any added need for public services will be supported by the taxes generated by the Planned Development. Notwithstanding any of this or any other provision in this document, the developer shall be responsible for all of the improvements identified by Section 103 – Offsite & Public Improvements.

There is not an anticipated significant impact on the public school system from the development as the majority of the residents will be young professionals, faculty, and college students; however, there will be property tax generation that will benefit the school system.

Section 102 - Index of Exhibits

Exhibit A – Site Legal Description
Exhibit B – Existing Conditions & PD Site Plans
Exhibit C – Elevations
Exhibit D – Renderings
Exhibit E – Traffic Impact Analysis

Section 103 – Offsite Improvements

- Developer will be responsible for stormwater improvements onsite as well as the cost of connecting to the closest existing public stormwater infrastructure.
    - 201-203 Pine Street and 300 N. Clemson Avenue currently benefit from a shared storm drainage and underground detention system. As shown on PD Drawing UT1.1, as a part of the Planned Development, the storm drainage for 201-203 Pine Street will convey to the existing underground detention system at 300 N. Clemson. The outfall pipe for the

underground detention system serving all properties shall be realigned to improve drainage to the existing storm drain pipe in North Clemson Avenue.

- Sanitary improvements, necessary for the development, will be the responsibility of the developer and will be made to update the public sanitary system to work with the proposed development.
- Developer has conducted a Traffic Impact Analysis (TIA) in coordination with the City of Clemson to identify required improvements for vehicular access as a result of the project:
    - Developer proposes site egress to be right out only to direct traffic south towards North Clemson Avenue and SC 93.
- As a part of the project, Developer will make infrastructure and pedestrian improvements to North Clemson Avenue, including:
    - Approximately 3,000 linear feet of new 18" curb and gutter to City Standards along both sides of North Clemson Avenue from Oak Street to Hillcrest Avenue.
    - Resurfacing from Pine Street to Hillcrest Avenue
    - A new 10' sidewalk (approximately 1,565 linear feet) on the North side of North Clemson Avenue from Pine Street to Hillcrest Avenue, and on the south side of North Clemson Avenue between Oak Street and Pine Street.
    - A new 8" water main (approximately 1,750 linear feet) from Pine Street to Wigington Street. Developer shall have the option to perform this work directly or to reimburse the City for the performance of this scope.
    - New, ADA compliant crosswalks at Pine Street and Clemson Avenue, and at Clemson Avenue and Wigington Streets.

Section 104 – Permitted Uses

The Planned Development will consist of open space accessible to the public, commercial uses, private parking uses, and multifamily housing. Residential units may be rented by-the-unit or by-the-bed as determined by Developer or future property owners. Only uses permitted in the CM zoning district will be allowed in the commercial component of this project.

Section 105 – Bonding of Vacant Commercial Space

A bond in an amount equal to 150% of the estimated cost for building out the commercial space (based on the current average cost for commercial construction in the area as determined by the City) shall be posted at the time of the issuance of the first Certificate of Occupancy issued for any portion of the residential component of the mixed-use structure. The bond, which shall have a 2-year expiration date, may be either a cash or surety bond, and shall be released upon completion of the upfit of the commercial space. In the event the commercial space upfit is completed by units or phases, the bond amount may be proportionately reduced based on square footage as the space is occupied by a viable commercial entity possessing a business license issued by the City. The City shall reserve the right to call the bond for any uncompleted commercial space two weeks prior to the expiration of the bond.

Section 106 - Hours of Operation

The residential leasing office and the commercial space shall have operating hours conforming to applicable city and state regulations.

Section 107 – Site

The property consists of three (3) parcels with frontage along N. Clemson Avenue, Pine Street and Hedgerow Lane – 201 Pine Street, 203 Pine Street, and 300 N. Clemson Avenue. Existing conditions include multifamily apartments, a townhouse, and surface-parked spaces. The site has approximately 35' of grade change from south to north with existing drainage running to the south with outfall onto Clemson Avenue.

The proposed use is for a mixed-use development with commercial and open spaces, and multifamily residential units that will be marketed to young professionals, faculty, and students. Residential units may be rented by-the-unit or by-the-bed as determined by Developer or future property owners. The commercial area will be marketed for a variety of retail tenants.

One vehicular access point to the apartment building will be provided on Pine Street. The vehicular access to the townhouse shall be maintained in its existing condition from Oak Street Pedestrian access points will be available at multiple locations along Pine Street and N. Clemson Avenue, and emergency egress will be provided along Hedgerow Lane and Pine Street. These access points will remain privately owned and maintained except for the portions that tie into the public right-of-way.

Public water and sewer lines will be located along N. Clemson Avenue for the development. Any access easements necessary for these utilities will be provided as part of the development.

Section 108 – Standards and Dimensions

- Minimum/Maximum Lot Area(s) – None
- Minimum/Maximum Lot Width(s) – None
- Minimum Building Setback:
  - Front (Pine Street): 10' (from back of curb)
  - Front (North Clemson Ave): 10' (from property line)
  - Side: None
  - Rear (Hedgerow): 10' (from property line)
  - 300 N. Clemson Townhouse: no changes from existing
- Maximum Structure Height: 85'-0", excluding stair and elevator overruns, parapets and equipment, as measured from finished grade.
- Tree canopy coverage will comply with Ordinance requirements in Sec. 15-30.15 through onsite coverage or contribution to the Clemson Tree Fund.

Section 109 – Impervious Area

Impervious materials will include the building and parking footprints, asphalt paving, sidewalks, curb and gutter, patios, etc. Maximum impervious coverage will be limited to 95%.

Open space will consist of setbacks, buffers, lawn, landscaping, sidewalks, ground level seating areas and hardscape, building courtyards and outdoor amenity areas as shown on the Conceptual Site Plans. All open space within the property area shall be owned and maintained by the developer (owner). The minimum open space will be limited to 20%.

Section 110 – Occupancy/Density

Occupant means a natural family or an individual unrelated by blood to a second degree of consanguinity, marriage, adoption, or guardianship to any other occupant of the dwelling unit. A natural family means any number of persons related by blood or marriage to the second level of consanguinity. A natural family shall be counted as one occupant.

In addition to commercial space, the elevated deck shall be designated for common recreational use by the residents.

Maximum Occupancy – occupancy for all residential units shall be limited to one occupant per bedroom.

Section 111 – Design Standards

Materials for the building construction will consist of the following: reinforced concrete, brick masonry and fiber cement panel varieties cladding the apartment structure, insulated operable windows. Residential materials will include a mix of brick masonry, fiber cement panel varieties, and various metal panel accents as well as insulated operable windows. There shall be no changes to the exterior design of the existing townhouse at 300 N. Clemson. The commercial space level along N. Clemson Avenue will include a mix of brick masonry with insulated window and door systems. The composition and color of all final materials shall be substantially similar to those shown on the Site Plan Drawings. The BAR will approve final building materials, commercial space exterior furniture, and landscaping.

Section 112 – Parking/Circulation

Parking and Circulation for this PD shall adhere to the table summary below rather than to Table 19-802 in Chapter 19 – Article VIII, Clemson Code of Ordinances. The Project will include structured parking with access located on Pine Street. The table below summarizes the minimum parking requirements for each use located within the project:

Parking Summary	Maximum Beds	Minimum SF	Maximum SF	Commercial Spaces	Private Parking Minimum Spaces
Public Parking	--	6,000 SF	--	31 spaces	--
Resident	555 beds	--	340,000 SF	--	200 spaces
Management/Guest Parking	--	--	--	--	5 spaces
Townhouse	3 beds	--	--	--	3 spaces

The project shall include a three-level parking structure. The parking ratio for the Multifamily Housing component shall be not less than 35% of beds within the project and shall include adequate parking for residents as well as guests. All parking spaces for the Commercial Space shall be clearly marked to distinguish them from other parking areas. As a part of the existing Pineherst Townhomes Homeowners Association Declaration of Covenants, Conditions, and Restrictions, the resident(s) of 300 N. Clemson have the exclusive right to use the three (3) vehicular parking spaces located in the parking lot within the Association designated to the 300 N. Clemson property. The rights to the parking spaces located on the

300 N. Clemson property shall remain subject to all covenants of the Pineherst Townhomes Homeowners Association and shall not be accessed by residents of the new multifamily building in any way. Vehicular and pedestrian access to the townhouse shall maintain the existing conditions and be exclusively from Oak Street.

All standard parking spaces shall be a minimum of 9'0'' in width and 18'-0'' in length, and all compact spaces shall be a minimum of 8'0" in width and 16'0" in length. A maximum of 30% compact parking spaces shall be permitted. The 31 public parking spaces will be 10'-0" in width and 18'-0" in length. A minimum of 40 bicycle parking stalls shall be provided throughout the project. 25 moped parking spaces shall also be provided in the project.

All roads must meet emergency access and Fire Code standards. The Developer will work with the City traffic engineer through the planning and permitting process to provide a traffic study if it is deemed required by the City Engineer.

Section 113 – Landscaping/Buffers

All landscaping and buffers shall be planted/installed in the manner shown on a Final Landscaping Plan approved by the BAR or Director of Urban Land Management.

The Director of Urban Land Management shall reserve the right to reasonably amend any specification established by this section to address specific site conditions.

Plantings shall conform to the following:

- Street trees along N. Clemson Avenue: A mix of canopy and understory trees shall be planted in landscape islands within paver and concrete gathering areas.
- Street trees & landscape along Pine Street: Understory trees shall be planted at 25' intervals, and evergreen shrubs shall be planted as approved. All planting methods shall be approved by the Director of Urban Land Management.
- Transformer Screening: Evergreen shrubs will be planted at a maximum of 3' on center to screen transformers from the public right-of-way.
- Additional landscaping may be planted (including shrubs around buildings and amenity areas) as approved. All shrubs will be shown on the final landscape plan.
- Trees that are less than 4' from a sidewalk, building, or road will be planted with root barriers.
- If there is less than a minimum of 175 cubic feet of planting soil volume, Silva Cells or an equivalent approved by the City shall be installed

Section 114 - Signage

Signage for this PD shall adhere to Chapter 19 - Article VII of the City of Clemson Code of Ordinances. A Final Signage and Illumination Plan will be completed to meet City requirements during the permitting process. All signs shall comply with the requirements of AR-District 2 and are subject to the approval of the Board of Architectural Review (BAR) prior to the issuance of the signage permit(s).

Section 115 – Lighting

Lighting for this PD shall adhere to Chapter 19 - Article X of the City of Clemson Code of Ordinances. A lighting photometric plan will be completed to meet the City of Clemson's adopted lighting standards. A

Final Illumination Plan will be completed to meet the requirements during the permitting process, which will include BAR approval. The BAR will also approve lighting for the commercial patio. If the commercial use changes the Zoning Administrator can require a change to the patio lighting. Any offsite lighting within the public right-of-way will be coordinated with the City Engineer and shall be Duke Energy lighting. Developer shall be responsible for the installation of any required conduit and the decorative adder fee for offsite lighting. The City shall be responsible for the maintenance and monthly energy cost for offsite lighting in the right-of-way.

Section 116 – Utilities

Project will be serviced by City of Clemson water and sanitary sewer. Connection and service fees will be the responsibility of the Developer.

Increases in fire, police, emergency management, and roadway use will be offset by substantial increase in property taxes and sales tax generated by the commercial and residential components of the development.

Section 117 – Connectivity

The planned development will have direct access to the public right of way. Additionally, the Project will be providing offsite improvements as described above to facilitate pedestrian circulation to the existing CAT bus stop at Highway 93.

Section 118 – Grading and Stormwater

The planned development will involve mass grading of the site for the installation of the building, underground parking, landscape, hardscape, and right of way improvements.

Section 119 – Trash

The trash collection shall be provided by the developer through the City.

All trash collection for the development shall be collected and stored in enclosed rooms as shown on the Site Plan Drawings with dumpster staging occurring by building staff no more than an hour before collection. All dumpsters shall be returned to enclosed areas no more than an hour after collection. The primary trash collection point shall be along Pine Street. Trash collection trucks are to utilize the loading dock during trash collection. The door to the trash/loading dock shall be kept closed at all times when not in use. The loading dock shall also be recessed from the sidewalk to help conceal it from the right-of-way.

Section 120 – Accessory Structures

None.

Section 121 – Maintenance

Developer is responsible for all maintenance of property including building, landscaping, tenant open space, stormwater facilities, and grounds. The City of Clemson will be responsible for all public domestic water, sewer mains, sewer force mains, and any off-site property and facilities dedicated to and accepted by the City.

Section 122 – Phasing

The construction of 300 N. Clemson Avenue and the associated underground detention system are complete. The new construction of the apartment building at 201-203 Pine Street will include a realignment of the storm drainage outfall pipe and a new connection to the existing underground detention system.

Section 123 – Construction Activity

Construction hours, noise, and activities shall adhere to Sec. 13-10 of the City of Clemson Code of Ordinances. Construction Schedule and Site Management Plan for allowable construction times and sequencing will be submitted by Developer and Contractor for approval during permitting.

Section 124 – Transfer of Ownership

This Ordinance will remain in place through any transfer of ownership of property. Any new owner will take over maintenance and management per this Ordinance. Nothing herein shall be construed to limit Developer's right to sell, assign or convey the project in accordance with applicable law.

Section 125 – Conceptual Site Plan

The conceptual site plan for the Planned Development shall maintain flexibility to accommodate specific conditions, environmental concerns, physical constraints, and smart design parameters. Accordingly, the exact location and size of land uses and preliminary design concepts depicted in the conceptual site plan may be subject to minor changes over the life of the development so long as the maximum densities, minimum open space, character, and intent of the development will be adhered to.

Section 126 – Vested Rights

The Planned Development shall be considered a site-specific development plan, and the approval of this Planned Development shall establish vested rights to undertake and complete the development of the Site in accordance with this Planned Development under Vested Rights Act (S.C. Code Ann. §§ 6-29-1510, et seq.) and applicable City's ordinances.

In the event the City of Clemson creates a zoning district that is materially consistent with this Planned Development, the property owner(s) and their heirs or assigns shall not object to the inclusion of the property within such district, provided that:

(a) the right to rebuild in accordance with the approved site plan and density is preserved; and
(b) no additional restrictions or conditions are imposed that would:
(i) limit or prohibit student housing;
(ii) require affordability set-asides or income restrictions;
(iii) reduce approved building height, parking ratios, or residential unit count;
(iv) restrict rooftop amenities or open space programming;
(v) impose enhanced architectural or material standards beyond those approved in this Planned Development; or
(vi) otherwise conflict with the uses, entitlements, or development standards established under this Planned Development.

PLANS, DRAWINGS, SUPPLEMENTAL INFORMATION

Architectural Site Plan, Floor Plans, Existing Conditions Plans, Utility Plan, Grading Plan, Architectural Renderings, Traffic Impact Analysis

DEVELOPMENT SUMMARY

GENERAL INFORMATION

ITEM	QUANTITY		COMMENT
PROJECT DESCRIPTION:			THIS PROJECT CONSISTS OF THE CONSTRUCTION OF 159 APARTMENT UNITS WITH 555 BEDS, STRUCTURED PARKING, DISPERSED INTERIOR AND EXTERIOR AMENITY SPACES FOR THE RESIDENTS, COMMERCIAL SPACES LOCATED ON THE FIRST FLOOR, AND A COURTYARD AT GRADE. THE PROJECT WILL BE DESIGNED TO COMPLY WITH SOUTH CAROLINA BUILDING CODES AND ALL LOCAL AMENDMENTS. THE PROJECT WILL BE DIVIDED BY FIRE WALLS IN ORDER TO CREATE TWO SEPARATE BUILDINGS FROM THE PERSPECTIVE OF THE SOUTH CAROLINA BUILDING CODES. EACH BUILDING HAS A 2-STORY ABOVE GRADE PODIUM DESIGNED TO MEET TYPE 1A CONSTRUCTION REQUIREMENTS. THE UPPER 5 LEVELS OF EACH BUILDING WILL BE DESIGNED TO MEET TYPE 3A CONSTRUCTION REQUIREMENTS.
ADDRESS:			201 PINE STREET CLEMSON, SC 29631
CURRENT ZONING			RM-3 & RM-4 - MULTI-FAMILY RESIDENTIAL DISTRICT
ZONING REQUEST			PD - PLANNED DEVELOPMENT
PROPOSED USES			MULTI-FAMILY (159 UNITS, 555 BEDS) AND COMMERCIAL
PROPERTY LOCATION			CORNER OF N. CLEMSON AVE & PINE STREET
PIN NUMBERS			4044-19-52-4316, 4044-19-52-3149, 4044-19-52-2137
LOT AREA:			
PARCEL 4044-19-52-3149	201 PINE ST.	1.028 ACRES	44,788.91 SF
PARCEL 4044-19-52-4316	203 PINE ST.	0.805 ACRES	35,081.82 SF
PARCEL 4044-19-52-2137	300 N. CLEMSON AVE.	0.190 ACRES	8,288.38 SF
TOTAL AREA		2.023 ACRES	88,159.11 SF
GROSS AREA			340,000 SF
RESIDENTIAL AREA (NET)			188,132 RSF
AVERAGE RSF PER UNIT			1,180 SF
BUILDING OCCUPACY			R-2 (PRIMARY), A-2, A-3, S-2

PARKING & LOADING

PARKING & LOADING REQUIREMENT CALCULATIONS

		PROVIDED
RESIDENTIAL		205
COMMERCIAL/PUBLIC		31 1 PARKING SPACE PER 200 SF OF RETAIL
LOADING 1 LOADING BERTH REQUIRED FOR SPACES UP TO 25,000 SF (Table 19-808. Off-street Loading Requirements for Non-residential Uses)		2

PARKING CALCULATIONS

	STANDARD	COMPACT	ACCESSIBLE	TOTAL
LEVEL 01	60	33	4	97
LOWER LEVEL 01	108	28	3	139
TOTAL	168	61	7	**236**
		26%	[INCLUDING 2 VAN]	(.4 TOTAL PARKING SPACES PER BED)

BICYCLE PARKING	**PROVIDED**
RESIDENTIAL 1 EVERY 4 UNITS	51
COMMERCIAL 10% OF COMMERCIAL PARKING	4
TOTAL	55

ARTICLE III. PLANNED DEVELOPMENT REGULATIONS

Proposed Density, Bulk, and Dimensional Requirements and Standards

USE	PD Proposal
a. Tract area (acres)	See "LOT AREA" under "GENERAL INFORMATION"
b. Lot width at front building line	360'
c. Density (bedrooms/acre)	275
d. Impervious surface coverage	95%
e. Open space requirements	20%
g. Building spacing	n/a
h. Front setbacks (exterior) - EAST (Pine St.) and SOUTH (N. Clemson Ave.)	EAST: 10' min from back of curb; SOUTH: 10' min from property...
i. Side setbacks (exterior) - WEST	none
j. Rear setbacks (exterior) - NORTH (Hedgerow Ln.)	10'
k. Dwelling occupancy, max.	5
l. Structure height	Bldg A: 70'; Bldg B: 85'

LJC1
Lamar Johnson Collaborative
35 EAST WACKER DRIVE, SUITE 1500
CHICAGO, IL 60601
Ph 312.658.0747

CRG | INTEGRATED REAL ESTATE SOLUTIONS
35 E WACKER DRIVE
CHICAGO, IL 60601
312.658.0747

53 THE 53 GROUP
THE53GROUP.COM

CHAPTER CLEMSON

CRG + THE 53 GROUP
201 PINE STREET, CLEMSON, SC 29631
CONCEPT DESIGN

DRAWING ISSUE

#	DESCRIPTION	DATE
A	PD SUBMISSION	3.20.2026

DRAWING TITLE
ZONING DATA

DRAWING NO.
PD1.00

Job # 25.009242

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1 PD1.01 SITE PLAN
1" = 30'-0"

0' 15' 30' 60'

LJC
Lamar Johnson Collaborative
35 EAST WACKER DRIVE, SUITE 1500
CHICAGO, IL 60601
Ph 312.658.0747

CRG | INTEGRATED REAL ESTATE SOLUTIONS
35 E WACKER DRIVE
CHICAGO, IL 60601
312.658.0747

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201 PINE STREET, CLEMSON, SC 29631
CONCEPT DESIGN

DRAWING ISSUE

#	DESCRIPTION	DATE
A	PD SUBMISSION	3.20.2026

DRAWING TITLE
ARCHITECTURAL SITE PLAN

DRAWING NO.
PD1.01

Job # 25.009242

1/15/2026 3:15:24 PM

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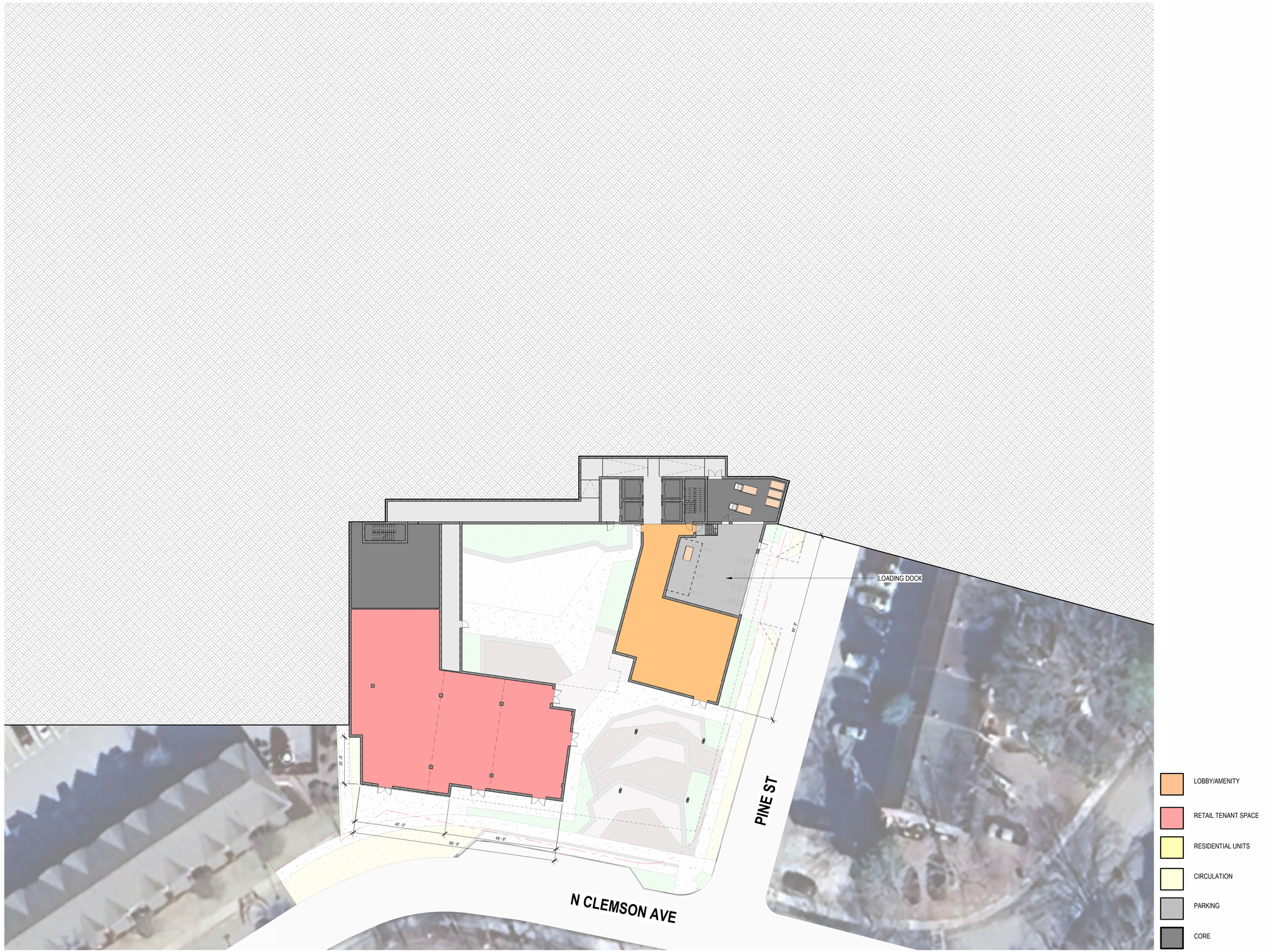

1 PD2.01 LOWER LEVEL 02
1" = 20'-0"

LJC1
Lamar Johnson Collaborative
35 EAST WACKER DRIVE, SUITE 1500
CHICAGO, IL 60601
Ph 312.658.0747

CRG | INTEGRATED REAL ESTATE SOLUTIONS
35 E WACKER DRIVE
CHICAGO, IL 60601
312.658.0747

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201 PINE STREET, CLEMSON, SC 29631
CONCEPT DESIGN

DRAWING ISSUE

#	DESCRIPTION	DATE
A	PD SUBMISSION	3.20.2026

DRAWING TITLE
LOWER LEVEL 02

DRAWING NO.
PD2.01

Job # 25.009242

1/15/2026 3:15:26 PM

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1 PD2.02 LOWER LEVEL 01
1" = 20'-0"

LJC1
Lamar Johnson Collaborative
35 EAST WACKER DRIVE, SUITE 1500
CHICAGO, IL 60601
Ph 312.658.0747

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CONCEPT DESIGN

DRAWING ISSUE

#	DESCRIPTION	DATE
A	PD SUBMISSION	3.20.2026

DRAWING TITLE
LOWER LEVEL 01

DRAWING NO.
PD2.02

Job # 25.009242

1/15/2026 3:15:27 PM

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1 PD2.03 1ST FLOOR PLAN
1" = 20'-0"

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Lamar Johnson Collaborative
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CONCEPT DESIGN

DRAWING ISSUE

#	DESCRIPTION	DATE
A	PD SUBMISSION	3.20.2026

DRAWING TITLE
1ST FLOOR PLAN

DRAWING NO.
PD2.03

Job # 25.009242

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1 PD2.05 2ND FLOOR PLAN
1" = 20'-0"

0' 10' 20' 40'

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Ph 312.658.0747

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CONCEPT DESIGN

DRAWING ISSUE

#	DESCRIPTION	DATE
A	PD SUBMISSION	3.20.2026

DRAWING TITLE
2ND FLOOR PLAN

DRAWING NO.
PD2.05

Job # 25.009242

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1 PD2.06 3RD FLOOR PLAN
1" = 20'-0"

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CONCEPT DESIGN

DRAWING ISSUE

#	DESCRIPTION	DATE
A	PD SUBMISSION	3.20.2026

DRAWING TITLE
3RD FLOOR PLAN

DRAWING NO.
PD2.06

Job # 25.009242

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LOBBY/AMENITY
RETAIL TENANT SPACE
RESIDENTIAL UNITS
CIRCULATION
PARKING
CORE

0' 10' 20' 40'

1 PD2.07 4TH FLOOR PLAN
1" = 20'-0"

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Lamar Johnson Collaborative
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CHICAGO, IL 60601
Ph 312.658.0747

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CONCEPT DESIGN

DRAWING ISSUE

#	DESCRIPTION	DATE
A	PD SUBMISSION	3.20.2026

DRAWING TITLE
4TH FLOOR PLAN

DRAWING NO.
PD2.07

Job # 25.009242

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291' - 6"
5' - 0"
38' - 0"
13' - 0"
39' - 6"
13' - 0"
38' - 6"
13' - 0"
19' - 0"
13' - 0"
21' - 0"
13' - 0"
60' - 0"
30' - 0"
32' - 6"
28' - 6"
13' - 0"
19' - 6"
13' - 0"
43' - 6"
325' - 6"
13' - 0"
250' - 6"
13' - 0"
37' - 0"
40' - 0"
13' - 0"
37' - 6"
13' - 0"
46' - 6"
149' - 8"
54' - 0"
54' - 0"
54' - 0



1 PD2.09 ROOF PLAN
1" = 30'-0"

0' 10' 20' 40'

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Lamar Johnson Collaborative
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CHICAGO, IL 60601
Ph 312.655.0747

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312.658.0747

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CONCEPT DESIGN

DRAWING ISSUE

#	DESCRIPTION	DATE
A	PD SUBMISSION	3.20.2026

DRAWING TITLE
ROOF PLAN

DRAWING NO.
PD2.09

Job # 25.009242

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6 PD3.01 SOUTH ELEVATION
1/16" = 1'-0"



5 PD3.01 EAST ELEVATION
1/16" = 1'-0"

0' 8' 16' 32'

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Lamar Johnson Collaborative
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CHICAGO, IL 60601
Ph 312.658.0747

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312.658.0747

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CONCEPT DESIGN

DRAWING ISSUE

#	DESCRIPTION	DATE
A	PD SUBMISSION	3.20.2026

DRAWING TITLE
ELEVATIONS_SOUTH & EAST

DRAWING NO.
PD3.01

Job # 25.009242

1/15/2026 3:15:44 PM

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4 PD3.02 NORTH ELEVATION
1/16" = 1'-0"



5 PD3.02 WEST ELEVATION
1/16" = 1'-0"

0' 8' 16' 32'

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Lamar Johnson Collaborative
35 EAST WACKER DRIVE, SUITE 1500
CHICAGO, IL 60601
Ph 312.658.0747

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35 E WACKER DRIVE
CHICAGO, IL 60601
312.658.0747

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CONCEPT DESIGN

DRAWING ISSUE

#	DESCRIPTION	DATE
A	PD SUBMISSION	3.20.2026

DRAWING TITLE
ELEVATIONS_NORTH & WEST

DRAWING NO.
PD3.02

Job # 25.009242

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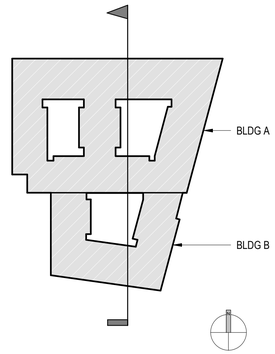

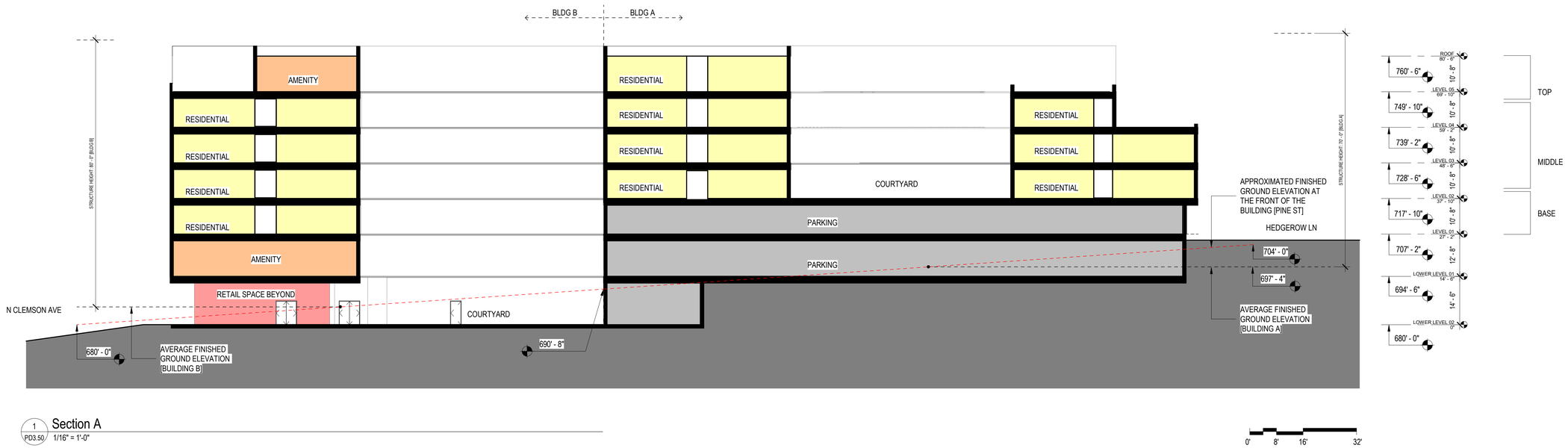

1 PD3.50 Section A
1/16" = 1'-0"

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Lamar Johnson Collaborative
35 EAST WACKER DRIVE, SUITE 1500
CHICAGO, IL 60601
Ph 312.658.0747

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35 E WACKER DRIVE
CHICAGO, IL 60601
312.658.0747

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DRAWING ISSUE

#	DESCRIPTION	DATE
A	PD SUBMISSION	3.20.2026

DRAWING TITLE
SECTION

DRAWING NO.
PD3.50

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VIEW OF CORNER AT PINE AND CLEMSON AVE



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Lamar Johnson Collaborative
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35 E WACKER DRIVE
CHICAGO, IL 60601
312.658.0747

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DRAWING ISSUE

#	DESCRIPTION	DATE
A	PD SUBMISSION	3.20.2026

DRAWING TITLE
RENDERING_PERSPECTIVE

DRAWING NO.
PD4.01

Job # 25.009242

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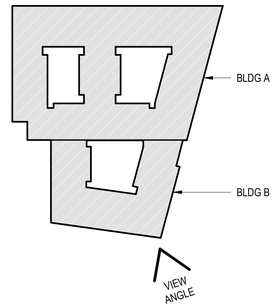
FACADE MATERIALITY











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Lamar Johnson Collaborative
35 EAST WACKER DRIVE, SUITE 1500
CHICAGO, IL 60601
Ph 312.658.0747

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35 E WACKER DRIVE
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DRAWING ISSUE

#	DESCRIPTION	DATE
A	PD SUBMISSION	3.20.2026

DRAWING TITLE
RENDERING_PERSPECTIVE

DRAWING NO.
PD4.02

Job # 25.009242

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Lamar Johnson Collaborative
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CONCEPT DESIGN

DRAWING ISSUE

#	DESCRIPTION	DATE
A	PD SUBMISSION	3.20.2026

DRAWING TITLE
RENDERING_PERSPECTIVE

DRAWING NO.
PD4.03

Job # 25.009242

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35 E WACKER DRIVE
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CONCEPT DESIGN

DRAWING ISSUE

#	DESCRIPTION	DATE
A	PD SUBMISSION	3.20.2026

DRAWING TITLE
RENDERING_PERSPECTIVE

DRAWING NO.
PD4.04

Job # 25.009242

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VIEW OF CORNER PLAZA



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DRAWING ISSUE

#	DESCRIPTION	DATE
A	PD SUBMISSION	3.20.2026

DRAWING TITLE
RENDERING_PERSPECTIVE

DRAWING NO.
PD4.05

Job # 25.009242

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DRAWING ISSUE

#	DESCRIPTION	DATE
A	PD SUBMISSION	3.20.2026

DRAWING TITLE
RENDERING_PERSPECTIVE

DRAWING NO.
PD4.06

Job # 25.009242

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CHICAGO, IL 60601
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DRAWING ISSUE

#	DESCRIPTION	DATE
A	PD SUBMISSION	3.20.2026

DRAWING TITLE
RENDERING_PERSPECTIVE

DRAWING NO.
PD4.07

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312.658.0747

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DRAWING ISSUE

#	DESCRIPTION	DATE
A	PD SUBMISSION	3.20.2026

DRAWING TITLE
RENDERING_PERSPECTIVE

DRAWING NO.
PD4.08

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#	DESCRIPTION	DATE
A	PD SUBMISSION	3.20.2026

DRAWING TITLE
RENDERING_PERSPECTIVE

DRAWING NO.
PD4.09

Job # 25.009242

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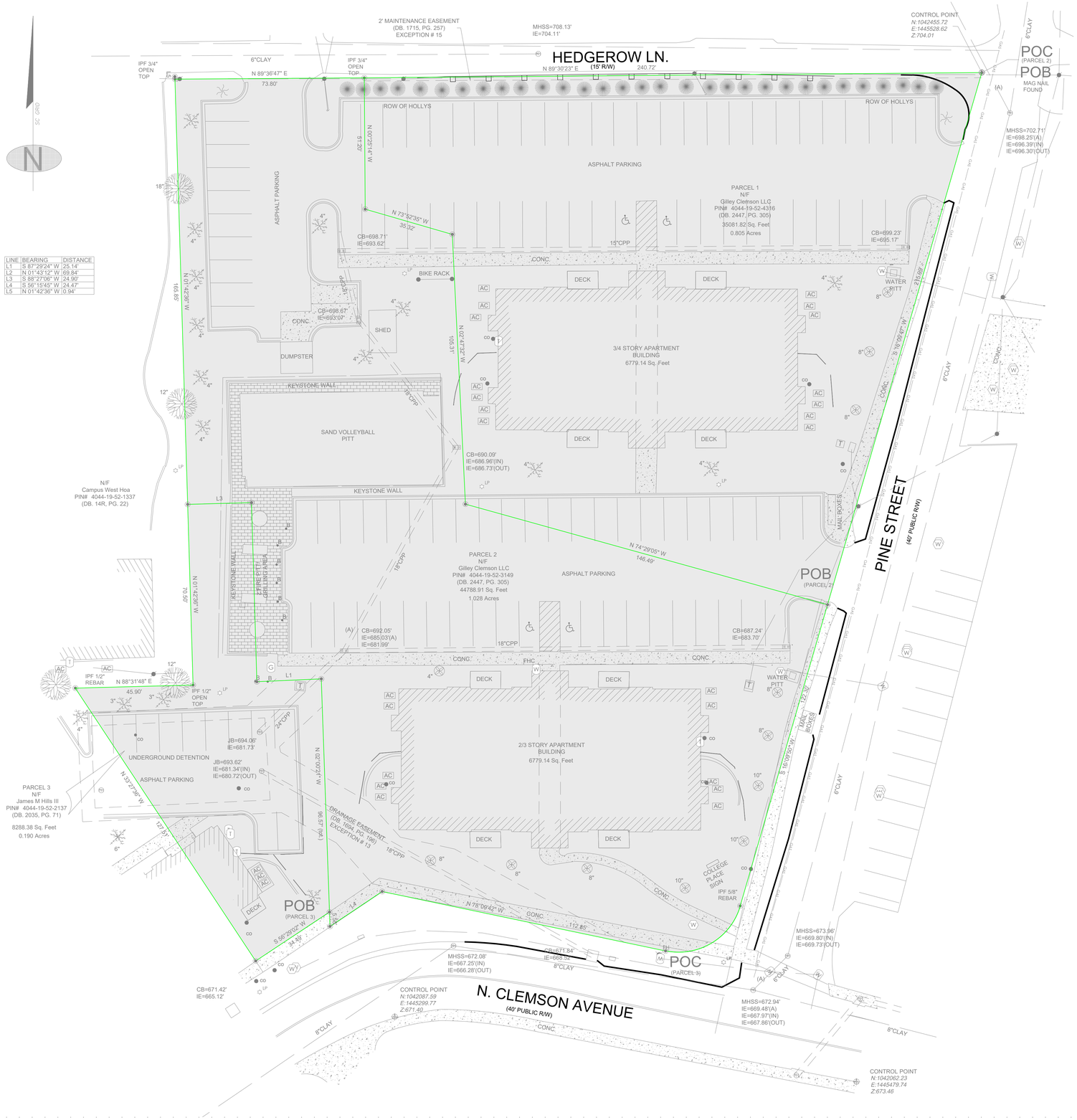

PROPERTY SUMMARY:

SITE SUMMARY:

TAX PARCEL ID:	4044-19-52-43164, 4044-19-52-3149, & 4044-19-52-2137
CURRENT ZONING:	RM4(MULTI-FAMILY RESIDENTIAL)
PROPOSED ZONING:	PD (PLANNED DEVELOPMENT)
PROPOSED USE:	MIXED USE (RESIDENTIAL & COMMERCIAL)
COMMERCIAL:	6000 SF
RESIDENTIAL:	159 UNITS (555 BEDS)
SITE AREA:	2.023 AC

SITE PLAN LEGEND:

PROPERTY LINE

DEVELOPMENT AREA

SURVEY NOTES:

SURVEYOR:
MSP & ASSOCIATES LAND SURVEYING, INC.
301 E HILLCREST DR.
GREENVILLE SC, 29609

SURVEY TITLE:
ALTA/NSPS LAND TITLE SURVEY FOR CRG ACQUISITION, LLC

JOB NUMBER: 252020

DATE: 4/18/25

LJC1
Lamar Johnson Collaborative
35 EAST WACKER DRIVE, SUITE 1500
CHICAGO, IL 60601
Ph:312.658.0747

CRG INTEGRATED REAL ESTATE SOLUTIONS
35 E WACKER DRIVE
CHICAGO, IL 60601
312.658.0747

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CONCEPT DESIGN

DRAWING ISSUE

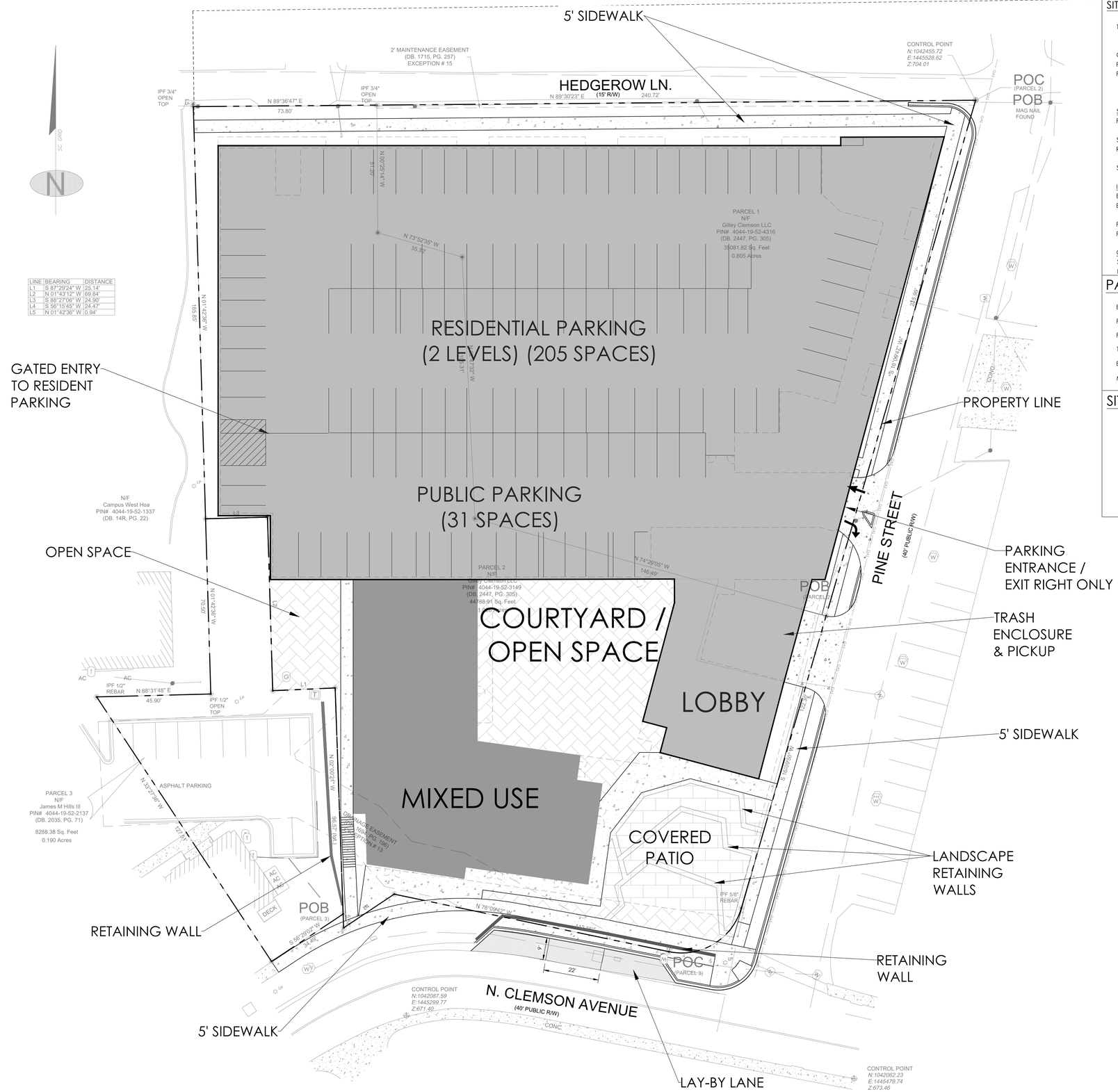
#	DESCRIPTION	DATE
	PD SUBMISSION	3.20.2026

20 0 10 20
GRAPHIC SCALE:
1 INCH = 20 FEET

DRAWING TITLE
EXISTING CONDITIONS

DRAWING NO.
EX1.1

Job # 25.0009242



LINE	BEARING	DISTANCE
L1	S 87°29'24" W	25.14'
L2	N 01°43'12" W	69.84'
L3	S 88°27'06" W	24.90'
L4	S 56°15'45" W	24.47'
L5	N 01°42'36" W	0.94'

PROPERTY SUMMARY:

SITE SUMMARY:

TAX PARCEL ID: 4044-19-52-43164, 4044-19-52-3149, & 4044-19-52-2137

CURRENT ZONING: RM4(MULTI-FAMILY RESIDENTIAL)
PROPOSED ZONING: PD (PLANNED DEVELOPMENT)
PROPOSED USE: MIXED USE (RESIDENTIAL & COMMERCIAL)
COMMERCIAL: 6000 SF
RESIDENTIAL: 159 UNITS (555 BEDS)

SETBACKS
FRONT SETBACKS: PINE STREET: 10' (FROM BACK OF CURB)
N. CLEMSON AVENUE: 10' (FROM PROPERTY LINE)
SIDE SETBACK: NONE
REAR SETBACK: HEDGEROW LANE: 10' (FROM PROPERTY LINE)

SITE AREA:	2.023	AC
IMPERVIOUS / PERVIOUS CALCULATIONS		
EXISTING IMPERVIOUS:	1.38	AC (68%)
EXISTING PERVIOUS:	0.64	AC (32%)
PROPOSED MAXIMUM IMPERVIOUS:	1.91	AC(95%)
PROPOSED MINIMUM PERVIOUS:	0.11	AC(5%)
OPEN SPACE CALCULATIONS		
SITE AREA:	2.023	AC
PROPOSED MINIMUM OPEN SPACE:	0.40	AC(20%)

PARKING COUNT:

BUILDING USES:	MIXED USE (RESIDENTIAL & COMMERCIAL)
PUBLIC PARKING PROVIDED:	31 SPACES
PRIVATE PARKING PROVIDED:	205 SPACES
TOTAL PARKING PROVIDED:	236 SPACES
BICYCLE PARKING PROVIDED:	40 SPACES (within garage)
MOPED PARKING PROVIDED:	25 SPACES (within garage)

SITE PLAN LEGEND:

- PROPERTY LINE
- PROPOSED PARKING/LOADING
- PROPOSED COURTYARD / OPENSPACE
- PROPOSED MIXED USE
- PROPOSED COVERED PATIO AREA

LJC1
Lamar Johnson Collaborative
35 EAST WACKER DRIVE, SUITE 1500
CHICAGO, IL 60601
Ph 312.658.0747

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35 E WACKER DRIVE
CHICAGO, IL 60601
312.658.0747

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CONCEPT DESIGN

DRAWING ISSUE

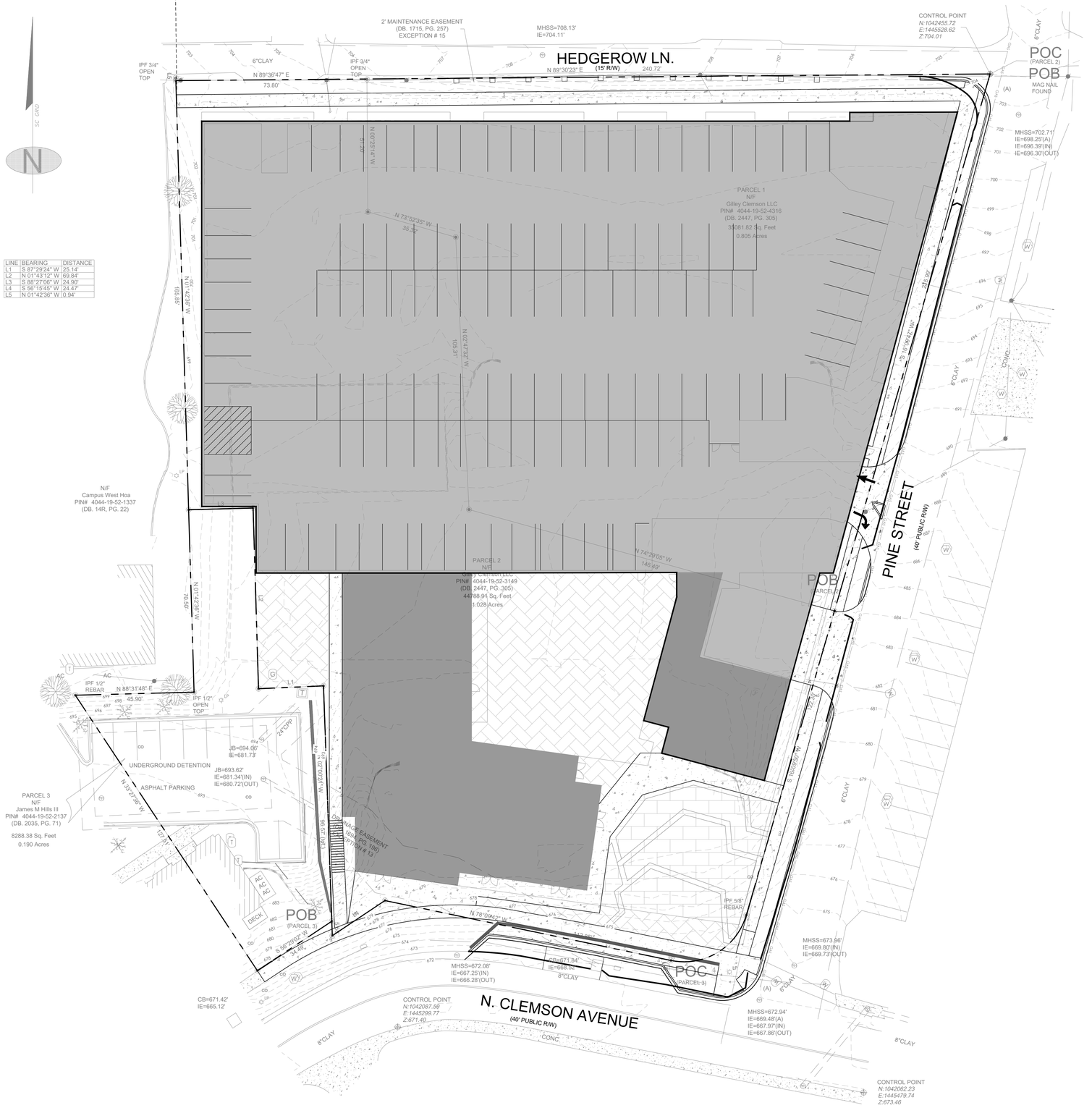
#	DESCRIPTION	DATE
	PD SUBMISSION	3.20.2026

20 0 10 20
GRAPHIC SCALE:
1 INCH = 20 FEET

DRAWING TITLE
SITE PLAN

DRAWING NO.
C1.1

Job # 25.0009242



PROPERTY SUMMARY:

SITE SUMMARY:

TAX PARCEL ID: 4044-19-52-43164, 4044-19-52-3149, & 4044-19-52-2137

CURRENT ZONING: RM4(MULTI-FAMILY RESIDENTIAL)
PROPOSED ZONING: PD (PLANNED DEVELOPMENT)
PROPOSED USE: MIXED USE (RESIDENTIAL & COMMERCIAL)
COMMERCIAL: 6000 SF
RESIDENTIAL: 159 UNITS (555 BEDS)

SETBACKS
FRONT SETBACKS: PINE STREET: 10' (FROM BACK OF CURB)
N. CLEMSON AVENUE: 10' (FROM PROPERTY LINE)
SIDE SETBACK: NONE
REAR SETBACK: HEDGEROW LANE: 10' (FROM PROPERTY LINE)

SITE AREA:	2.023	AC
IMPERVIOUS / PERVIOUS CALCULATIONS		
EXISTING IMPERVIOUS:	1.38	AC (68%)
EXISTING PERVIOUS:	0.64	AC (32%)
PROPOSED MAXIMUM IMPERVIOUS:	1.91	AC(95%)
PROPOSED MINIMUM PERVIOUS:	0.11	AC(5%)
OPEN SPACE CALCULATIONS		
SITE AREA:	2.023	AC
PROPOSED MINIMUM OPEN SPACE:	0.40	AC(20%)

SOIL TYPE: CECIL SAND LOAM

PARKING COUNT:

BUILDING USES:	MIXED USE (RESIDENTIAL & COMMERCIAL)
PUBLIC PARKING PROVIDED:	31 SPACES
PRIVATE PARKING PROVIDED:	205 SPACES
TOTAL PARKING PROVIDED:	236 SPACES
BICYCLE PARKING PROVIDED:	40 SPACES (within garage)
MOPED PARKING PROVIDED:	25 SPACES (within garage)

SITE PLAN LEGEND:

PROPERTY LINE

PROPOSED PARKING

PROPOSED COURTYARD / OPENSPACE

PROPOSED AMENITIES

PROPOSED COVERED PATIO AREA

CONCEPTUAL FINISHED GRADE

LJC1
Lamar Johnson Collaborative
35 EAST WACKER DRIVE, SUITE 1500
CHICAGO, IL 60601
Ph:312.658.0747

CRG INTEGRATED REAL ESTATE SOLUTIONS
35 E WACKER DRIVE
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CONCEPT DESIGN

DRAWING ISSUE

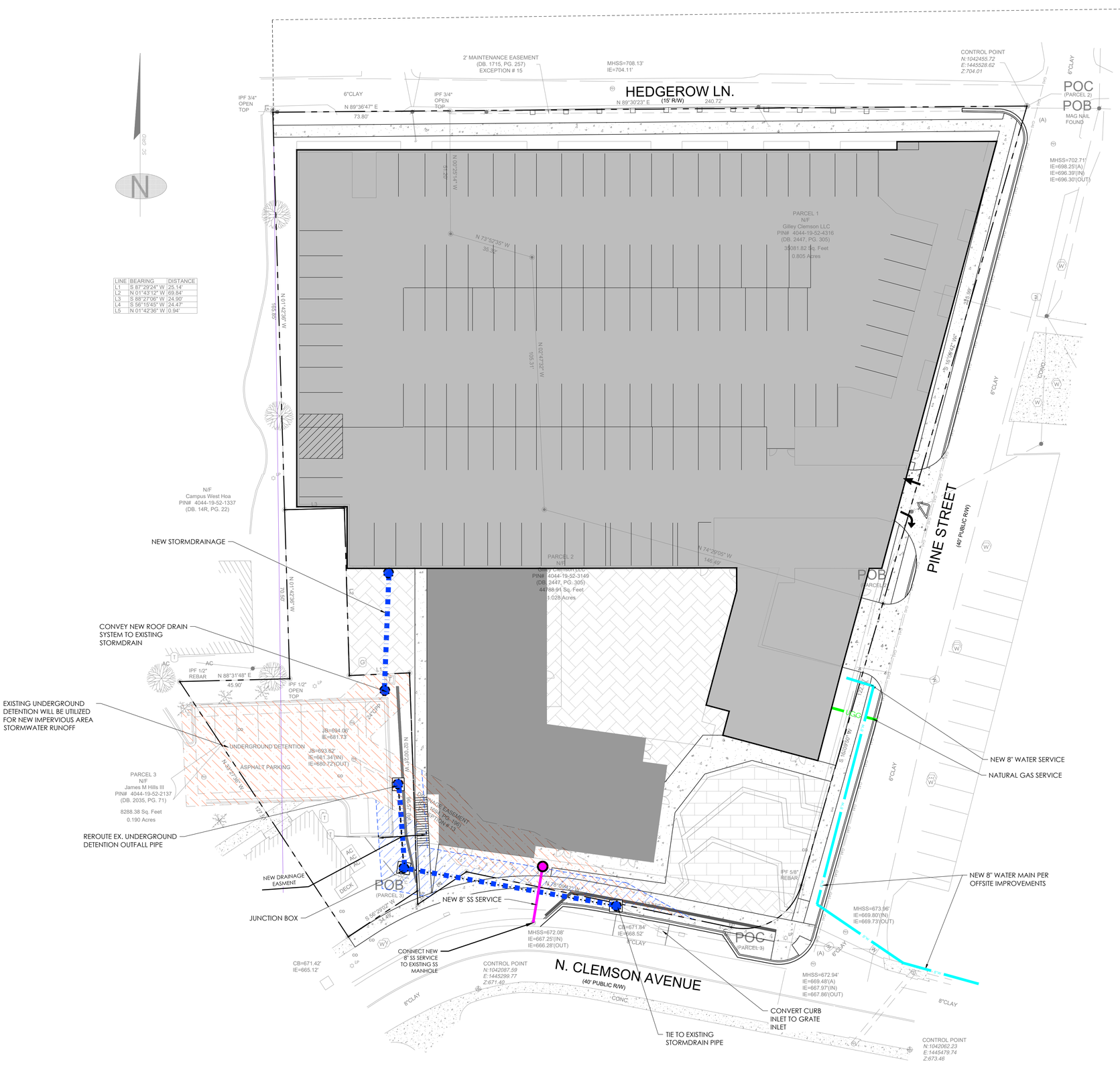
#	DESCRIPTION	DATE
	PD SUBMISSION	3.20.2026

20 0 10 20
GRAPHIC SCALE:
1 INCH = 20 FEET

DRAWING TITLE
CONCEPTUAL GRADING PLAN

DRAWING NO.
GR1.1

Job # 25.0009242



LINE	BEARING	DISTANCE
L1	S 87°29'24" W	25.14'
L2	N 01°43'12" W	69.84'
L3	S 88°27'06" W	24.90'
L4	S 56°15'45" W	24.47'
L5	N 01°42'36" W	0.94'

PROPERTY SUMMARY:

SITE SUMMARY:

TAX PARCEL ID:	4044-19-52-43164, 4044-19-52-3149, & 4044-19-52-2137
CURRENT ZONING:	RM4(MULTI-FAMILY RESIDENTIAL)
PROPOSED ZONING:	PD (PLANNED DEVELOPMENT)
PROPOSED USE:	MIXED USE (RESIDENTIAL & COMMERCIAL)
COMMERCIAL:	6000 SF
RESIDENTIAL:	159 UNITS (555 BEDS)

SETBACKS

FRONT SETBACKS:	PINE STREET: 10' (FROM BACK OF CURB)
	N. CLEMSON AVENUE: 10' (FROM PROPERTY LINE)
SIDE SETBACK:	NONE
REAR SETBACK:	HEDGEROW LANE: 10' (FROM PROPERTY LINE)

SITE AREA:	2.023	AC

IMPERVIOUS / PERVIOUS CALCULATIONS

EXISTING IMPERVIOUS:	1.38	AC (68%)
EXISTING PERVIOUS:	0.64	AC (32%)
PROPOSED MAXIMUM IMPERVIOUS:	1.91	AC(95%)
PROPOSED MINIMUM PERVIOUS:	0.11	AC(5%)

OPEN SPACE CALCULATIONS

SITE AREA:	2.023	AC
PROPOSED MINIMUM OPEN SPACE:	0.40	AC(20%)

PARKING COUNT:

BUILDING USES:	MIXED USE (RESIDENTIAL & COMMERCIAL)
PUBLIC PARKING PROVIDED:	31 SPACES
PRIVATE PARKING PROVIDED:	205 SPACES
TOTAL PARKING PROVIDED:	236 SPACES
BICYCLE PARKING PROVIDED:	40 SPACES (within garage)
MOPED PARKING PROVIDED:	25 SPACES (within garage)

SITE PLAN LEGEND:

- PROPERTY LINE
- PROPOSED PARKING
- PROPOSED COURTYARD / OPENSPACE
- PROPOSED MIXED USE
- PROPOSED COVERED PATIO AREA
- PROPOSED WATER UTILITY LINE
- PROPOSED NATURAL GAS LINE
- PROPOSED SANITARY SEWER UTILITY LINE
- PROPOSED STORM DRAINAGE
- PROPOSED STORM DRAIN EASEMENT
- EXISTING STORM DRAIN EASEMENT

LJC7
Lamar Johnson Collaborative
35 EAST WACKER DRIVE, SUITE 1500
CHICAGO, IL 60601
Ph:312.658.0747

CRG INTEGRATED REAL ESTATE SOLUTIONS
35 E WACKER DRIVE
CHICAGO, IL 60601
312.658.0747

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220 North Main Street • Suite 402
Greenville, SC 29601
864.412.2222

CHAPTER AT CLEMSON

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CONCEPT DESIGN

DRAWING ISSUE

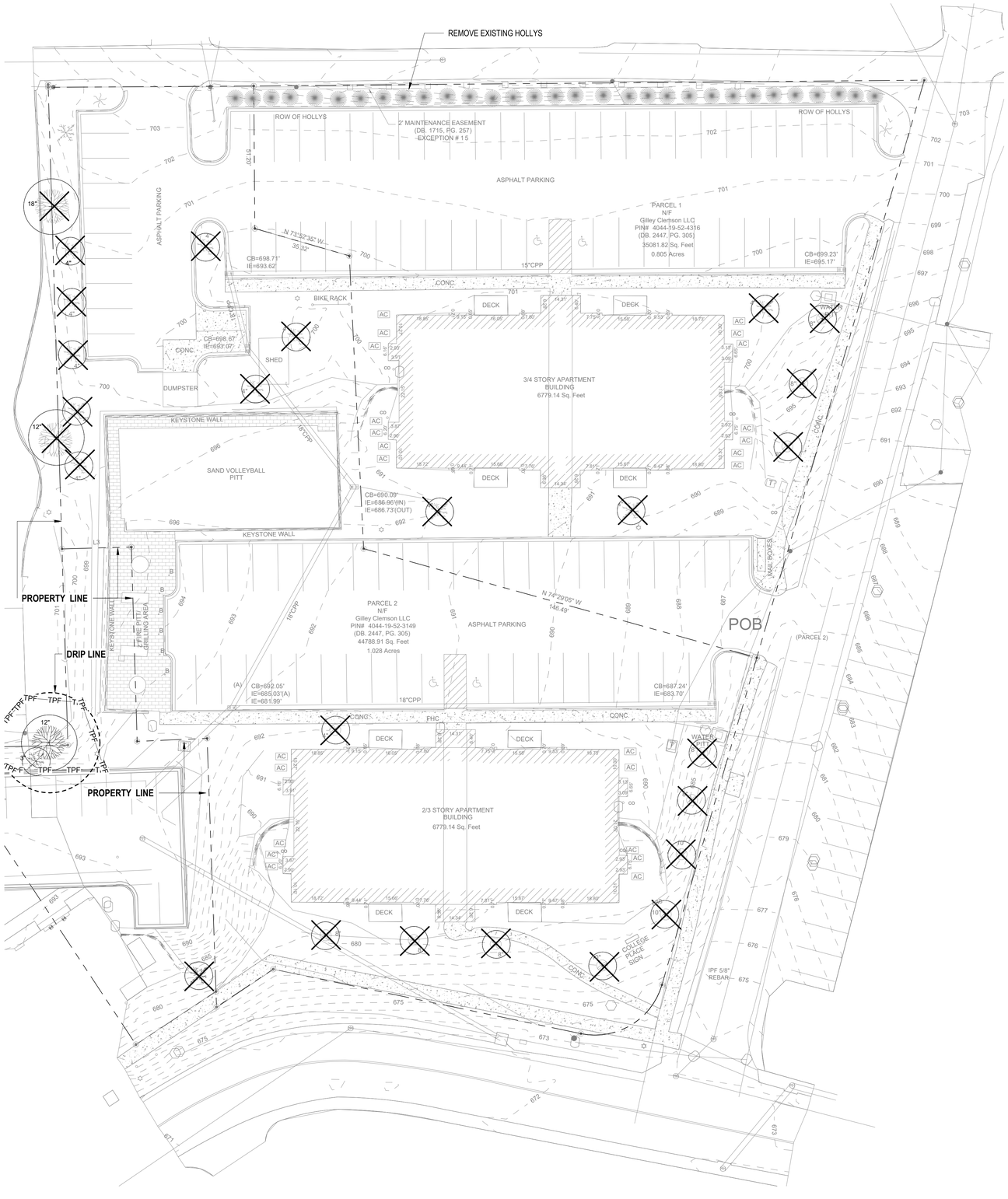
#	DESCRIPTION	DATE
	PD SUBMISSION	3.20.2026

20 0 10 20
GRAPHIC SCALE:
1 INCH = 20 FEET

DRAWING TITLE
CONCEPTUAL UTILITY PLAN

DRAWING NO.
UT1.1

Job # 25.0009242



1 PD5.00 TREE DEMOLITION AND PROTECTION PLAN
1" = 20'-0"

TREE PROTECTION NOTES

SITE DEMOLITION NOTES:

1. ITEMS SHALL REMAIN UNLESS DESIGNATED FOR REMOVAL. REMOVE DESIGNATED ITEMS SHOWN ON THE PLAN TO THE FULL DEPTH OF THEIR CONSTRUCTION UNLESS OTHERWISE NOTED.
2. VERIFY THE LOCATION AND DIMENSION OF ITEMS TO BE REMOVED PRIOR TO COMMENCEMENT OF THE WORK.
3. ALL CONCRETE AND ASPHALT REMOVAL SHALL BE SAW CUT. EDGES OF MATERIAL TO REMAIN SHALL BE SHORED UP AND PROTECTED DURING CONSTRUCTION TO PRESERVE EDGE INTACT. REPAIRS TO DAMAGED EDGES TO BE DONE WITH CARE AND AT NO COST TO THE OWNER.
4. ITEMS ENCOUNTERED BELOW GRADE AND NOT SHOWN ON THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
5. SALVAGE EXISTING MATERIALS AS INDICATED ON THE PLANS. REMOVE SALVAGED MATERIALS AS INDICATED WITH CARE AND STORE ON SITE; CLEAN ALL DEBRIS AND CONSTRUCTION MATERIAL FROM SALVAGED ITEMS; REUSE AS DIRECTED BY LANDSCAPE ARCHITECT.
6. REMOVE DEMOLISHED MATERIALS FROM SITE. DISPOSAL BY BURNING AND/OR BURYING IS PROHIBITED.
7. CONTACT THE LOCAL UNDERGROUND SERVICE UPDATE FOR UTILITY LOCATION AND IDENTIFICATION PRIOR TO DEMOLITION.
8. THE LOCATION OF EXISTING UTILITIES AS SHOWN ON THE PLANS MAY VARY IN RELATION TO ACTUAL EXISTING CONDITIONS; ADDITIONAL UTILITIES NOT SHOWN ON THE DRAWINGS MAY EXIST. VERIFY IN THE FIELD THE DATA SHOWN, AND CALL ANY DISCREPANCIES TO THE ATTENTION OF THE LANDSCAPE ARCHITECT OR SITE REPRESENTATIVE BEFORE STARTING WORK.

TREE PRESERVATION PLANTING NOTES:

1. **ALL TREES TO BE PRESERVED AS INDICATED ON THE LANDSCAPE DEMOLITION PLAN SHALL BE PROTECTED WITH TREE PROTECTION FENCING.** THE FENCE SHALL BE LOCATED PER DETAILS ON SHEET L0.501-TREE DEMOLITION AND PROTECTION DETAILS. THE FENCE SHALL BE FIRMLY ANCHORED INTO THE GROUND AND SHALL REMAIN UPRIGHT AND INTACT UNTIL ALL CONSTRUCTION ACTIVITY IS COMPLETE. CONSTRUCTION ACTIVITIES OR STORAGE SHALL NOT OCCUR WITHIN THESE PROTECTED AREAS. THE LOCATION OF THE PROTECTIVE FENCING SHALL BE APPROVED ONSITE BY THE LANDSCAPE ARCHITECT PRIOR TO THE START OF ANY SITE WORK.
2. WHEN EXCAVATION NEAR A TREE TO BE PROTECTED MUST BE CARRIED OUT, DAMAGE CAN BE LIMITED BY ROOT PRUNING. ROOT PRUNING SHALL BE COMPLETED BEFORE GRADING IS STARTED AND SHALL OCCUR BENEATH THE PROTECTIVE FENCING AS SHOWN ON THE PLAN.
3. ROOT PRUNING, WHEN REQUIRED, SHALL BE PERFORMED BY A CERTIFIED ARBORIST. THE ARBORIST SHALL STAKE THE LIMIT OF ROOT PRUNING PER PLAN AND DETAILS. LIMITS OF ROOT PRUNING SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO ANY ROOT PRUNING IN THE FIELD.
4. THE BEST METHOD TO AVOID SOIL COMPACTION IS TO KEEP OFF. THIS INCLUDES RESTRICTING ALL TRAFFIC BOTH VEHICULAR AND PEDESTRIAN FROM CROSSING OVER THE ROOT ZONES, AND RESTRICTING ANY MATERIAL STORAGE UNDER TREES.

LEGEND

SYM	DESCRIPTION	DETAIL
	EXISTING TREE - PROTECT IN PLACE, TYP. (ALL EXCAVATION IN PARKWAY OR SIDEWALK AREAS ADJACENT TO TREES OR SHRUBS MUST BE ACCOMPLISHED WITH HAND TOOLS ONLY.)	
	EXISTING TREE - TO BE REMOVED OR TRANSPLANTED TO NEW LOCATION TO BE DETERMINED IN FIELD BY LANDSCAPE ARCHITECT AND OWNER.	
—TPF—	TREE PROTECTION FENCE	

LJC1
Lamar Johnson Collaborative
35 EAST WACKER DRIVE, SUITE 1500
CHICAGO, IL 60601
Ph 312.658.0747

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35 E WACKER DRIVE
CHICAGO, IL 60601
312.658.0747

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DRAWING ISSUE

#	DESCRIPTION	DATE
A	PD SUBMISSION	3.20.2026

DRAWING TITLE
TREE DEMOLITION AND PROTECTION PLAN

DRAWING NO.
PD5.00

Job # 25.009242

9/22/2025 1:11:19 PM

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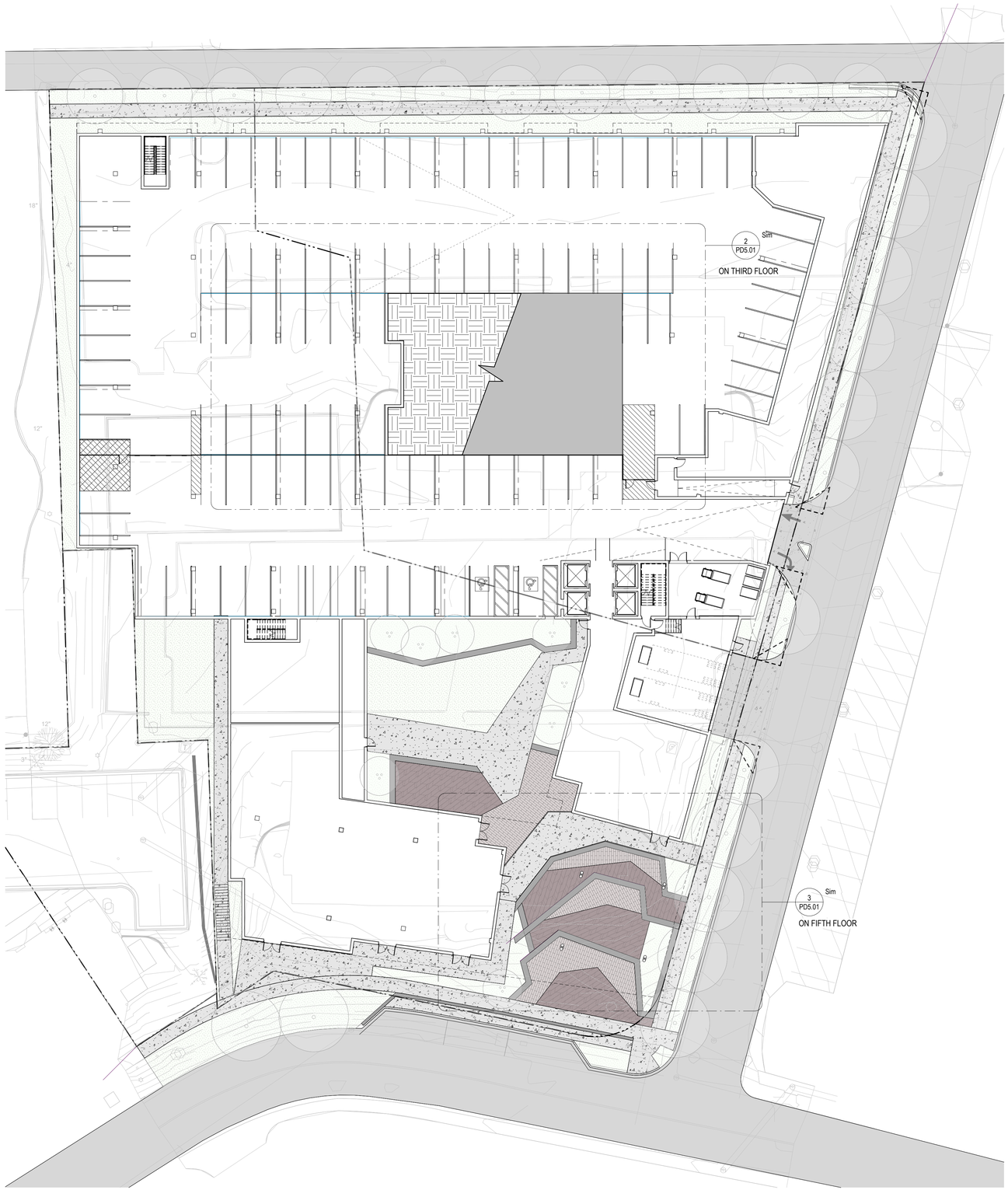
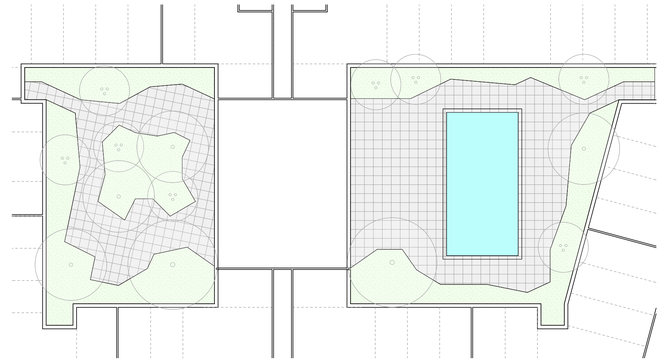
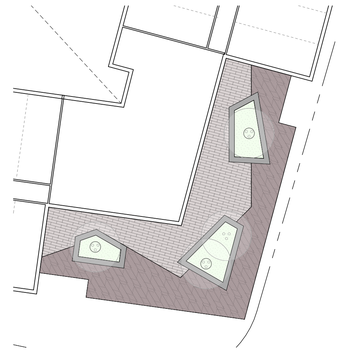


1 PD5.01 PD_SITE PLAN
1" = 20'-0"



2 PD5.01 PD_AMENITY COURTYARD SITE PLAN
1" = 20'-0"



3 PD5.01 PD_AMENITY DECK SITE PLAN
1" = 20'-0"

LEGEND

SYM	DESCRIPTION
	CONCRETE WALK
	SPECIALTY PAVING - TYPE 1
	SPECIALTY PAVING - TYPE 2
	TERRACED SEATWALL

LJC1
Lamar Johnson Collaborative
35 EAST WACKER DRIVE, SUITE 1500
CHICAGO, IL 60601
Ph 312.658.0747

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DRAWING ISSUE

#	DESCRIPTION	DATE
A	PD SUBMISSION	3.20.2026

DRAWING TITLE
SITE PLAN

DRAWING NO.
PD5.01

Job # 25.009242

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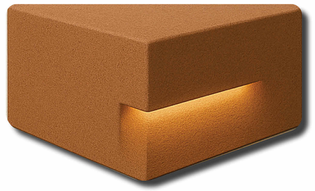
PAVERS: GEOMETRIC, WARM COLORS TO COMPLEMENT ARCHITECTURE



CONCRETE: INTEGRAL COLOR TO CREATE PATTERNS AND INTEREST



SEAT WALLS: TERRACOTTA COLOR WITH COVE LIGHTING



FURNITURE AND ACCENTS: WOOD ACCENTS AND FURNITURE TO BRING WARMTH INTO THE COURTYARD.



DECIDUOUS TREES



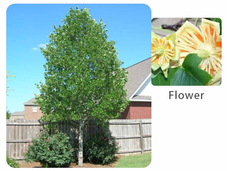
Kindred Spirit Oak — Fall Color



Kentucky Coffee Tree 'Espresso' — Fall Color



American hornbeam — Fall Color



Tulip Tree 'Little Volunteer' — Flower



Serviceberry 'Autumn Brillance' — Fall Color

DECIDUOUS SHRUBS



Aronia 'Morton'



Diervilla 'Kodiak Orange'



Itea 'Little Henry'



Kaleidoscope Abelia

EVERGREEN SHRUBS



Gro-Low Sumac



Juniper 'Kallay's Compact'

GRASSES



Bluestem 'Black Mountain'



Blue Sedge



Feather Reed Grass 'Karl Foerster'



Palm Sedge



Prairie Dropseed



Switch Grass 'Shenandoah'

PERENNIALS



Allium 'Globemaster'



Allium 'Summer Beauty'



Aster 'Grape Crush'



Beardtongue 'Midnight Masquerade'



Black Eyed Susan 'American Goldush'



Blazing Star 'Kobold'



Bluestar 'Storm Cloud'



Butterflyweed



Calamint 'Montrose White'



Catmint 'Walkers Low'



Coneflower 'PowWow White'



Geranium 'Bevan's Variety'



Hyssop 'Blue Fortune'



Ironweed 'Iron Butterfly'



Purple Praire Clover



Salvia 'Crystal Blue'



Salvia 'Wesuwe'



Yarrow 'Moonshine'



Pink Flamingo Muhly Grass

Northwind Switchgrass

Social Sedge

Tufted Hair Grass

Queen Mum Lily of the Nile

Carolina Moonlight Baptisia

LJC1
Lamar Johnson Collaborative
35 EAST WACKER DRIVE, SUITE 1500
CHICAGO, IL 60601
Ph 312.658.0747

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312.658.0747

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DRAWING ISSUE

#	DESCRIPTION	DATE
A	PD SUBMISSION	3.20.2026

DRAWING TITLE
SITE MATERIALS

DRAWING NO.
PD5.02

Job # 25.009242

9/22/2025 1:11:26 PM

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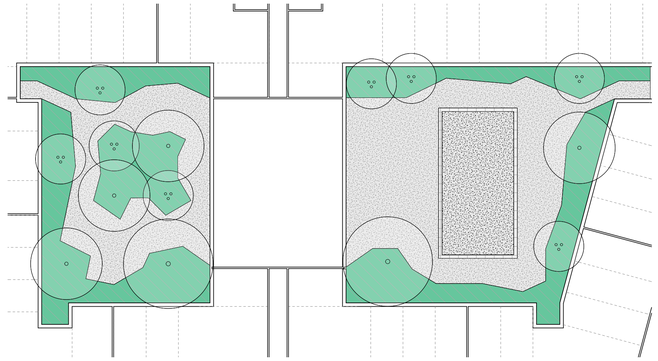
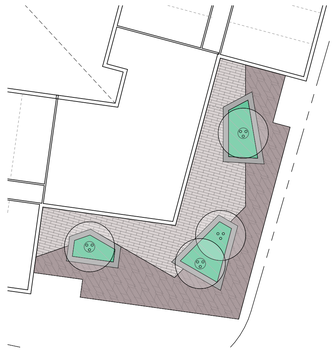
1 PD5.03 1" = 20'-0"
PD_PLANTING PLAN

0' 10' 20' 40'



2 PD5.03 1" = 20'-0"
PD_AMENITY COURTYARD PLANTING PLAN



3 PD5.03 1" = 20'-0"
PD_AMENITY DECK PLANTING PLAN

LEGEND

SYM	DESCRIPTION
	CANOPY TREES
	UNDERSTORY TREES
	EVERGREEN TREES
	LAWN
	MIXED PLANTING AT GRADE
	MIXED PLANTING ON STRUCTURE

LJC1
Lamar Johnson Collaborative
35 EAST WACKER DRIVE, SUITE 1500
CHICAGO, IL 60601
Ph 312.658.0747

CRG | INTEGRATED REAL ESTATE SOLUTIONS
35 E WACKER DRIVE
CHICAGO, IL 60601
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DRAWING ISSUE

#	DESCRIPTION	DATE
A	PD SUBMISSION	3.20.2026

DRAWING TITLE
PLANTING PLAN

DRAWING NO.
PD5.03

Job # 25.009242

9/22/2025 1:11:28 PM

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N. CLEMSON IMPROVEMENTS
CHAPTER AT CLEMSON

PICKENS COUNTY, SC

PREPARED FOR:

CRG + THE 53 GROUP

PREPARED BY:

THOMAS & HUTTON

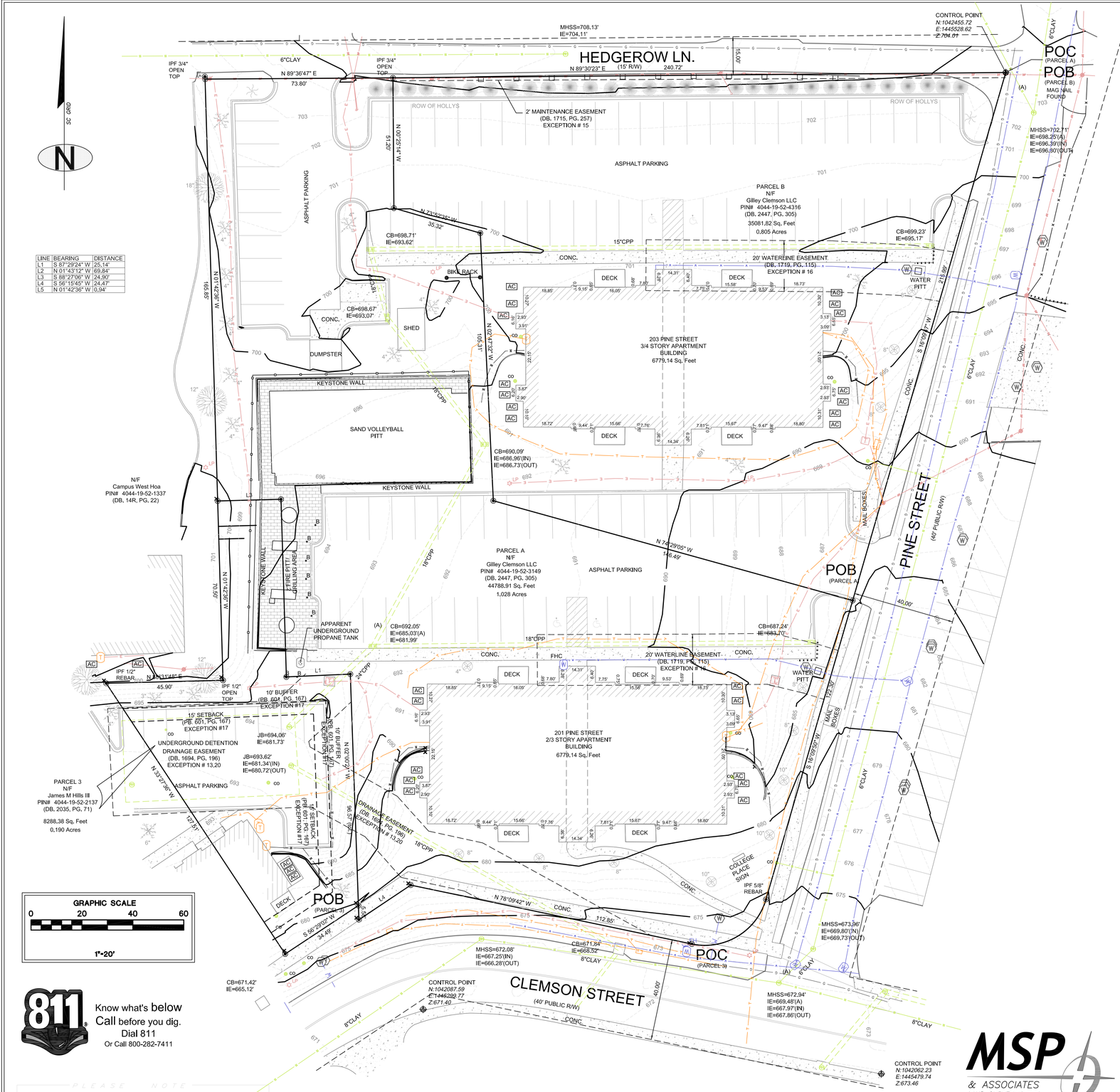
220 North Main Steet • Suite 402
Greenville, SC 29601 • 864.412.2222

www.thomasandhutton.com

80 0 40 80

GRAPHIC SCALE:
1 INCH = 80 FEET

JOB NO:	J-33014.0000	DATE:	3/30/26
DRAWN:	WC	SCALE:	1" = 80'
REVIEWED:	AF	SHEET:	1 OF 1



LINE	BEARING	DISTANCE
L1	S 87°29'24" W	25.14'
L2	N 01°43'12" W	69.84'
L3	S 88°27'06" W	24.90'
L4	S 56°15'45" W	24.47'
L5	N 01°42'36" W	0.94'

TITLE EXCEPTIONS

Schedule B–Section II Title Exceptions
First American Title Insurance Company
Commitment #NCS–1254822–STLO; Effective Date: March 14, 2025

13. Stormwater Detention and Drainage Easement and Maintenance Agreement by and between Pineherst, LLC, a South Carolina limited liability company and Pineherst Townhomes, LLC, a South Carolina limited liability company, recorded in Book 1694, Page 196, Pickens County Registry. (AFFECTS SITE AS PLOTTED)

14. Easement to Energy Carolinas, LLC recorded in Book 1698, Page 161, Pickens County Registry. (BLANKET EASEMENT: AFFECTS SITE)

15. Construction and Maintenance Easement to The City of Clemson recorded in Book 1715, Page 257, Pickens County Registry. (AFFECTS SITE AS PLOTTED)

16. Right(s) of way to JACABB Utilities, LLC, a public utility company of the State of South Carolina recorded in Book 1719, Page 115, Pickens County Registry. (AFFECTS SITE; AS PLOTTED)

17. Easements and any other facts as shown on plat recorded in Plat Book 595, Page 110, Pickens County Registry. (PROPERTY LINES AS SHOWN)

18. Easements and any other facts as shown on plat recorded in Plat Book 601, Page 187, Pickens County Registry. (PROPERTY LINES AS SHOWN)

19. Easements and any other facts as shown on plat recorded in Plat Book 12V, Page 904, Pickens County Registry. (PROPERTY LINES AS SHOWN)

20. Notice Relating to Stormwater Detention and Drainage Easement and Maintenance Agreement by and among Gilley Clemson, LLC, an Indiana limited liability company, Gilley 1 Clemson, LLC, an Indiana limited liability company and PKG Clemson, LLC, an Indiana limited liability company, recorded as Instrument No. 202215424 in Book 2447, Page 315, Pickens County Registry. (AFFECTS SITE)

21. Memorandum of Tenants in Common Agreement by and among Gilley Clemson, LLC, an Indiana limited liability company, Gilley 1 Clemson, LLC, an Indiana limited liability company and PKG Clemson, LLC, an Indiana limited liability company, recorded as Instrument No. 202215427 in Book 2447, Page 331, Pickens County Registry. (AFFECTS SITE)

Schedule B–Section II Title Exceptions
First American Title Insurance Company
Commitment #NCS–1258851–STLO; Effective Date: April 26, 2025

13. Terms, provisions, covenants, conditions, easements and restrictions as provided in Declarations of Covenants, Conditions and Restrictions for Pineherst Townhomes, recorded in Book 1694, Page 212, Pickens County Registry. (AFFECTS SITE)

14. Easement to Duke Power Company recorded in Book 14–Q, Page 419, Pickens County Registry. (BLANKET EASEMENT; AFFECTS SITE)

15. Easements and any other facts as shown on plat recorded in Plat Book 601, Page 316, Pickens County Registry. (PROPERTY LINES AS PLOTTED)

16. Easements and any other facts as shown on plat recorded in Plat Book 601, Page 166, Pickens County Registry. (PROPERTY LINES AS PLOTTED)

17. Easements and any other facts as shown on plat recorded in Plat Book 601, Page 167, Pickens County Registry. (AFFECTS SITE AS PLOTTED)

18. Easements and any other facts as shown on plat recorded in Plat Book 54, Page 690, Pickens County Registry. (DOES NOT AFFECT SITE)

19. Easements and any other facts as shown on plat recorded in Plat Book WW, Page 1, Pickens County Registry. (PLAT NOT LEGIBLE)

20. Easement to Pineherst Townhomes, LLC recorded in Book 1694, Page 196, Pickens County Registry. (AFFECTS SITE AS PLOTTED)

LEGAL DESCRIPTION

Parcel A & B shown hereon are as–surveyed legals; Being the same property as described in First American Title Insurance Company Commitment #NCS–1254822–STLO; Effective Date: March 14, 2025

Parcel A
All that tract or parcel of land lying and being in Clemson, Pickens County South Carolina and being more particularly described as follows;

Commencing from a mag nail found at the intersection of the the southern right–of–way of Hedgerow Ln and the western right–of–way of Pine St.; thence with said right–of–way with Pine St. S 16°09'47" W a distance of 215.99' to a point, said point being The True Point of Beginning; thence continuing with said right–of–way S 16°09'30" W a distance of 122.30' to a 5/8" rebar found; thence with a curve turning to the right with an arc length of 37.37', with a radius of 25.00', with a chord bearing of S 58°55'22" W, with a chord length of 33.99' to a point along the northern right–of–way of Clemson St.; thence with said right–of–way the following calls: N 78°09'42" W a distance of 112.85' to a point; thence S 56°15'45" W a distance of 24.47' to a point; thence leaving said right–of–way N 02°00'21" W a distance of 96.57' to a point; thence S 87°29'24" W a distance of 25.14' to a point; thence N 01°43'12" W a distance of 69.84' to a point; thence S 88°27'06" W a distance of 24.90' to a point; thence N 01°42'36" W a distance of 165.85' to a point along the southern right–of–way of Hedgerow Ln.; thence with said right–of–way N 89°36'47" E a distance of 73.80' to a 3/4" open top found; thence leaving said right–of–way S 00°25'14" E a distance of 51.20' to a point; thence S 73°52'35" E a distance of 35.32' to a point; thence S 02°47'32" E a distance of 105.31' to a point; thence S 74°29'05" E a distance of 146.49' to a point, said point being The True Point of Beginning.

Said Parcel having an area of 44788.91 square feet, 1.028 acres

Parcel B
All that tract or parcel of land lying and being in Clemson, Pickens County South Carolina and being more particularly described as follows;

Beginning at a mag nail found at the intersection of the the southern right–of–way of Hedgerow Ln and the western right–of–way of Pine St.; thence with said right–of–way with Pine St. S 16°09'47" W a distance of 215.99' to a point; thence leaving said right–of–way N 74°29'05" W a distance of 146.49' to a point; thence N 02°47'32" W a distance of 105.31' to a point; thence N 73°52'35" W a distance of 35.32' to a point; thence N 00°25'14" W a distance of 51.20' to a a 3/2" open top found along the southern right–of–way of Hedgerow Ln.; thence with said right–of–way N 89°30'23" E a distance of 240.72' to a mag nail found, said nail being The Point of Beginning.

Said Parcel having an area of 35081.82 square feet, 0.805 acres

Parcel 3 shown hereon is as–surveyed legals; Being the same property as described in First American Title Insurance Company Commitment #NCS–1258851–STLO; Effective Date: April 26, 2025

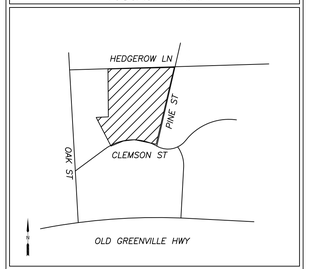
Parcel 3

All that tract or parcel of land lying and being in Clemson, Pickens County South Carolina and being more particularly described as follows;

Commencing from the intersection of the northern right–of–way of Clemson St. and the western right–of–way of Pine St.; thence with said right–of–way of Clemson St. the following calls: N 78°09'42" W a distance of 112.85' to a point; thence S 56°15'45" W a distance of 24.47' to a point; thence N 02°00'21" W a distance of 5.58' to a point, said point being The True Point of Beginning; thence continuing with said right–of–way S 56°29'02" W a distance of 34.49' to a point; thence leaving said right–of–way N 33°27'36" W a distance of 127.51' to a 1/2" rebar found; thence N 88°31'48" E a distance of 45.90' to a 1/2" open top found; thence N 01°42'36" W a distance of 70.50' to a point; thence N 88°27'06" E a distance of 24.90' to a point; thence S 01°43'12" E a distance of 69.84' to a point; thence N 87°29'24" E a distance of 25.14' to a point; thence S 02°00'21" E a distance of 90.99' to a point, said point being The True Point of Beginning.

Said Parcel having an area of 8288.38 square feet, 0.190 acres

VICINITY MAP



GENERAL NOTES

The property lies within Zone X Flood area per Flood Insurance Rate Map 45077C0386D, dated 4/16/08. This determination was made by graphically determining the position of said site on said FIRM Map.

Contact proper Authorities Before building near utility lines, for easement width and restrictions. Underground Utilities are approximate and should be verified prior to any construction. Locations of Utilities shown hereon were determine through above ground apertures.

This survey has been prepared for the exclusive use of the person or entities named hereon. No express or implies warranties with respect to the information shown hereon is to be extended to any persons or entities other than those shown hereon.

Vertical Datum based on GPS Observation using CORs Stations "PARI OBS NC 2008 CORS", "FRANKLIN CORS", and "SW COMMUNITY COLL CORS" (Vertical Datum NAVD 88)

Property Zoned RM– 4 ; Multi Family Residential
Setbacks
FRONT 15'
SIDE 15'
REAER 25'

Setbacks to be verified by site engineer before any re–development.

"I hereby state that to the best of my knowledge, information, and belief, the survey shown hereon was made in accordance with the requirements of the Minimum Standards Manual for the Practice of Land Surveying in South Carolina, and meets or exceeds the requirements for a Class A survey as specified therein."

The property shown hereon PIN# 4044–19–52–2137, 4044–19–52–3149 & 4044–19–52–4316

SURVEY REFERENCES

(DB. 2447, PG. 305)
(DB. 2035, PG. 71)

LEGEND

CO	CLEAN OUT	——→——	GUY WIRE
DB	DEED BOOK	——G——	GAS LINE
PG	PAGE	——W——	WATER LINE
TBM	TEMPORARY BENCH MARK	——OHP——	POWER LINE
C/L	CENTERLINE	——E——	UNDERGROUND POWER LINE
R/W	RIGHT OF WAY	——T——	PHONE LINE
POB	POINT OF BEGINNING		POWER POLE
SS	SANITARY SEWER		SANITARY SEWER MANHOLE
OHP	OVERHEAD POWER		STORM SEWER MANHOLE
IPF	IRON PIN FOUND		CATCH BASIN
CB	CATCH BASIN		TRANSFORMER
IE	INVERT ELEVATION		AIR CONDITIONER
MH	MANHOLE		BIRCH TREE
G	GAS METER		OAK TREE
W	WATER VALVE		MAPLE TREE
W	WATER METER		CREPE MYRTLE
T	TELEPHONE PEDESTAL		
LP	LIGHT POLE		
RCP	REINFORCED CONCRETE PIPE		
	DOGWOOD TREE		

SURVEYORS CERTIFICATION

" To: First American Title Insurance Company and CRG Acquisition, LLC, a Missouri limited liability company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1–4,6a,b, 7a,b, 8, 9, 10, 11, 13, 14, 16, 17, 19, 20 and 21 of Table A thereof . The field work was completed on 4/18/25.

Michael S Perdue PLS #18266 *Date*

ALTA/NSPS LAND TITLE SURVEY
FOR

CRG Acquisition, LLC

CITY: CLEMSON *COUNTY: PICKENS* *STATE: SOUTH CAROLINA*

DATE OF SURVEY: 4/18/25 *SCALE: 1:20*

FIELD WORK: MSP *DRAWN BY: MSP* *REVIEWED BY: MSP*

MSP FILE: CLEMSONAPT *MSP JOB# : 252020*

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PLEASE NOTE

INFORMATION REGARDING THE PRESENCE, SIZE AND LOCATION OF UNDERGROUND UTILITIES IS SHOWN HEREON. THIS INFORMATION HAS BEEN SHOWN BASED ON THE LOCATION OF ABOVE GROUND APPURTENANCES, AVAILABLE DESIGN PLANS, AND FLAGS AND PAINT PLACED BY THE UNDERGROUND PROTECTION SERVICE. NO CERTIFICATION IS MADE AS TO THE ACCURACY OR THOROUGHNESS OF THE INFORMATION CONCERNING UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON.

MSP & ASSOCIATES
LAND SURVEYING, INC.
301 E HILLCREST DR.
GREENVILLE SC, 29609
864–370–2232
WWW.MSPSURVEYING.COM

SOUTH CAROLINA LICENSURE — MSP & ASSOC. No. C02505 — CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA REGISTERED LAND SURVEYOR 18266 MICHAEL S. PERDUE

MICHAEL S. PERDUE, PLS #18266

Report on PUD-000526-2026

Proposed Planned Development (201 Pine Street)

May 18, 2026

Overview

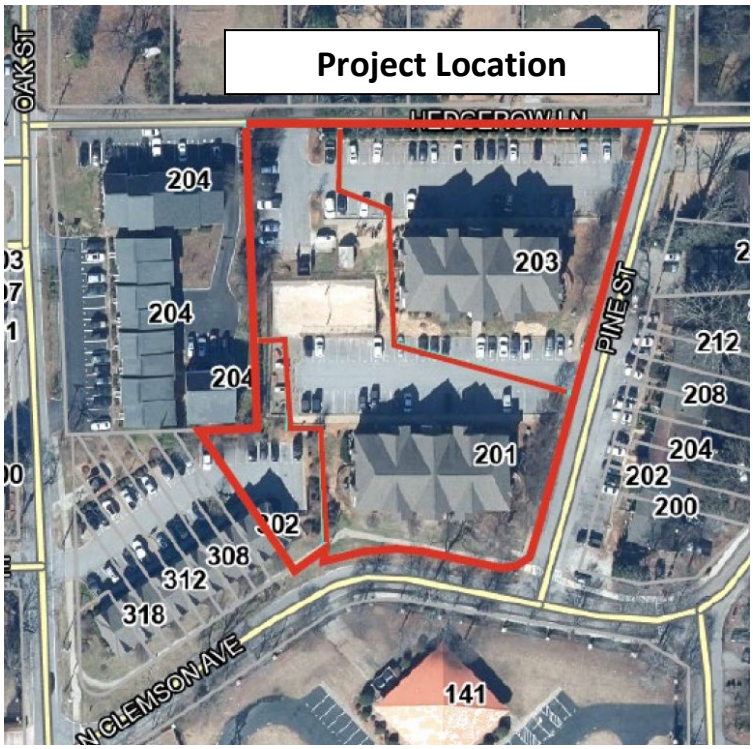
An application for a proposed planned development (PUD-000526-2026) was received from Ms. Alison Mills, Vice President of Design and Development of CRG Real Estate, on January 16, 2026. As proposed, the project will be located on 3 parcels situated near 201 Pine Street and include student-oriented market rate multifamily housing with approximately 555 beds in 159 units, and approximately 6,000 square feet of retail space. Additionally, it will have a public courtyard plaza facing N. Clemson Ave., and 236 parking spaces, of which 31 will be dedicated for public/retail use.

It should be noted that the project is the second proposal by the developer for the site. Submitted on June 23, 2025, the initial proposal was for a 723-bed, 225-unit mixed-use planned development project with retail space comparable to that currently offered. Following the completion of all required reviews, the Planning Commission voted to not recommend City Council approve the project. Subsequently, the developer decided to discontinue pursuit of the initial project and reapply with the amended proposal. The Planning Commission approved a positive recommendation to City Council on the amended proposal on April 13, 2026.

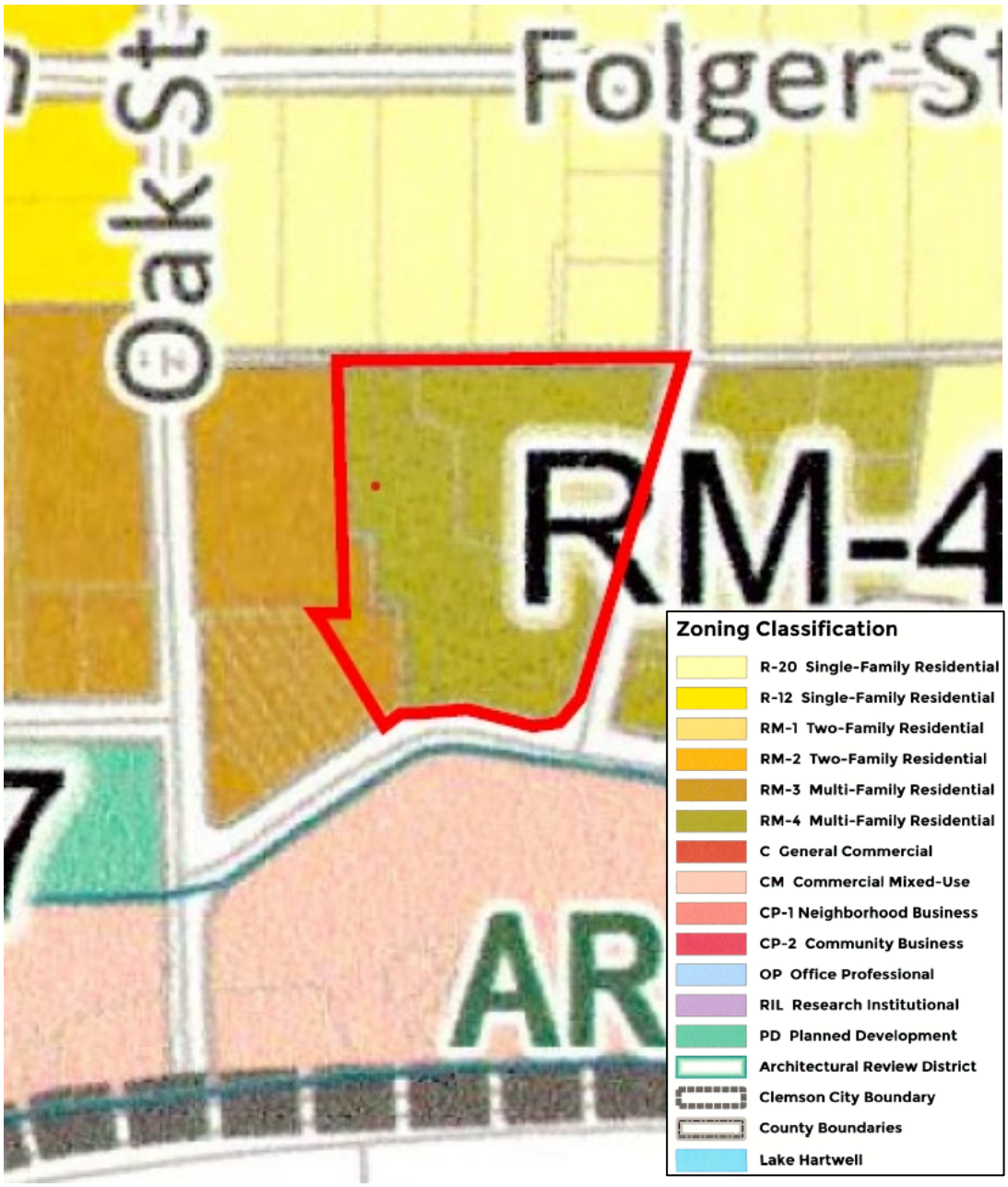
Location

As noted above, the project site is proposed to be located on three parcels of land situated near 201 Pine Street. The parcels proposed to be developed include:

TMP# 4044-19-52-4316
TMP#4044-19-52-3149
TMP#4044-19-52-2137



Current Zoning



The current zoning of the properties on which the project is proposed to be located is split, with two parcels zoned RM-4 Multi-family District, and one small parcel situated on the southwest corner of the project zoned RM-3 Multi-family Residential District. The zoning of neighboring parcels includes CM Commercial Mixed-use District parcels to the south of the site; RM-3 and RM-4 Multi-family Residential District parcels on the west

and east, respectively; and R-20 Single-family Residential District parcels across Hedgerow Lane to the north.

Existing Development

The proposed development is to be located on property currently occupied by an existing student-housing apartment complex. Tax records show that the 3-story residential buildings were built in 2015.

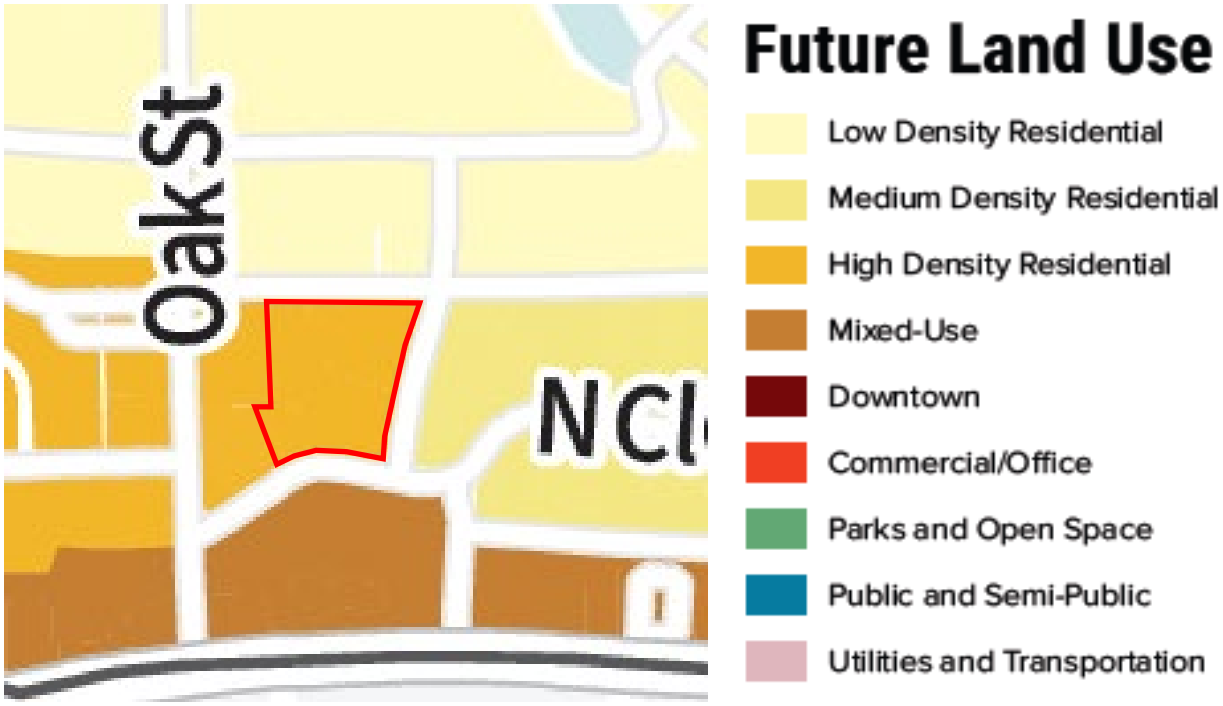






Future Land Use

The properties are shown on the Future Land Use Map in the Comprehensive Plan to be high-density residential, which is consistent with the proposed development. It should be noted that this reference is to the recently adopted Comprehensive Plan 2045.



Clemson NEXT White Paper

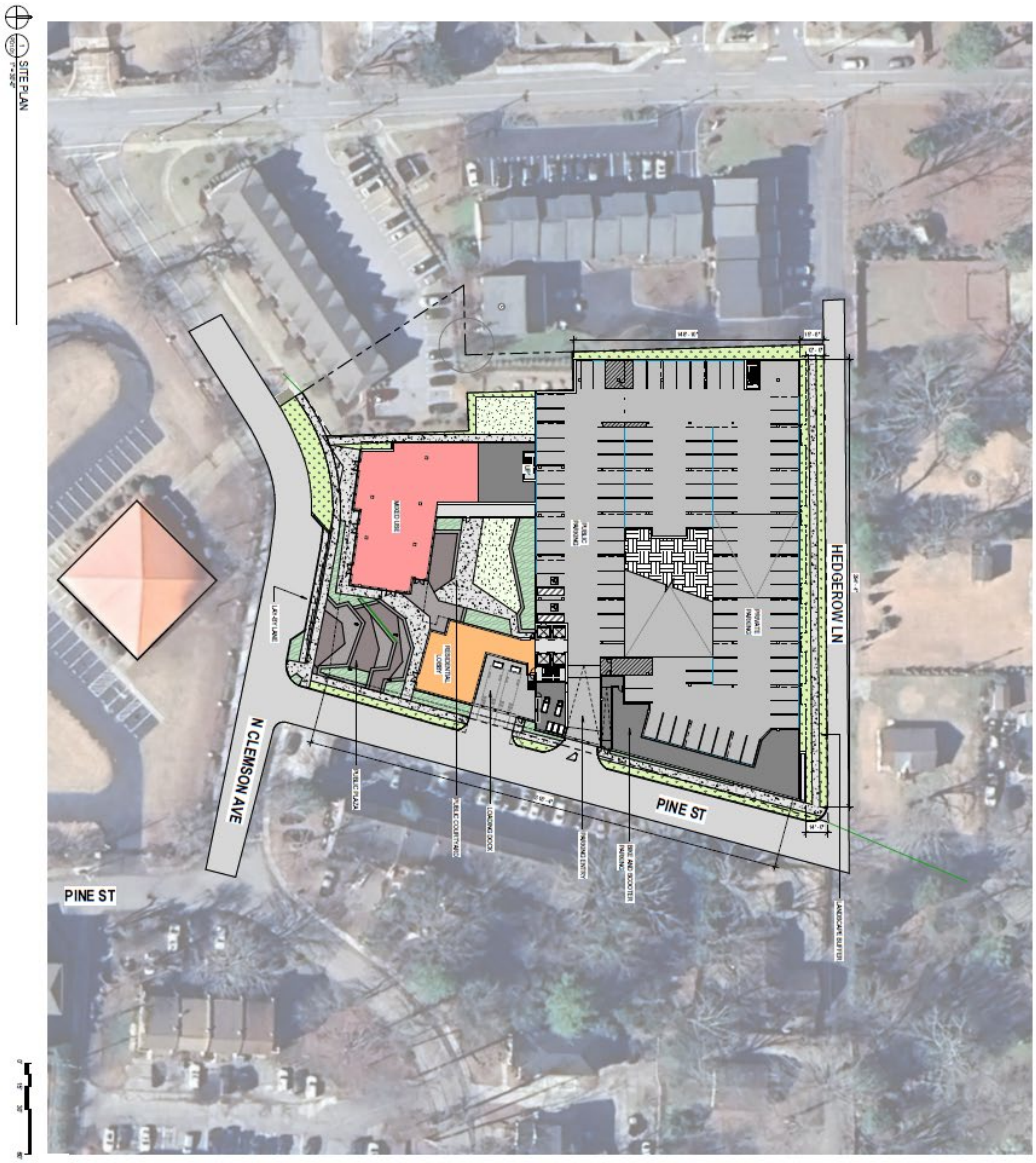
Although the properties were not specifically included in the suggested boundary of the Catalyst Area identified as Downtown West by the Clemson NEXT strategic plan's white paper, they are situated adjacent to it and share a number of its characteristics. The site is easily walkable to campus, directly accessible from Walter T. Cox Boulevard (Hwy 93), and, although located just south of R-20 parcels across Hedgerow Lane, is also "somewhat topographically separated" from nearby traditional single-family neighborhoods. It should be noted that the plan recommended Downtown West be "maximized" for density and student housing development. The map below, which was taken from the white paper, illustrates the proposed site location in relation to the recommended catalyst area.



Review Status

A concept presentation workshop for the new proposal, the first of the three required Planning Commission sessions in a planned development review, was held on February 9, 2026. This was followed by an informal public session held as part of the regular monthly meeting on March 9, 2026; and formal consideration and a vote on April 13, 2026, which resulted in the Commission sending a positive recommendation on the proposal to City Council. The next step in the review process will be a public hearing conducted by the Council, which is scheduled for May 18, 2026.

Site Plan



PD1.01
CHAPTER CLEMSON
CRG + THE 53 GROUP
201 PINE STREET, CLEMSON, SC 29631
CONCEPT DESIGN

*See published plan set for more details

CITY OF Clemson
PLANNING & DEVELOPMENT

Notice of Public Hearing

The City of Clemson City Council will hold a public hearing on the matter listed below beginning at **5:30 p.m. on Monday, May 18, 2026** in the Council Chambers in City Hall, 1250 Tiger Boulevard, Clemson, SC 29631. Comments on the matter may be submitted in person during the hearing, and in writing through the MyCivic app on the City's website prior to the session.

Hearing Topic:

PUD-000526-2026 Proposed Planned Development (201 Pine Street)

An application for a proposed planned development (PUD-000526-2026) was received from Ms. Alison Mills of CRG Real Estate on January 16, 2026. As proposed, the project will be located on 3 parcels situated near 201 Pine Street and include student-oriented market rate multifamily housing development with approximately 555 beds in 159 units, and approximately 6,000 square feet of retail space. Additionally, it will have a public courtyard plaza facing N. Clemson Ave., and 236 parking spaces, of which 31 will be dedicated for public/retail use. The Planning Commission approved a positive recommendation to City Council on the proposal.

Links to copies of documents will be published on the Agenda Center page of the City website.

Contact the Planning and Development Department (864-653-2050) for more information.