

1. Remote Participation And Viewing

Public Comments can be made in two ways:

1. In person during the appropriate point(s) of the meeting
2. [VIA THE MYCIVIC APP](#) up to 5pm the day of the meeting.

Public Meetings are livestreamed and recordings are archived on the [CITY OF CLEMSON YOUTUBE PAGE](#).

Disclaimer: The City of Clemson will continue to provide multiple ways to view and participate in our public meetings. Note that technology is not perfect and on rare occasions could fail before, during, or after a meeting. If this happens you should be able to watch the local recorded meeting on YouTube at a later date or review the minutes of the meeting when they are available.

2. Notice/Agenda

Documents:

[NOTICE OF WORKSHOP - JULY 23 2025.PDF](#)

3. Meeting Materials

Documents:

[250615_398 COLLEGE AVE - PRESENTATION.PDF](#)
[REPORT ON PUD-000431-2025 PLANNED DEVELOPMENT \(398 COLLEGE AVENUE\).PDF](#)

4. Additional Materials

Documents:

[PLANNING COMMISSION WORKSHOP MATERIALS- 072325.PDF](#)



CITY OF
Clemson
PLANNING &
DEVELOPMENT

NOTICE OF PLANNING COMMISSION WORKSHOP

The City of Clemson Planning Commission will hold a workshop session for members to review and discuss matters related to the topic referenced below beginning at **6:00 p.m. on Wednesday, July 23, 2025** in the Council Chambers in City Hall at 1250 Tiger Boulevard, Clemson, SC 29631. No action will be taken.

Workshop Topic:

PUD-000431-2025 Proposed Planned Development (398 College Avenue)

As proposed, an eight-story mixed-use midrise residential building and a group of townhome-style flats will be constructed on seven parcels totaling approximately 3.76 acres near 398 and 400 College Avenue. The project includes a total of 670 beds within the midrise structure, and 48 residential flats contained in the “townhome” structures. Additionally, it proposes approximately 3,700 sq.ft. of new leasable commercial space and a 2,500 sq.ft. café, and a total of 150 public parking spaces (including both newly constructed and existing on-street spaces) will be provided. The project also includes the preservation of an active stream on the site.

Please note that no opportunity for public input is scheduled for this session.

Presentation and Plans from June 17, 2025 Planning Commission Meeting
Updated Materials to be Presented at July 23, 2025 Workshop



Planning Commission Workshop #2
June 17, 2025

398 College Ave.
Clemson, SC

*398 College Ave.
Clemson, SC*



Contents

1. About LV
2. Our Approach
3. Portfolio
4. Project Overview
5. Conceptual Design

Project Contacts

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Austin, TX 78701
lvcollective.com



Our Mission

To create experience-based environments that encourage personal growth, and foster the formation of relationships and memories that will last a lifetime.



Overview

\$6B

Developed & Planned

6,000+

Total Units

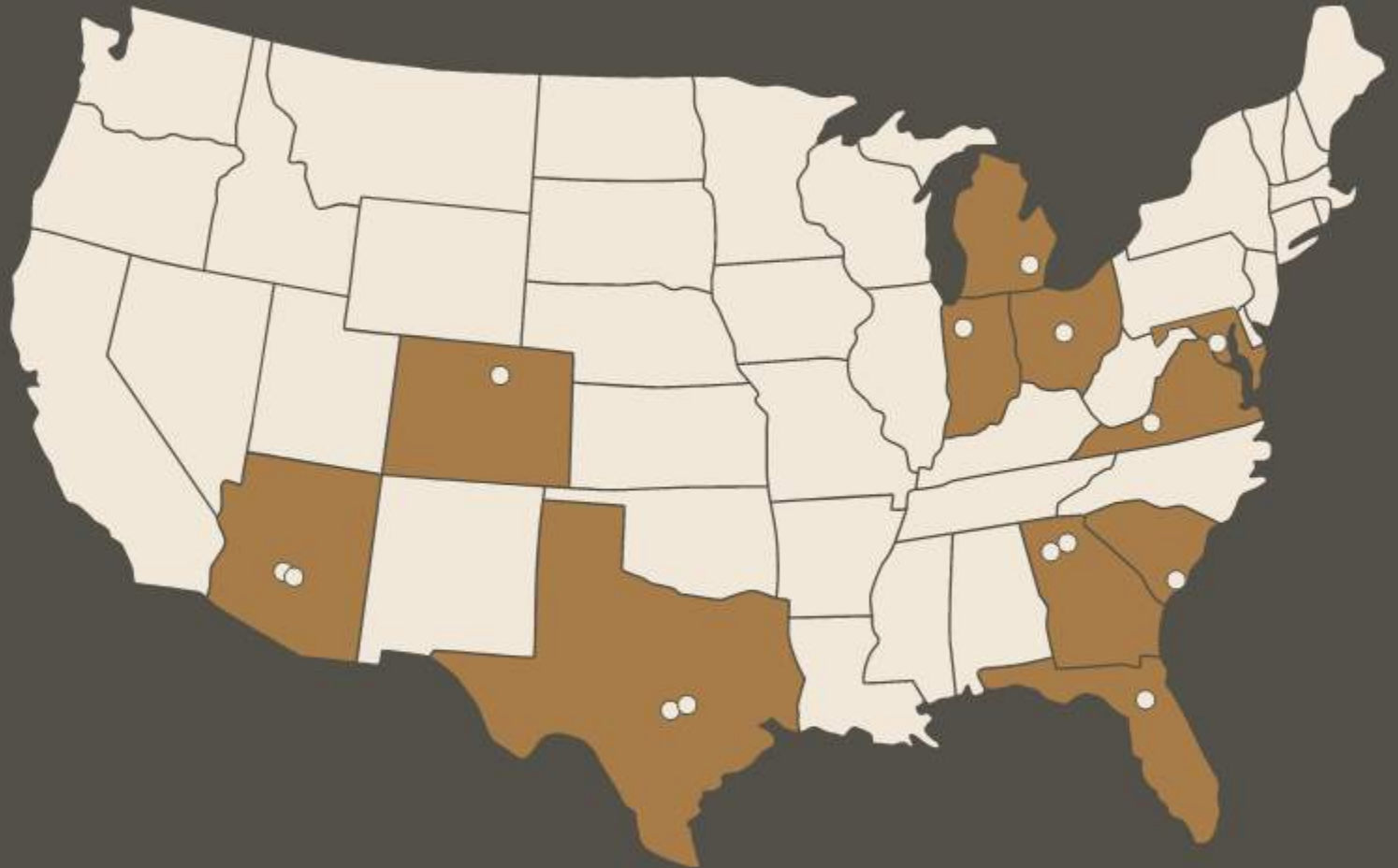
16,000+

Student & Multifamily Beds

#1

Student Housing
Development of the Year

Student Housing Business 2020 (Moontower),
2022 (Waterloo), and 2023 (Whistler)





02

Our Approach

Ground Floor Activation



Daydreamer Café at Rambler Austin



Lobby at Whistler Atlanta



Lobby at Waterloo Austin

Cafe Design Examples



Daydreamer Café at Rambler Austin

Partnered with award-winning barista and Austin café owner

Successfully launched in Atlanta, Gainesville, Phoenix, and Austin.

Developed concept for public café integrated with lobby to cater to residents and public.

Partnerships with local bakeries in each location.



Daydreamer Café at Whistler Atlanta

Emphasis on Health & Wellness



Fitness Center at Waterloo Austin



Sauna at Sweetwater Gainesville



Yoga Studio at Rambler Austin

Coworking & Study Spaces



Study Lounge at Whistler Atlanta



Study Booths at Waterloo Austin



Study Floor at Moontower Austin

Public-Realm Design



Recent Work



College Station, Texas



Columbus, Ohio



Tempe, Arizona

Awards & Recognition



Architecture & Design

AIA Atlanta: Residential & Hospitality Design Awards
Multifamily/Mixed-Use – Over 50 Units, Winner (Whistler)

Student Housing Business: Innovator Awards
Best Interior Design (Waterloo)
Best Interior Design (Moontower)

Austin Home Magazine: Home & Design Awards
Winner, Millwork (Moontower)
Finalist, Use of Accents/Decor (Waterloo)
Finalist, Use of Color (Waterloo)

American Society of Interior Designers: Design Texas Awards
Commercial Best in Show (Waterloo)
Commercial Best in Show, Austin Design Community (Waterloo)
Commercial Multifamily, First Place (Waterloo)
Commercial Custom Designed Element, Second Place (Waterloo)



Marketing & Leasing

Student Housing Business: Innovator Awards
Best Marketing & Lease Up Program (Waterloo)

AAF North Central Florida: American Advertising Awards
Judge's Choice (Sweetwater)
Best Sales & Marketing (Sweetwater)
Gold: Cross Platform, Integrated Brand Identity Campaign (Sweetwater)
Gold: Sales & Marketing, Brochure, Single Unit (Sweetwater)

Web Marketing Association: Internet Advertising Awards
Best Website (Waterloo)

Indigo Design Awards
Bronze, Branding (Waterloo)
Silver, Real Estate (Waterloo)

AAF North Central Florida: American Advertising Awards
Silver: Online/Interactive, Website, Consumers (Sweetwater)



Development

Student Housing Business: Innovator Awards
Best New Development, 2022 (Waterloo)
Best New Development, 2020 (Moontower)

Globe St.: Influencers in Multifamily Organizations, 2023 (LV Collective)

Student Housing Business: Top Developers
No. 9, 2023 (LV Collective)

Costar
Multifamily Development of the Year for Phoenix (Moontower)

NAHB: Best in American Living
Multifamily; Student Housing, Platinum (Whistler)
Best in Region; South Atlantic (Whistler)



Project Team Introduction



- Owner/Developer: LV Collective
- Architect: Niles Bolton Associates
- Civil Engineering: Kimley Horn

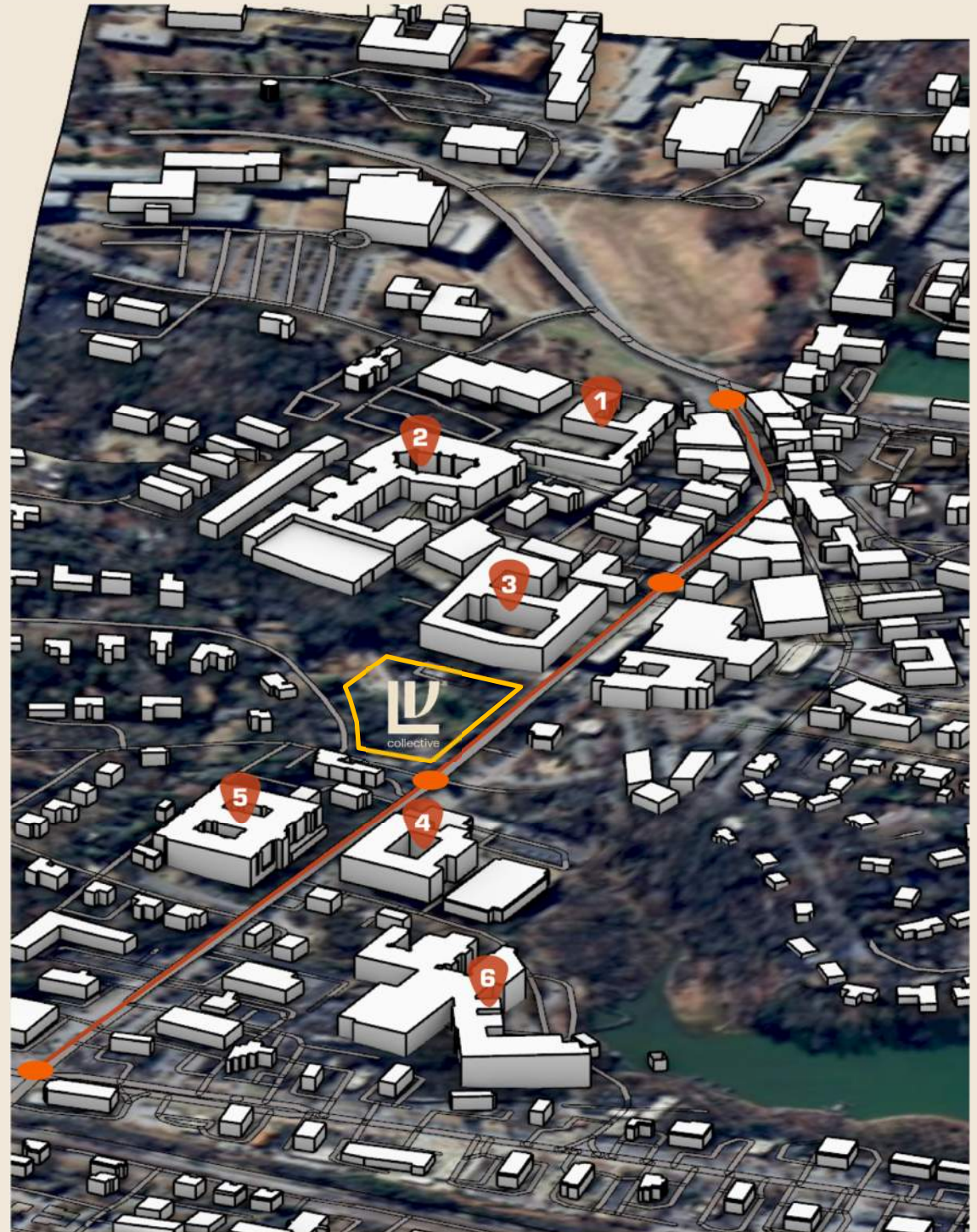
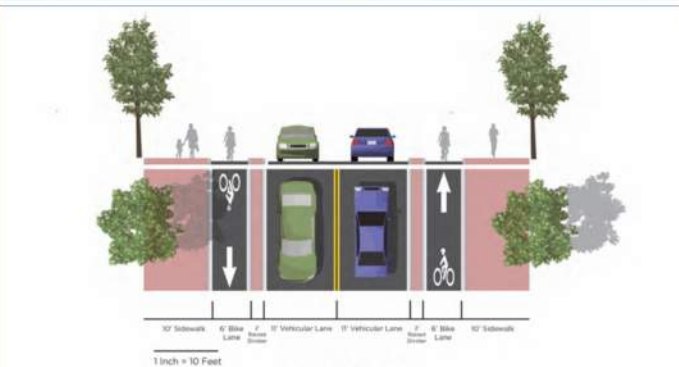


Development Timeline



College Ave. Corridor

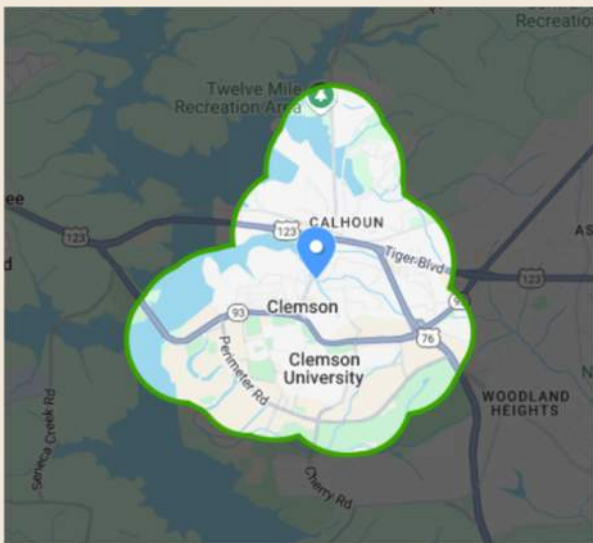
- 1 Campus View (PD) 2013
- 2 The Earl (PD) 2016
- 3 U-Center 2019
- 4 Bixby (PD) 2022
- 5 Moda (PD) 2023
- 6 HUB (PD) 2024



Connectivity



20-minute walk map



10-minute bike map

70

Walk Score

Very Walkable
Most errands can be accomplished on foot

59

Bike Score

Some bike infrastructure is present.



Existing Conditions

Active Retail

400 College Ave	
Untangled Beauty	700 sf
Design Concepts	1,732 sf
Mimi Metcalfe	316 sf
Nicole Grimm	510 sf
Allison Cory	700 sf
Sarah Ashley's Salon	510 sf
Leslie Konhaeuser	700 sf
392 College Ave	1,988 sf
Total Active	7,156

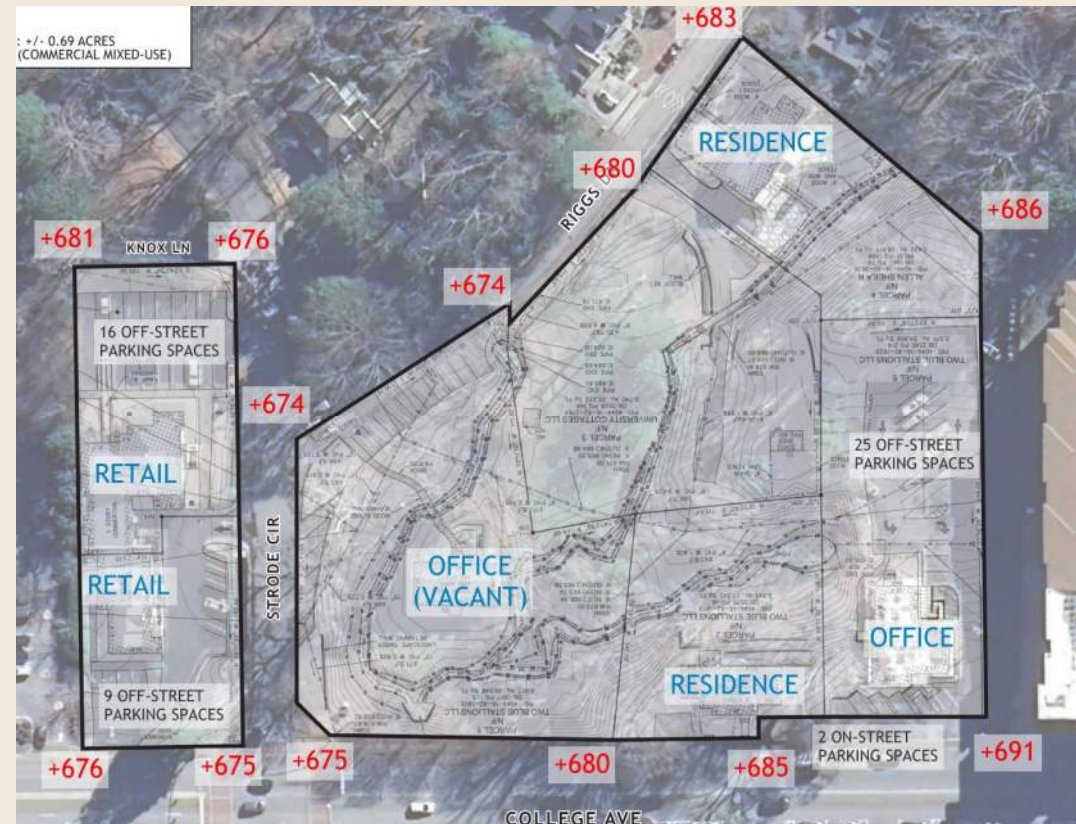
Vacant Retail

400 College Ave #1	700 sf
398 College Ave	2,756 sf
Total Vacant	3,456

Total 10,612

Residential

104 Riggs Dr.	2,600 sf
394 College Ave.	2,460 sf
Total	5,060 sf



Project Highlights

3.7
Acres

6,200
Square Feet
Retail

718
Beds

216
Units

379
Resident
Parking Spaces

150
Public
Parking Spaces





Site Plan

398 College Ave - Clemson, SC

SITE DATA:
 TOWNHOME SITE AREA: +/- 0.68 ACRES
 EXISTING ZONING: CM (COMMERCIAL MIXED-USE)

PROPOSED DEVELOPMENT SUMMARY

TOWNHOMES: 50 BEDS
 435 NRSF/BED | +/- 21,750 NRSF TOTAL
 3 STORIES

TOWNHOME PARKING: 44 SPACES
 PARKING RATIO: 0.88 SPACES PER BED

SITE DATA:
 PARCEL SITE AREA: +/- 3.02 ACRES
 EXISTING ZONING: CM (COMMERCIAL MIXED-USE)

PROPOSED DEVELOPMENT SUMMARY:

RETAIL: +/- 4,017 SF
CAFE: +/- 2,337 SF

PUBLIC PARKING IN DECK: 134 SPACES
 PUBLIC PARKING ON STREETS: 16 SPACES
 PUBLIC PARKING TOTAL: 150 SPACES
 PUBLIC PARKING REQ: 21 SPACES (1 PER 300 SF)

MAIN BUILDING FLATS: +/- 668 BEDS
 361 NRSF/BED | +/- 241,340 NRSF TOTAL
 7 STORIES + BASEMENT + ROOFTOP

AMENITY AREA:
 3,674 SF - STUDY/COWORKING - LVL B1
 1,363 SF - STUDY/COWORKING OUTDOOR DECK - LVL B1
 3,371 SF - LEASING/LOBBY - LVL 1
 1,827 SF - WELLNESS - LVL 7
 1,555 SF - WELLNESS OUTDOOR DECK - LVL 7
 4,219 SF - CLUBHOUSE/FITNESS/POOL MAINT. - LVL A
 7,719 SF - POOL DECK OUTDOOR - LVL AMENITY

MAIN BUILDING PARKING: 351 SPACES
 PARKING RATIO: 0.525 SPACES PER BED



TH PARCEL
 0.68 ACRES

TOWNHOME PARKING:
 26 SURFACE SPACES
 18 TUCK-UNDER SPACES
 44 TOTAL SPACES

TH1
 50 BEDS

Level B1

Conceptual Building Plans

398 College Ave - Clemson, SC

SITE DATA:

PARCEL SITE AREA: +/- 3.02 ACRES
 EXISTING ZONING: CM (COMMERCIAL MIXED-USE)

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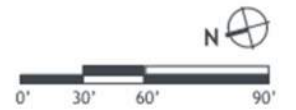
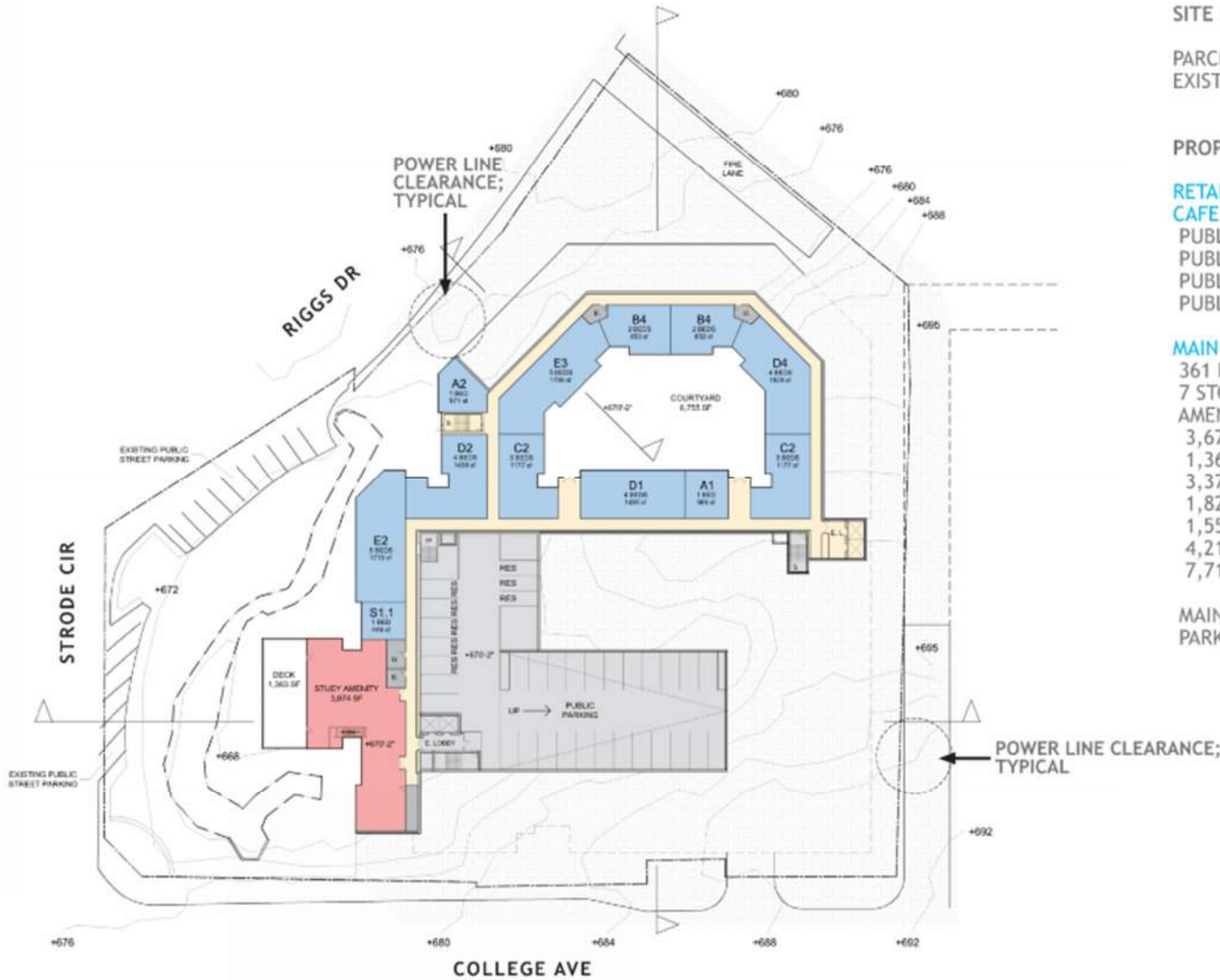
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 7,719 SF - POOL DECK OUTDOOR - LVL AMENITY

MAIN BUILDING PARKING: 351 SPACES
 PARKING RATIO: 0.525 SPACES PER BED



Level 1

Conceptual Building Plans

398 College Ave - Clemson, SC

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4,219 SF - CLUBHOUSE/FITNESS/POOL MAINT. - LVL A
7,719 SF - POOL DECK OUTDOOR - LVL AMENITY

MAIN BUILDING PARKING: 351 SPACES
PARKING RATIO: 0.525 SPACES PER BED



Level 2

Conceptual Building Plans

398 College Ave - Clemson, SC

SITE DATA:

PARCEL SITE AREA: +/- 3.02 ACRES
 EXISTING ZONING: CM (COMMERCIAL MIXED-USE)

PROPOSED DEVELOPMENT SUMMARY:

RETAIL: +/- 4,017 SF
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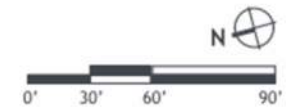
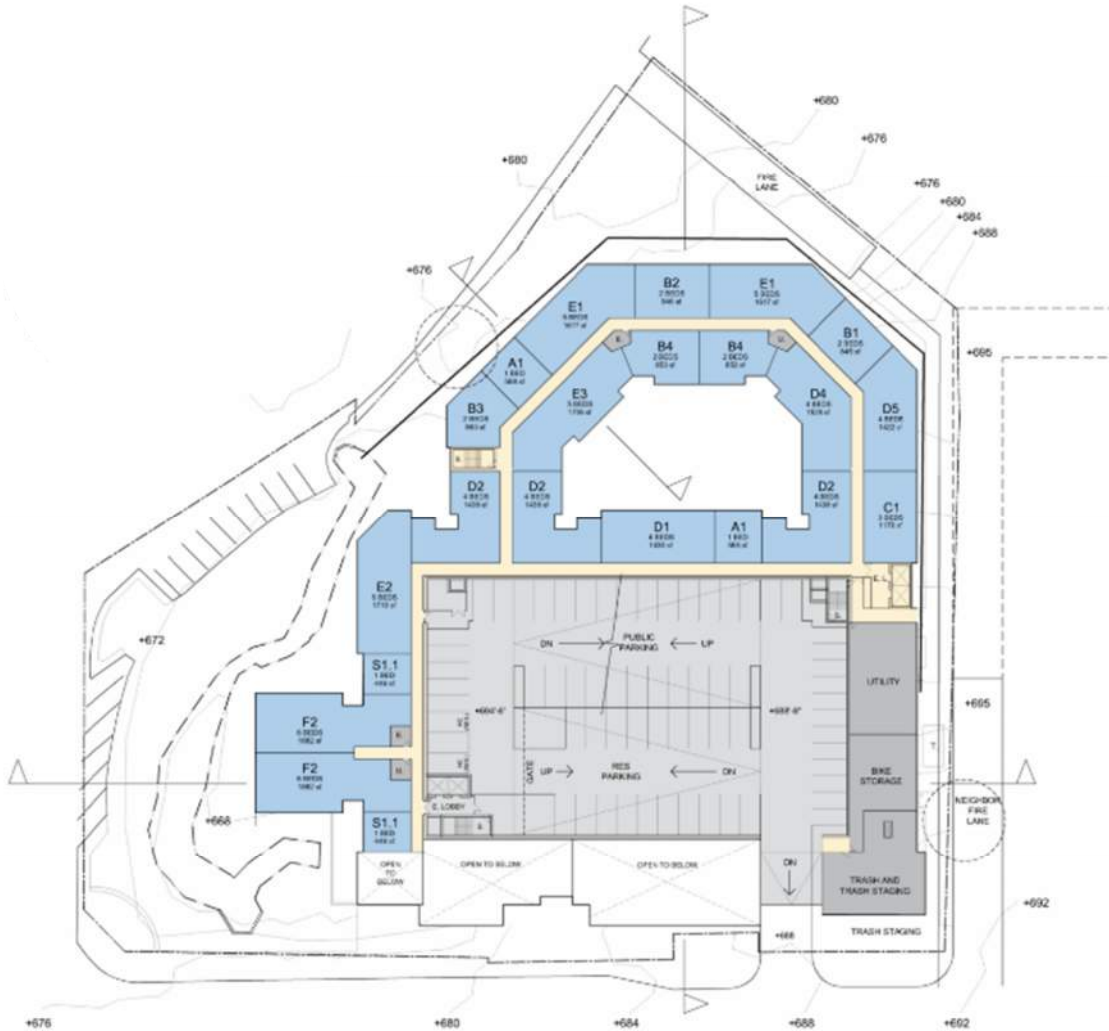
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- 7,719 SF - POOL DECK OUTDOOR - LVL AMENITY

MAIN BUILDING PARKING: 351 SPACES
 PARKING RATIO: 0.525 SPACES PER BED



Level 3-6

Conceptual Building Plans

398 College Ave - Clemson, SC

SITE DATA:

PARCEL SITE AREA: +/- 3.02 ACRES
 EXISTING ZONING: CM (COMMERCIAL MIXED-USE)

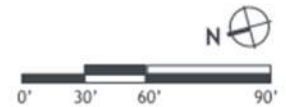
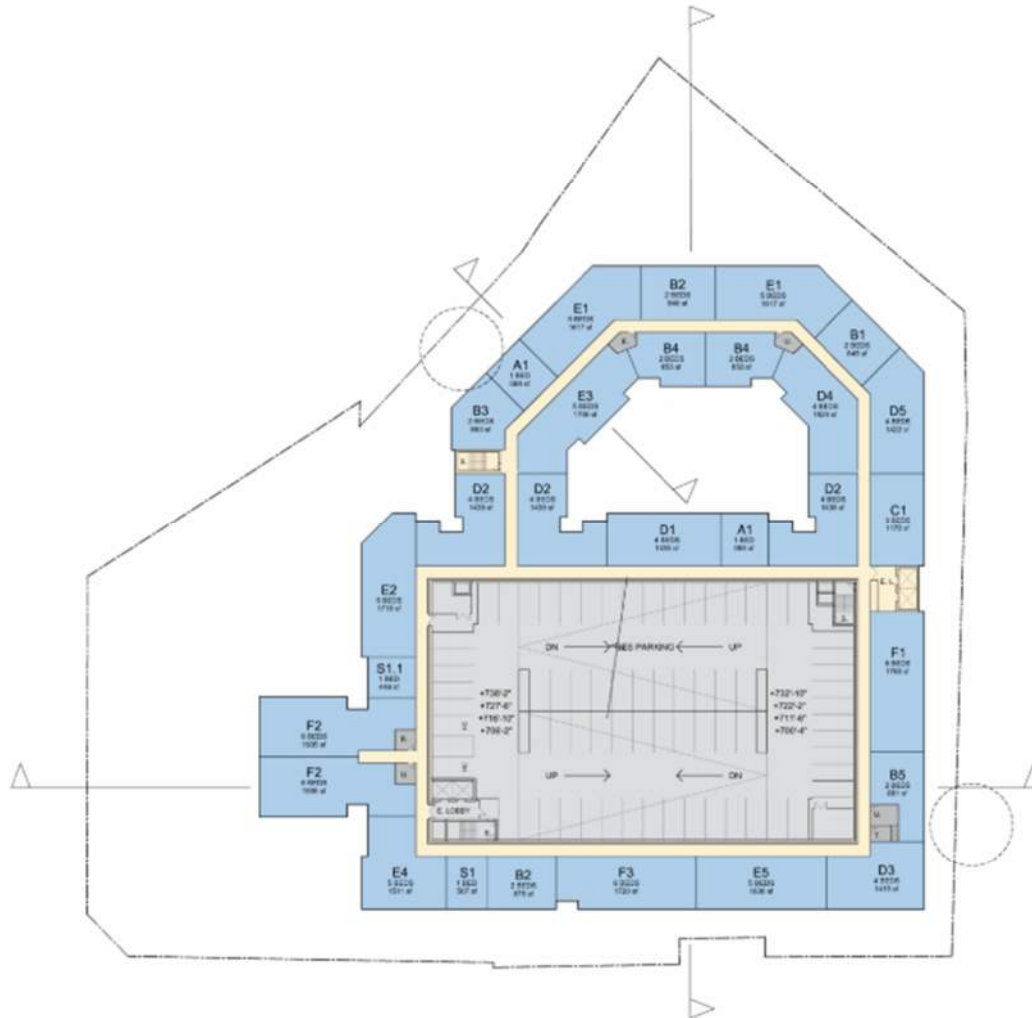
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MAIN BUILDING FLATS: +/- 668 BEDS
 361 NRSF/BED | +/- 241,340 NRSF TOTAL
 7 STORIES + BASEMENT + ROOFTOP
 AMENITY AREA:

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- 4,219 SF - CLUBHOUSE/FITNESS/POOL MAINT. - LVL A
- 7,719 SF - POOL DECK OUTDOOR - LVL AMENITY

MAIN BUILDING PARKING: 351 SPACES
 PARKING RATIO: 0.525 SPACES PER BED



Level 7

Conceptual Building Plans

398 College Ave - Clemson, SC

SITE DATA:

PARCEL SITE AREA: +/- 3.02 ACRES
 EXISTING ZONING: CM (COMMERCIAL MIXED-USE)

PROPOSED DEVELOPMENT SUMMARY:

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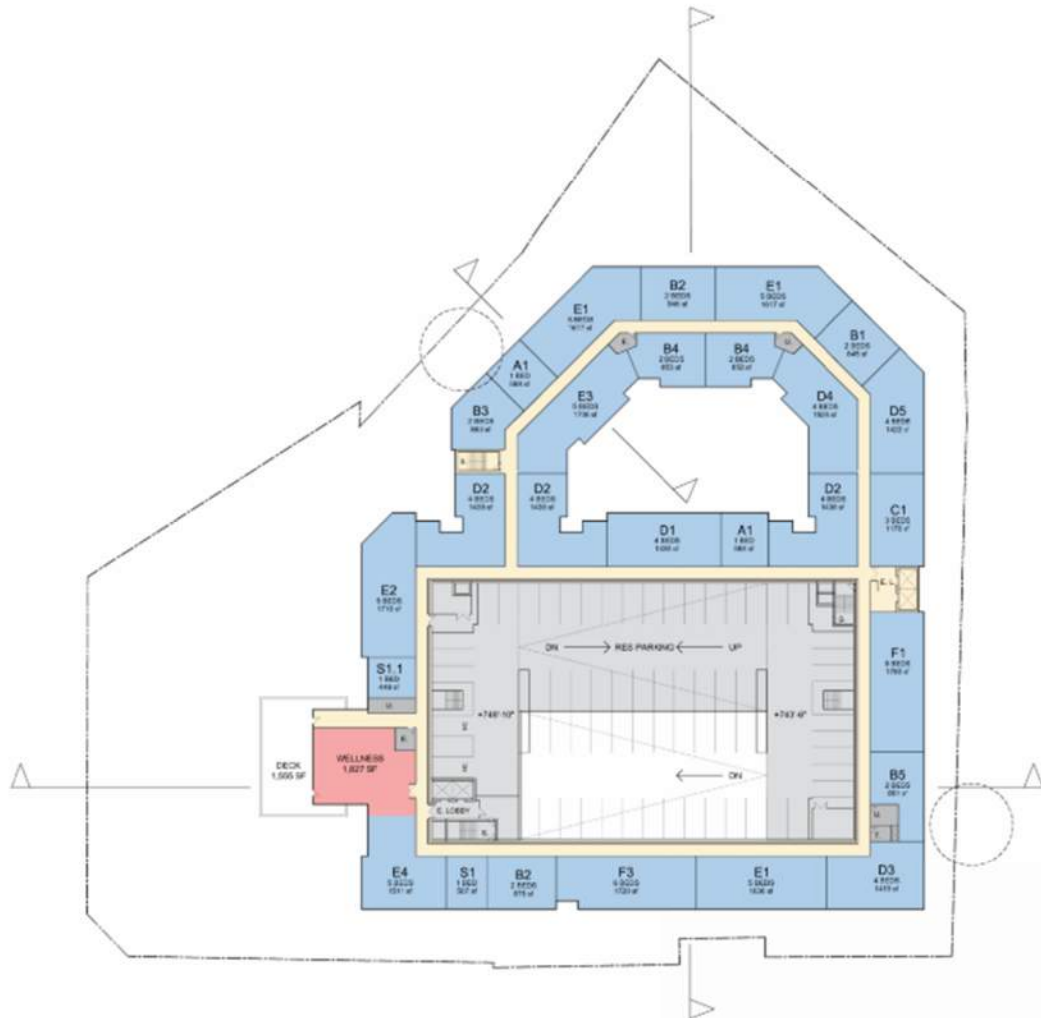
MAIN BUILDING FLATS: +/- 668 BEDS

361 NRSF/BED | +/- 241,340 NRSF TOTAL
 7 STORIES + BASEMENT + ROOFTOP

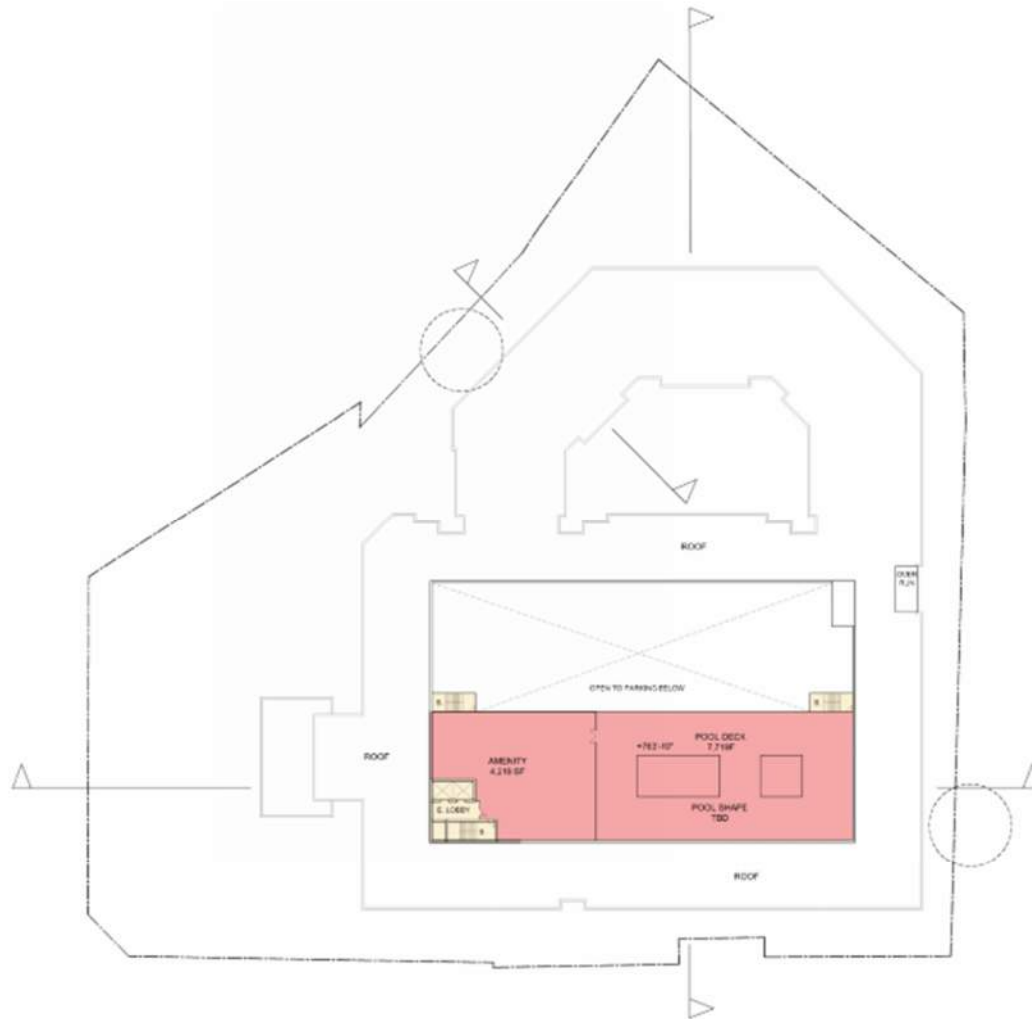
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MAIN BUILDING PARKING: 351 SPACES
 PARKING RATIO: 0.525 SPACES PER BED



Level Amenity



Conceptual Building Plans

398 College Ave - Clemson, SC

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AMENITY AREA:

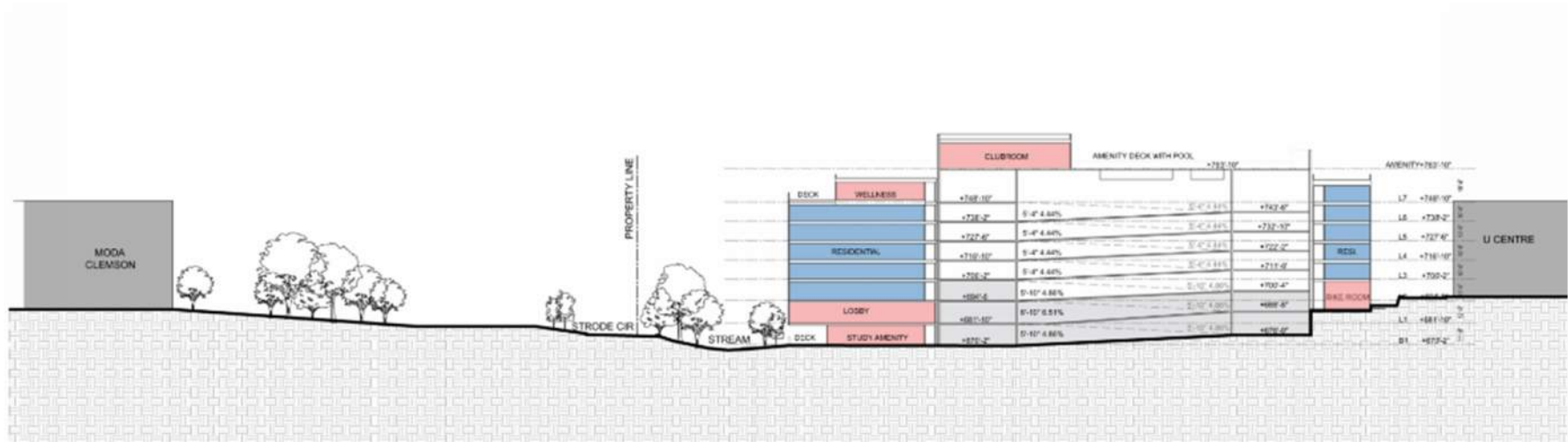
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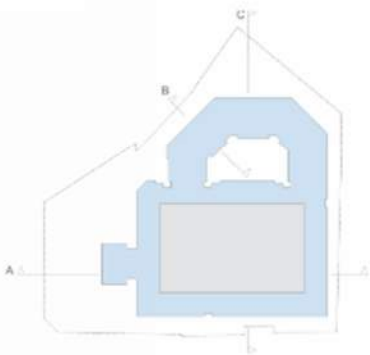
Sections

Conceptual Building Sections

398 College Ave - Clemson, SC



SECTION A



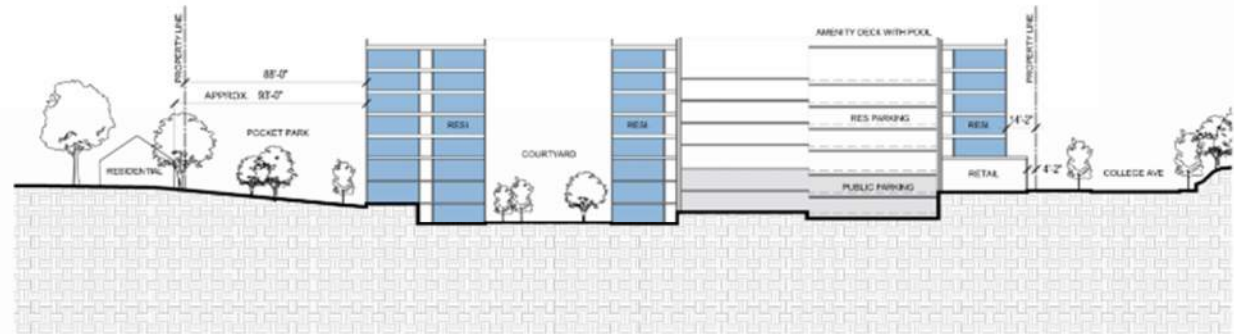
Sections

Conceptual Building Sections

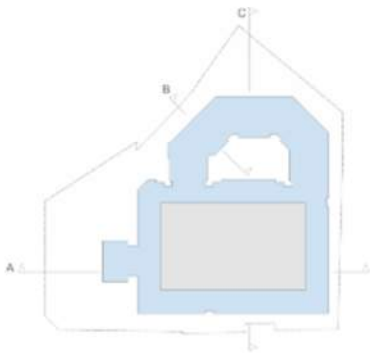
398 College Ave - Clemson, SC



SECTION B



SECTION C



Massing Model Views

398 College Ave - Clemson, SC



COLLEGE AVENUE - LOOKING EAST

Community Benefits

150 Public
Parking Spaces

- 100 spaces in current garage
- College Ave street parking being replaced with new widened sidewalks

6,200 SF Retail

- 2,400 SF open day-one as award winning Daydreamer Café
- 3,800 SF for 3rd party retail



Stream preservation

Thank you!



We look forward to
working with you.

801 Congress Avenue
Suite 200
Austin, TX 78701
lvcollective.com

Report on PUD-000431-2025

Proposed Planned Development (398 College Avenue)

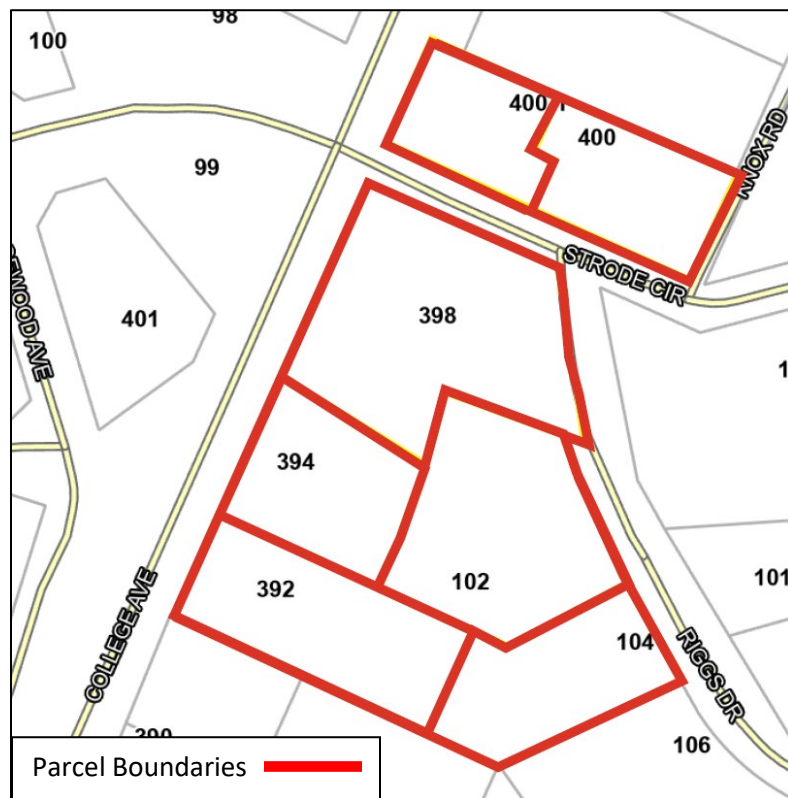
July 23, 2025

An application for a proposed planned development (PUD-000431-2025) was received from Mr. Mario Visbal of LV Collective (Austin, Texas) on April 21, 2025. As proposed, an eight-story mixed-use midrise residential building and a group of townhome-style flats will be constructed on seven parcels totaling approximately 3.76 acres near 398 and 400 College Avenue. The project includes a total of 670 beds within the midrise structure, and 48 residential flats contained in the “townhome” structures. Additionally, it proposes approximately 3,700 sq.ft. of new leasable commercial space and a 2,500 sq.ft. café, and a total of 150 public parking spaces (including both newly constructed and existing on-street spaces) will be provided. The project also includes the preservation of an active stream on the site.

Location

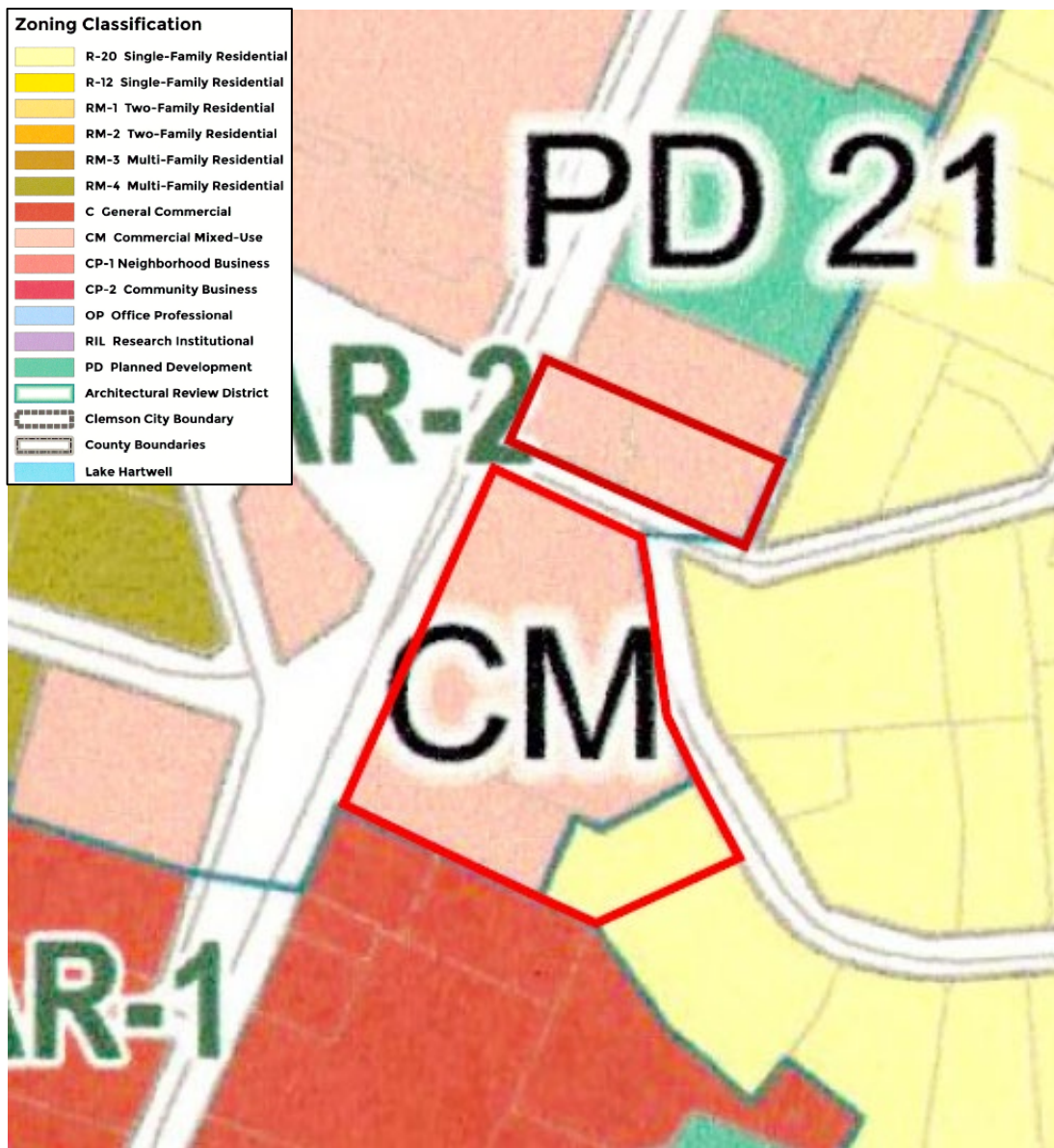
The project site is located in the downtown at the intersection of Strode Circle and College Avenue, with the proposed mid-rise structure to be situated on the south side of Strode Circle, and the townhome structures on the north. The parcels proposed to be developed include:

- TMP# 4044-16-82-3636
- TMP# 4044-16-82-1629
- TMP# 4044-16-82-1813
- TMP# 4044-16-82-2767
- TMP# 4044-16-83-2144
- TMP# 4044-16-83-3088
- TMP# 4044-16-82-1995



Current Zoning

The current zoning of the properties on which the project is proposed to be located is split, with six parcels zoned CM Commercial Mixed-use District, and one parcel situated on the southeast corner of the project zoned R-20 Single-family Residential District. The zoning of neighboring parcels includes CM District parcels to the north and west of the site; and those to the east across Riggs Drive and Strode Circle R-20 District. C General Commercial District properties abut the project to the south. It should also be noted that Planned Development #21, which is the MODA Apartment project currently under construction, is situated a short distance to the north.



Future Land Use

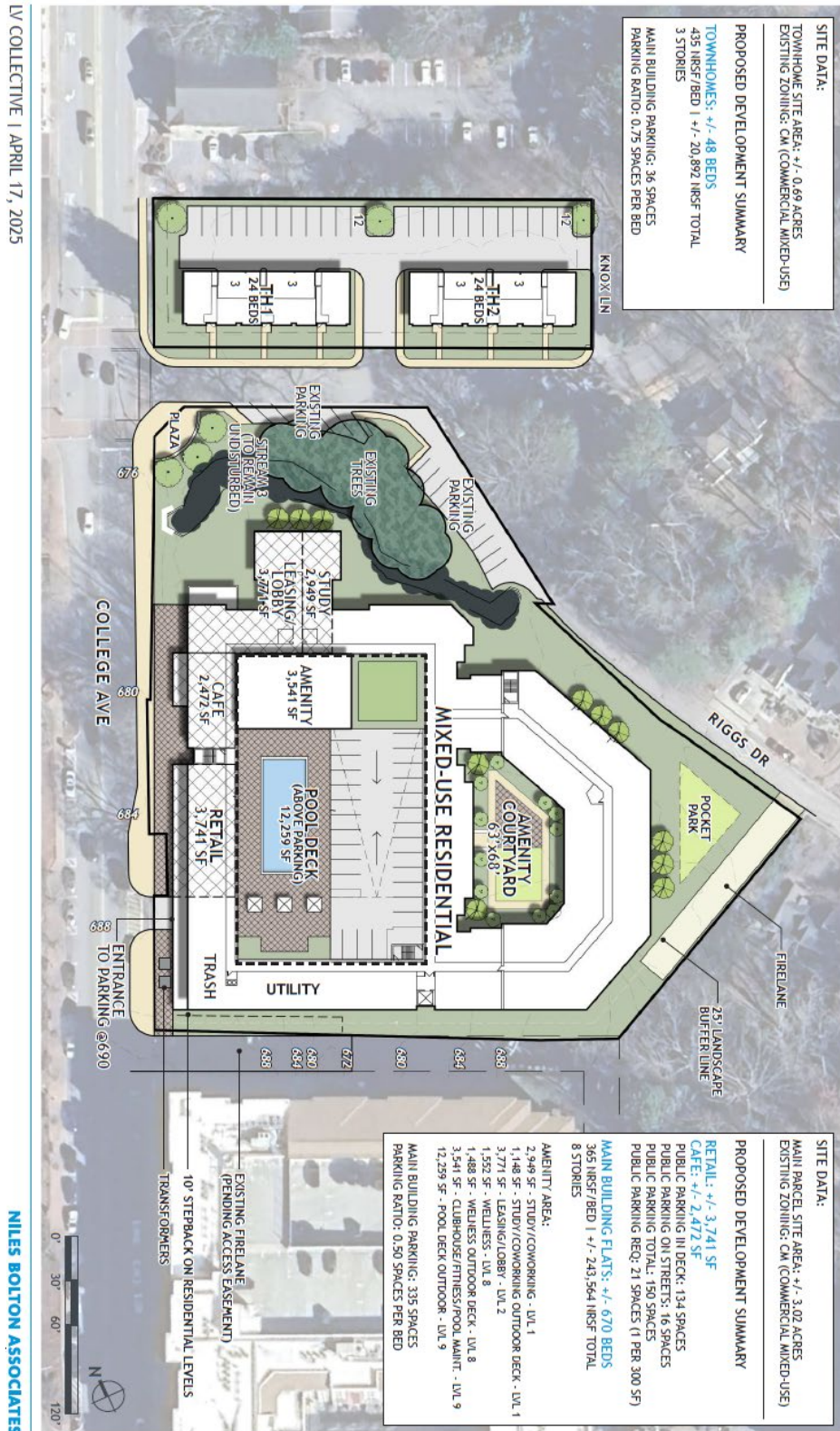
The properties are shown on the Future Land Use Map in the Comprehensive Plan to be predominantly commercial in nature, with only the single R-20 District parcel noted as low-density residential.



Planning Commission Review Process

A concept presentation workshop, the first of the three required steps in the Commission's review process, was held on May 12, 2025; and an informal public meeting, the second step, was held on June 17, 2025. The workshop scheduled for July 23, 2025 is an optional session intended to allow Commission members to review, discuss, and become familiar with changes to the proposal prior to scheduling formal consideration of a recommendation on the matter to City Council.

Site Plan



Application



1250 Tiger Blvd, Suite 4 • Clemson, SC 29631-2662
 (864) 653-2050
 Fax (864) 653-2057
 www.cityofclemson.org

PC

PLANNING COMMISSION PLANNED DEVELOPMENT APPLICATION – FORM 2 INFORMAL PUBLIC MEETING

Please complete in ink and return to the Planning and Codes Administration Department with required attachments, information, and filing fee. Informal Public Meeting applications require a filing fee of \$750, a concept plan, and a designation of agent if owner is not the applicant. All sections of this application must be completed; incomplete applications will not be accepted.

PUD-000431-2025
 File no.: R - - - PIN: **See Below** - - - Date submitted: **05 / 15 / 25** Informal public meeting date: **06 / 17 / 25**

OWNER(S) INFORMATION			
Last name: Two Blue Stallions, LLC	First:	Middle:	Interest <input checked="" type="checkbox"/> Sole owner <input type="checkbox"/> Co-owner
Mailing address: 917 Chapin Rd	City: Chapin	State: SC	ZIP Code: 29036
Daytime phone no.: (412)559-9686	Fax no.: ()	E-mail: melaniewest@pcldco.com	

APPLICANT INFORMATION			
<i>To be completed only if Owner is not Applicant:</i> (LV Collective)			
Applicant's last name: Visbal	First: Mauricio	Middle:	
Mailing address: 801 Congress Ave, Suite 200	City: Austin	State: TX	ZIP Code: 78701
Daytime phone no.: (512)546-3531	Fax no.: ()	E-mail: Mauricio@lvcollective.com	

PROPERTY INFORMATION			
Property address: 400 College, 398 College Ave, 394 College Ave, 392 College Ave, & 102 Riggs Drive	Property dimensions: <small>(400) +/- 98' x +/- 294' (398) +/- 175' x +/- 185' (394) +/- 120' x +/- 140' (392) +/- 250' x +/- 100' (102) +/- 180' x +/- 120'</small>	Property area: <small>(400) +/- 0.678 (398) +/- 0.917 (394) +/- 0.407 (392) +/- 0.560 (102) +/- 0.741</small> acres	Current zoning district: CM

REQUIRED INFORMATION
<p><i>Please provide a description for the proposed planned development. The description should be of sufficient detail to describe the proposal and be accompanied by a concept plan that illustrates the proposed development. Attach additional pages as needed.</i></p> <p>See Attached</p>



1250 Tiger Blvd, Suite 4 • Clemson, SC 29631-2662
 (864) 653-2050



PROPERTY INFORMATION			
Property address: 400 College, 398 College Ave, 394 College Ave, 392 College Ave, & 102 Riggs Drive	PLANNING & DEVELOPMENT	Property dimensions: (400): +/-68' x +/-204' (398): +/-170' x +/-165' (394): +/-120' x +/-140' (392): +/-250' x +/-100' (102): +/-180' x +/-120'	Property area: (400): +/- 0.676 (398): +/- 0.917 (394): +/- 0.407 acres (392): +/- 0.580 (102): +/- 0.741
			Current zoning district: CM
REQUIRED INFORMATION			
<p>Please provide a description for the proposed planned development. The description should be of sufficient detail to describe the proposal and be accompanied by a concept plan that illustrates the proposed development. Attach additional pages as needed.</p> <p>See Attached</p>			

Fax (864) 653-2057
 www.cityofclemson.org

**PLANNING COMMISSION
 PLANNED DEVELOPMENT APPLICATION – FORM 2
 INFORMAL PUBLIC MEETING**

Please complete in ink and return to the Planning and Codes Administration Department with required attachments, information, and filing fee. Informal Public Meeting applications require a filing fee of \$750, a concept plan, and a designation of agent if owner is not the applicant. All sections of this application must be completed; incomplete applications will not be accepted.

[See Above](#)

File no.: R - _ - _	PIN: _ - - - -	Date submitted: / /	Informal public meeting date: / /
---------------------	----------------	---------------------	-----------------------------------

OWNER(S) INFORMATION			
Last name: University Cottages, LLC	First:	Middle:	Interest: <input checked="" type="checkbox"/> Sole owner <input type="checkbox"/> Co-owner
Mailing address: 917 Chapin Rd	City: Chapin	State: SC	ZIP Code: 29036
Daytime phone no.: (412)559-9686	Fax no.: ()	E-mail: melaniewest@pclcdco.com	

APPLICANT INFORMATION			
<i>To be completed only if Owner is not Applicant:</i> (LV Collective)			
Applicant's last name: Visbal	First: Mauricio	Middle:	
Mailing address: 801 Congress Ave, Suite 200	City: Austin	State: TX	ZIP Code: 78701
Daytime phone no.: (512)546-3531	Fax no.: ()	E-mail: Mauricio@lvcollective.com	



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 Fax (864) 653-2057
 www.cityofclemson.org

PC

**PLANNING COMMISSION
 PLANNED DEVELOPMENT APPLICATION – FORM 2
 INFORMAL PUBLIC MEETING**

PROPERTY INFORMATION			
Property address: 400 College, 398 College Ave, 394 College Ave, 392 College Ave, & 102 Riggs Drive	Property dimensions: (400) +/-85' x +/-294' (398) +/-175' x +/-165' (394) +/-120' x +/-140' (392) +/-250' x +/-100' (102) +/-180' x +/-120'	Property area: (400) +/- 0.676 (398) +/- 0.917 (394) +/- 0.407 acres (392) +/- 0.560 (102) +/- 0.741	Current zoning district: CM

REQUIRED INFORMATION

Please provide a description for the proposed planned development. The description should be of sufficient detail to describe the proposal and be accompanied by a concept plan that illustrates the proposed development. Attach additional pages as needed.

See Attached

Please complete in ink and return to the Planning and Codes Administration Department with required attachments, information, and filing fee. Informal Public Meeting applications require a filing fee of \$750, a concept plan, and a designation of agent if owner is not the applicant. All sections of this application must be completed; incomplete applications will not be accepted.

See Above

File no.: R - _ - _	PIN: _ - - - - _ - - - -	Date submitted: / /	Informal public meeting date: / /
---------------------	--------------------------	---------------------	-----------------------------------

OWNER(S) INFORMATION			
Last name: Allen	First: Sheila	Middle:	Interest <input checked="" type="checkbox"/> Sole owner <input type="checkbox"/> Co-owner
Mailing address: 104 Riggs Drive	City: Clemson	State: SC	ZIP Code: 29631
Daytime phone no.: (702) 279-4083	Fax no.: ()	E-mail: cactusheila@yahoo.com	

APPLICANT INFORMATION			
<i>To be completed only if Owner is not Applicant:</i> (LV Collective)			
Applicant's last name: Visbal	First: Mauricio	Middle:	
Mailing address: 801 Congress Ave, Suite 200	City: Austin	State: TX	ZIP Code: 78701
Daytime phone no.: (512) 546-3531	Fax no.: ()	E-mail: Mauricio@lvcollective.com	

PROPERTY INFORMATION			
Property address: 104 Riggs Drive	Property dimensions: +/-100' x +/-190'	Property area: 0.434 acres	Current zoning district: R-20

REQUIRED INFORMATION
<p><i>Please provide a description for the proposed planned development. The description should be of sufficient detail to describe the proposal and be accompanied by a concept plan that illustrates the proposed development. Attach additional pages as needed.</i></p> <p>See Attached</p>

Project Overview

The proposed development consists of a mixed-use, midrise residential building and a townhome-style flat component, located at 398 and 400 College Avenue in Clemson, South Carolina. The project includes a total of 670 beds within an eight-story midrise structure, and an additional 48 residential flats referred to as "townhomes." A total of 150 public parking spaces will be provided, which includes a combination of newly constructed and existing on-street parking. The site design incorporates the preservation of one of three existing active streams, with the remaining two streams to be thoughtfully relocated to support overall site functionality and environmental integrity.

Midrise Building

The midrise structure comprises a three-story Type I podium supporting five stories of Type III wood-frame construction. The building is configured around an eight-story, Type I precast parking garage. Due to site topography, the primary residential lobby is located on Level 2, while the main parking entrance is accessed at Level 3. The building frontage along College Avenue will feature a combination of residential lobby space, retail units, and essential back-of-house functions.

Resident amenities are distributed across Level 1, Level 8, and Level 9 (garage rooftop), and include indoor and outdoor features designed to enhance the living experience. The primary residential floors span Levels 4 through 7, although residential units are included on all levels. Exterior amenity spaces include a ground-level courtyard, a rooftop pool and deck located above the parking garage, and landscaped public green areas along Riggs Drive and Strodes Circle.

Townhomes

The townhome portion of the development consists of three-story residential structures built using Type V construction. Each building includes a ground-floor one-bedroom unit beneath a two-story, three-bedroom walk-up unit. Parking for these units will be provided at grade. No dedicated amenities are planned for this portion of the project.

398 COLLEGE AVE - CLEMSON, SC

PLANNED DEVELOPMENT

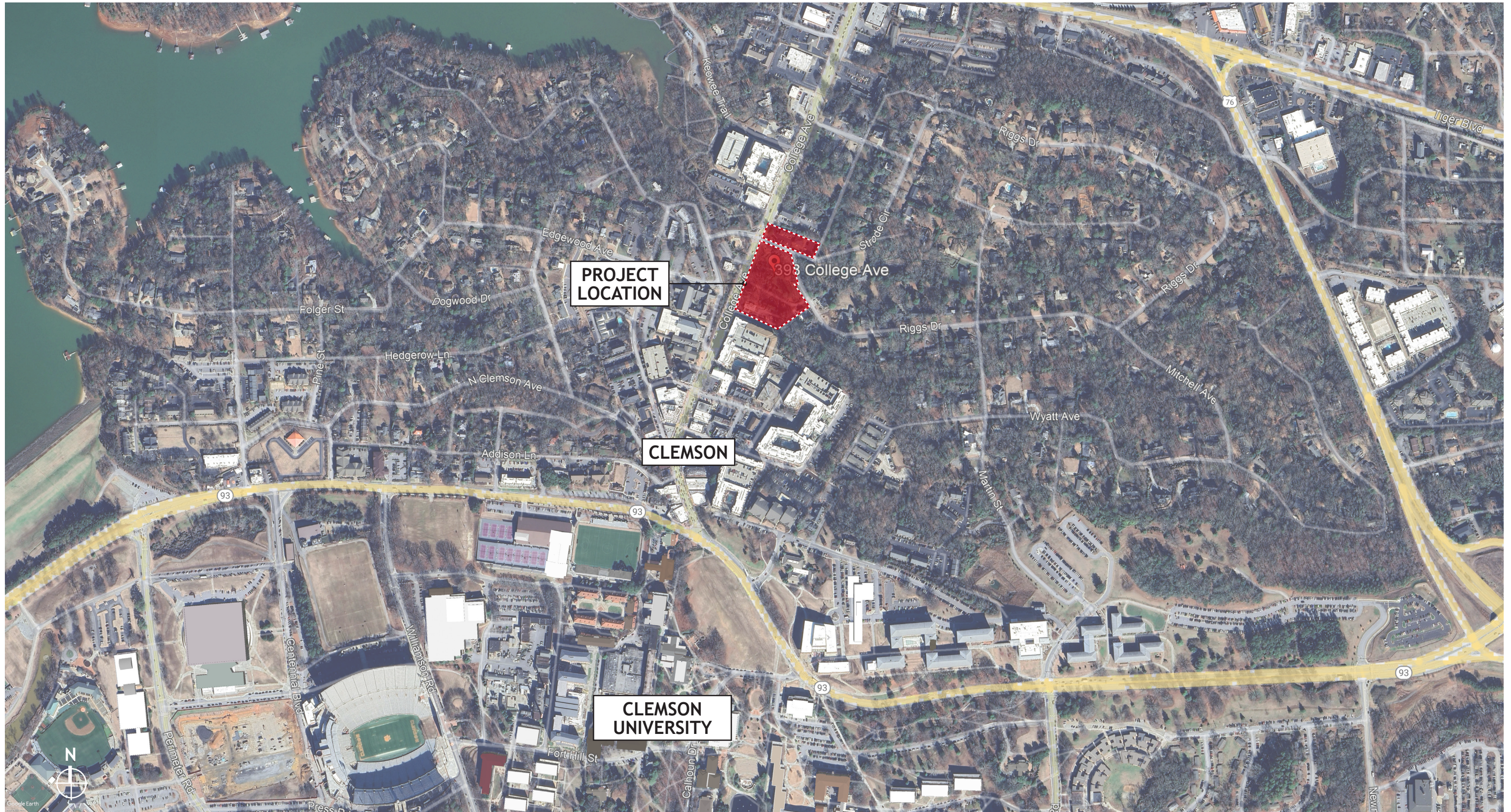
JULY 21, 2025
LV COLLECTIVE



NILES BOLTON ASSOCIATES

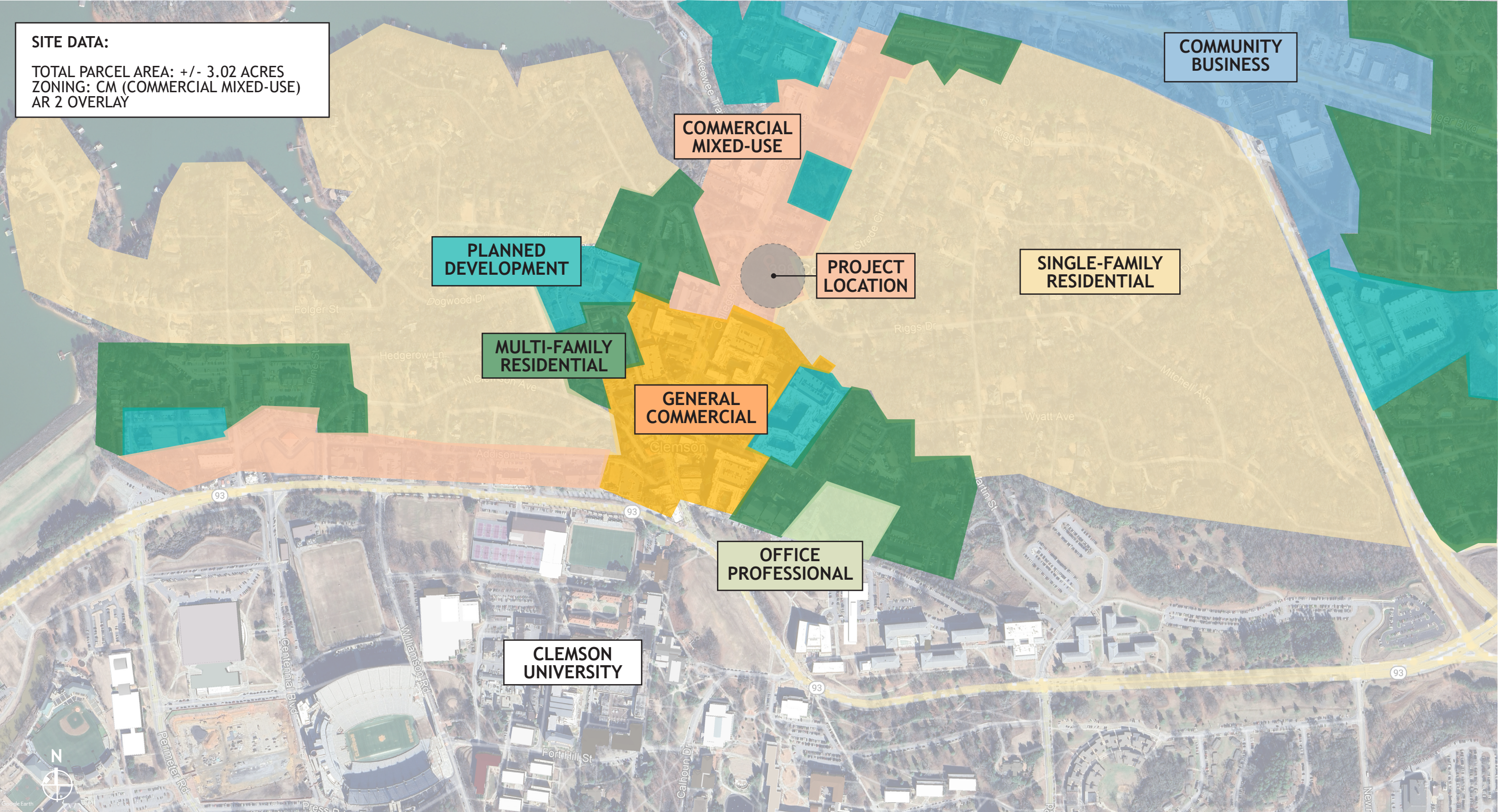
Project Location Map

398 College Ave - Clemson, SC



Existing Conditions - Zoning

398 College Ave - Clemson, SC



Existing Conditions - Site Considerations

398 College Ave - Clemson, SC



Conceptual Landscape Plan

398 College Ave - Clemson, SC



Conceptual Perspective

398 College Ave - Clemson, SC



Conceptual Perspective

398 College Ave - Clemson, SC



Conceptual Perspective

398 College Ave - Clemson, SC



Conceptual Perspective

398 College Ave - Clemson, SC



Conceptual Perspective

398 College Ave - Clemson, SC



Conceptual Perspective

398 College Ave - Clemson, SC



Conceptual Perspective

398 College Ave - Clemson, SC



Conceptual Perspective

398 College Ave - Clemson, SC



Conceptual Perspective

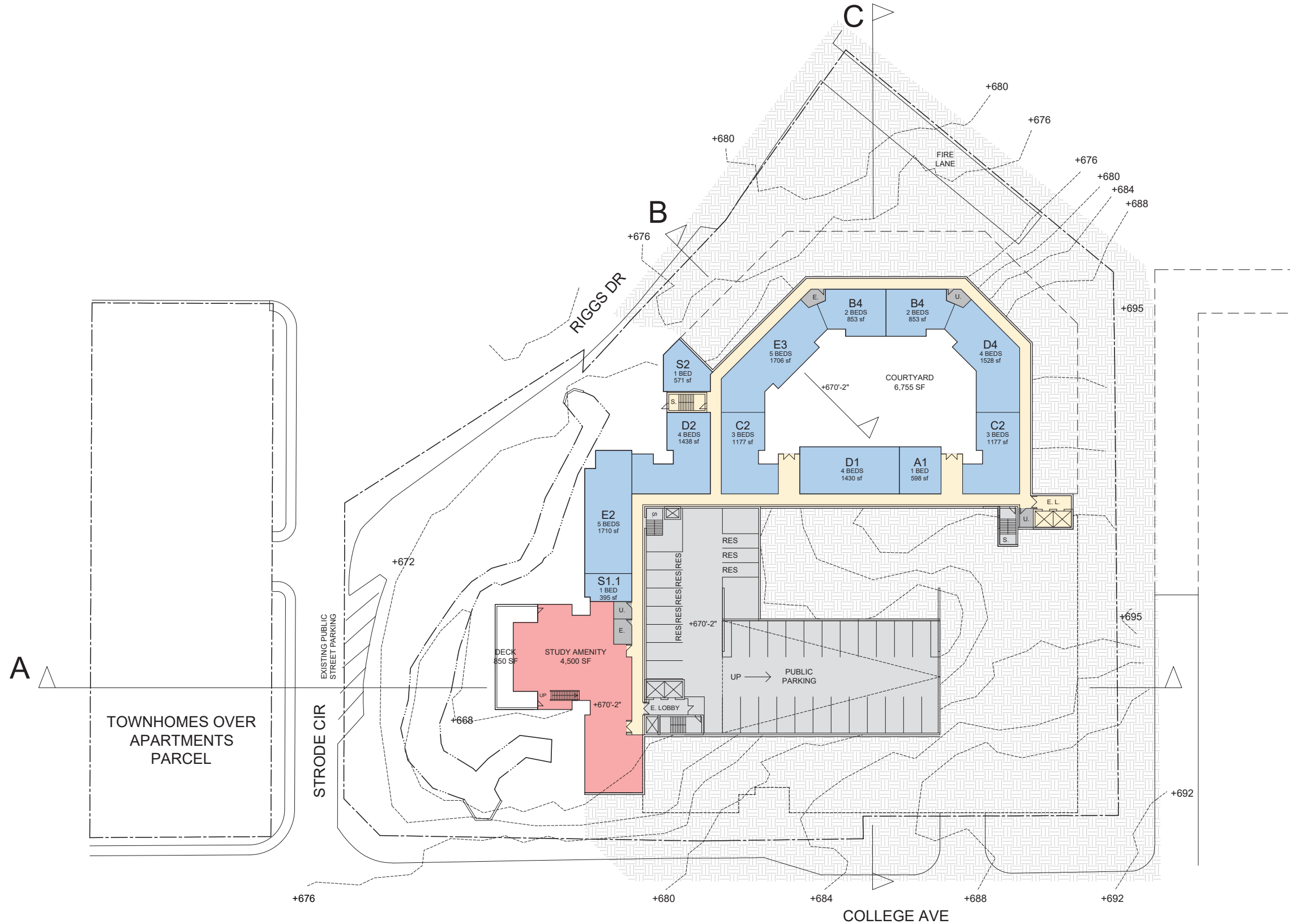
398 College Ave - Clemson, SC



Conceptual Perspective

398 College Ave - Clemson, SC

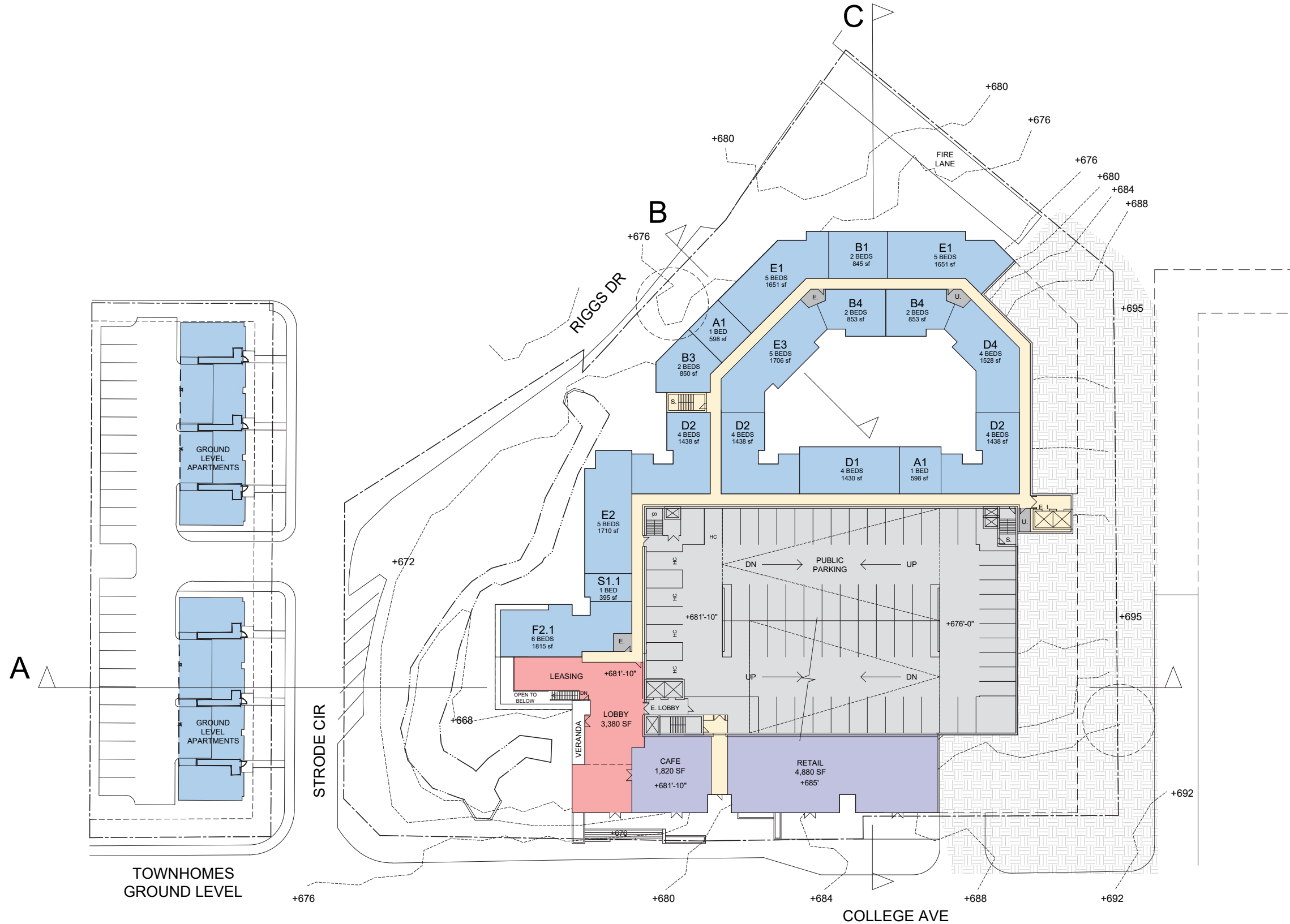




MAIN BUILDING
RETAIL: 6,400 SF INTERIOR 1,000 SF EXTERIOR
RESIDENTIAL: 242,000 SF 7 STORIES + BASEMENT + ROOFTOP 670 BEDS / 194 UNITS 13,000 SF AMENITY
PARKING: RETAIL PARKING: 22 SPACES PUBLIC PARKING: 128 SPACES RESIDENTIAL PARKING: 335 SPACES
TOWNHOMES OVER APARTMENTS
RESIDENTIAL: 2 STORY TOWNHOMES OVER APARTMENT 44 BEDS / 20 UNITS 13,000 SF AMENITY
PARKING: 36 SPACES



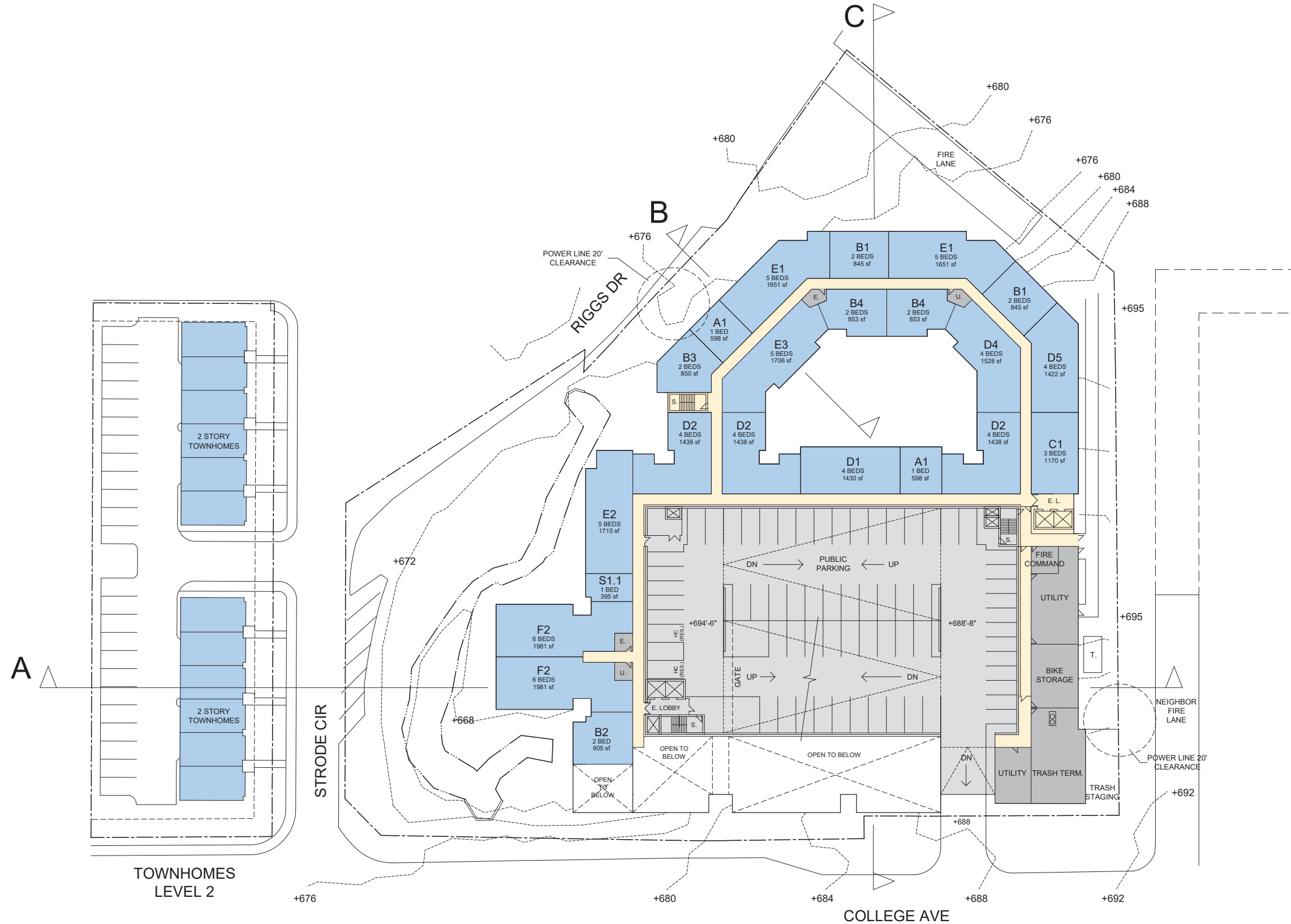
1:60 SCALE



MAIN BUILDING
RETAIL: 6,400 SF INTERIOR 1,000 SF EXTERIOR
RESIDENTIAL: 242,000 SF 7 STORIES + BASEMENT + ROOFTOP 670 BEDS / 194 UNITS 13,000 SF AMENITY
PARKING: RETAIL PARKING: 22 SPACES PUBLIC PARKING: 128 SPACES RESIDENTIAL PARKING: 335 SPACES
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1:60 SCALE

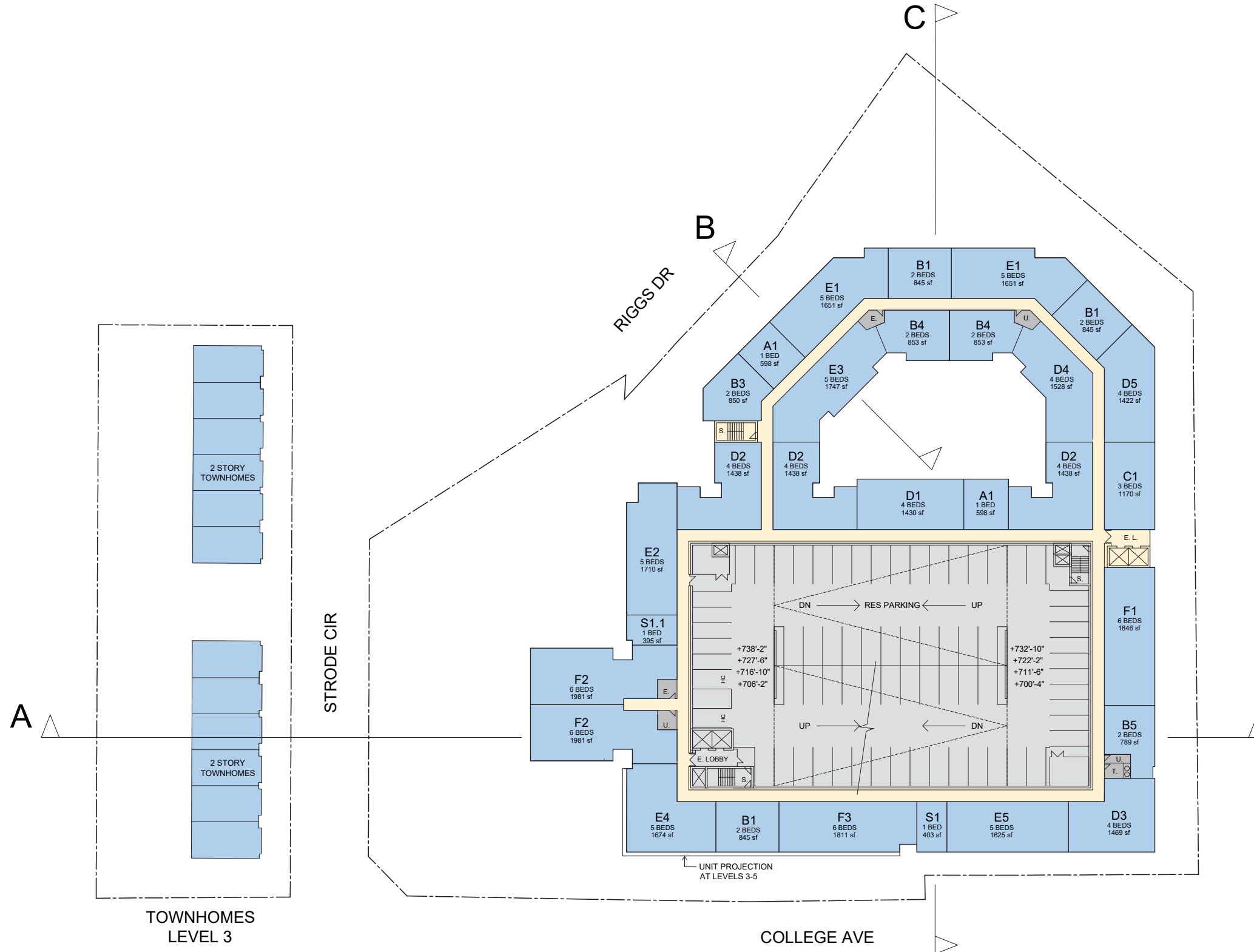


MAIN BUILDING
RETAIL: 6,400 SF INTERIOR 1,000 SF EXTERIOR
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TOWNHOMES OVER APARTMENTS
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PARKING: 36 SPACES

TOWNHOMES LEVEL 2



1:60 SCALE



MAIN BUILDING

RETAIL:
6,400 SF INTERIOR
1,000 SF EXTERIOR

RESIDENTIAL:
242,000 SF
7 STORIES + BASEMENT + ROOFTOP
670 BEDS / 194 UNITS
13,000 SF AMENITY

PARKING:
RETAIL PARKING: 22 SPACES
PUBLIC PARKING: 128 SPACES
RESIDENTIAL PARKING: 335 SPACES

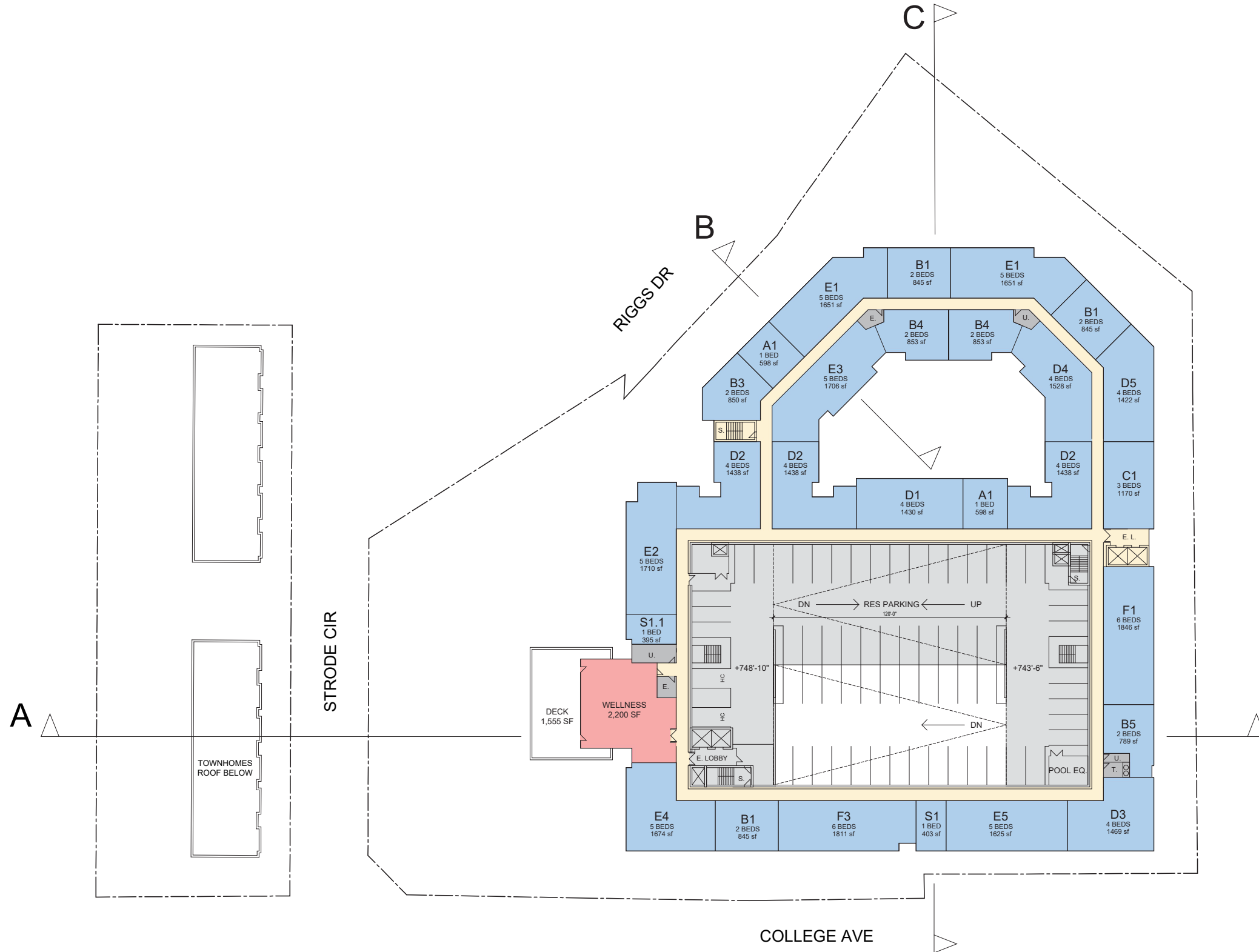
TOWNHOMES OVER APARTMENTS

RESIDENTIAL:
2 STORY TOWNHOMES OVER APARTMENT
44 BEDS / 20 UNITS
13,000 SF AMENITY

PARKING:
36 SPACES



1:60 SCALE



MAIN BUILDING

RETAIL:
6,400 SF INTERIOR
1,000 SF EXTERIOR

RESIDENTIAL:
242,000 SF
7 STORIES + BASEMENT + ROOFTOP
670 BEDS / 194 UNITS
13,000 SF AMENITY

PARKING:
RETAIL PARKING: 22 SPACES
PUBLIC PARKING: 128 SPACES
RESIDENTIAL PARKING: 335 SPACES

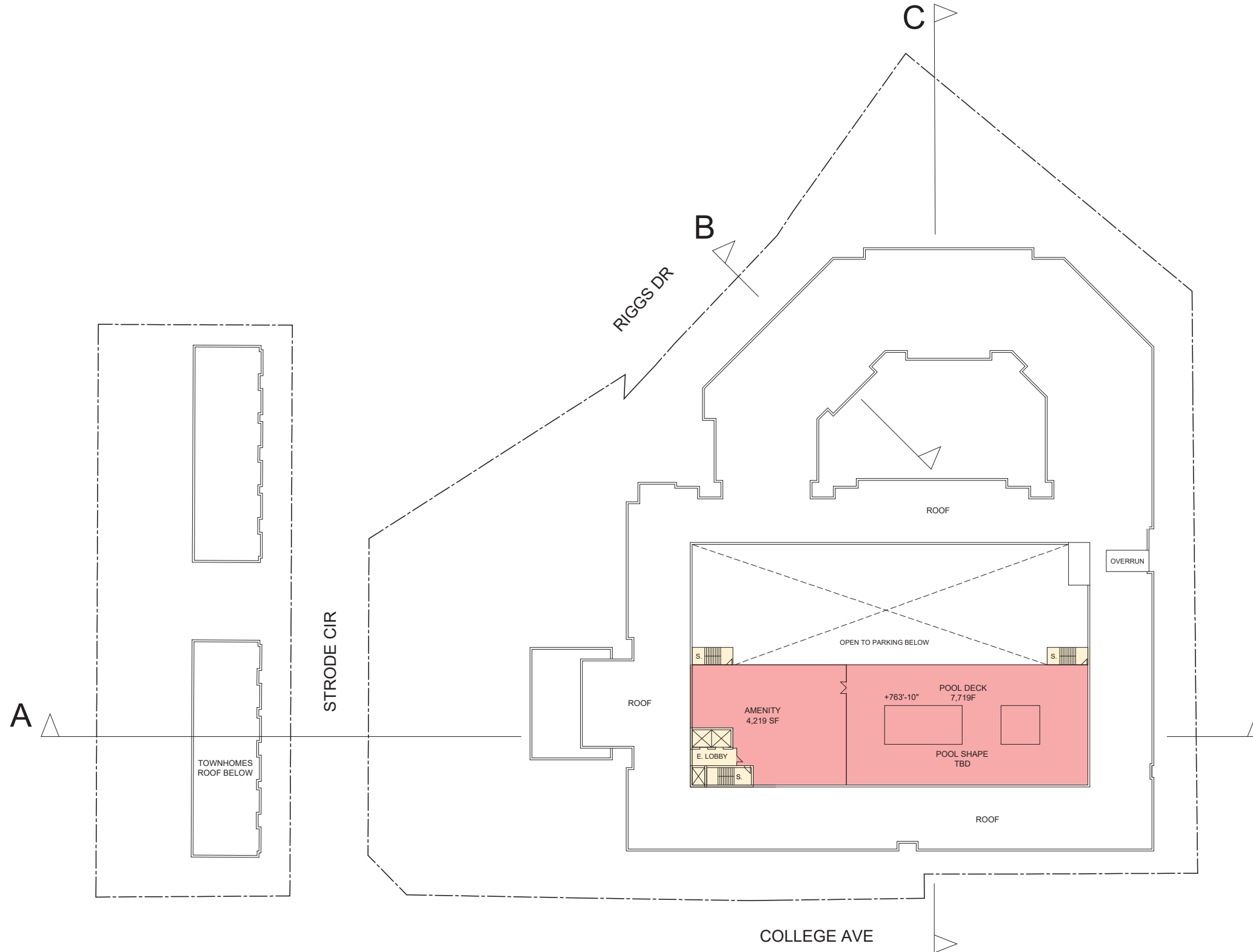
TOWNHOMES OVER APARTMENTS

RESIDENTIAL:
2 STORY TOWNHOMES OVER APARTMENT
44 BEDS / 20 UNITS
13,000 SF AMENITY

PARKING:
36 SPACES



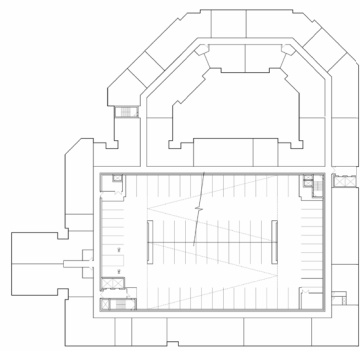
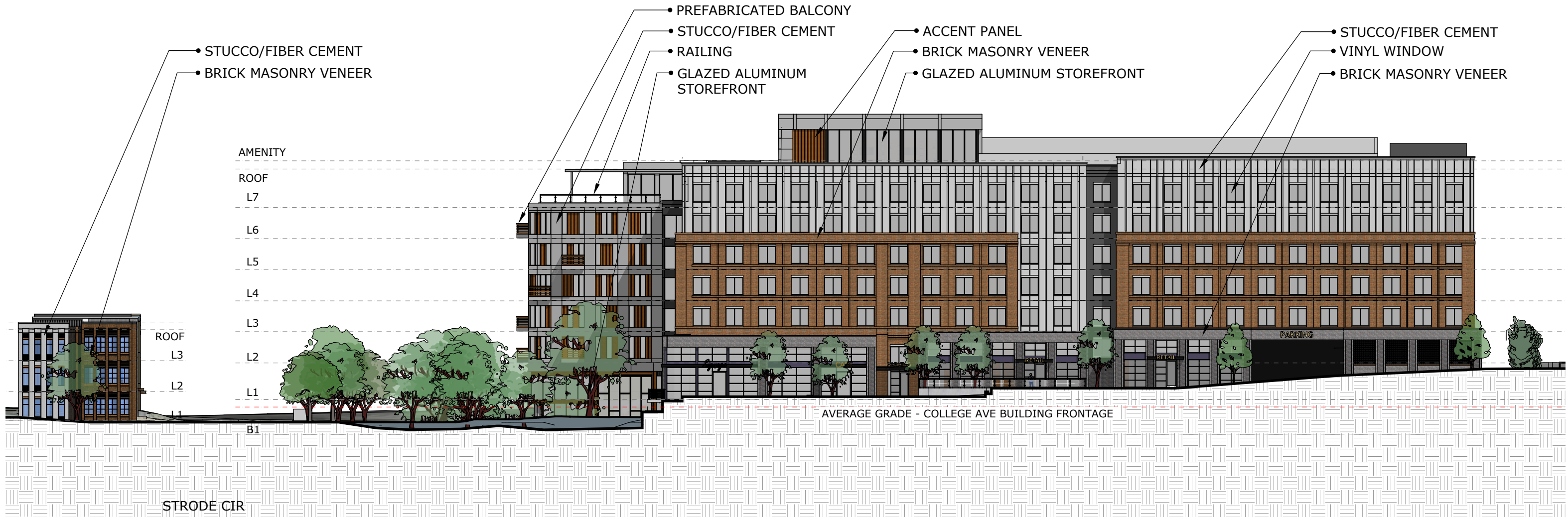
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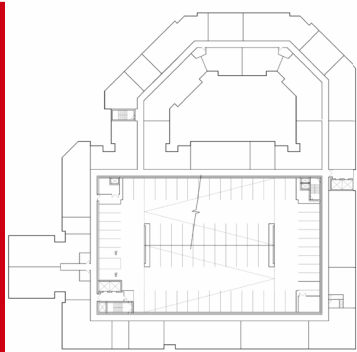
MAIN BUILDING
RETAIL: 6,400 SF INTERIOR 1,000 SF EXTERIOR
RESIDENTIAL: 242,000 SF 7 STORIES + BASEMENT + ROOFTOP 670 BEDS / 194 UNITS 13,000 SF AMENITY
PARKING: RETAIL PARKING: 22 SPACES PUBLIC PARKING: 128 SPACES RESIDENTIAL PARKING: 335 SPACES
TOWNHOMES OVER APARTMENTS
RESIDENTIAL: 2 STORY TOWNHOMES OVER APARTMENT 44 BEDS / 20 UNITS 13,000 SF AMENITY
PARKING: 36 SPACES



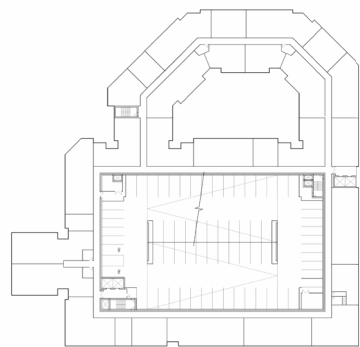
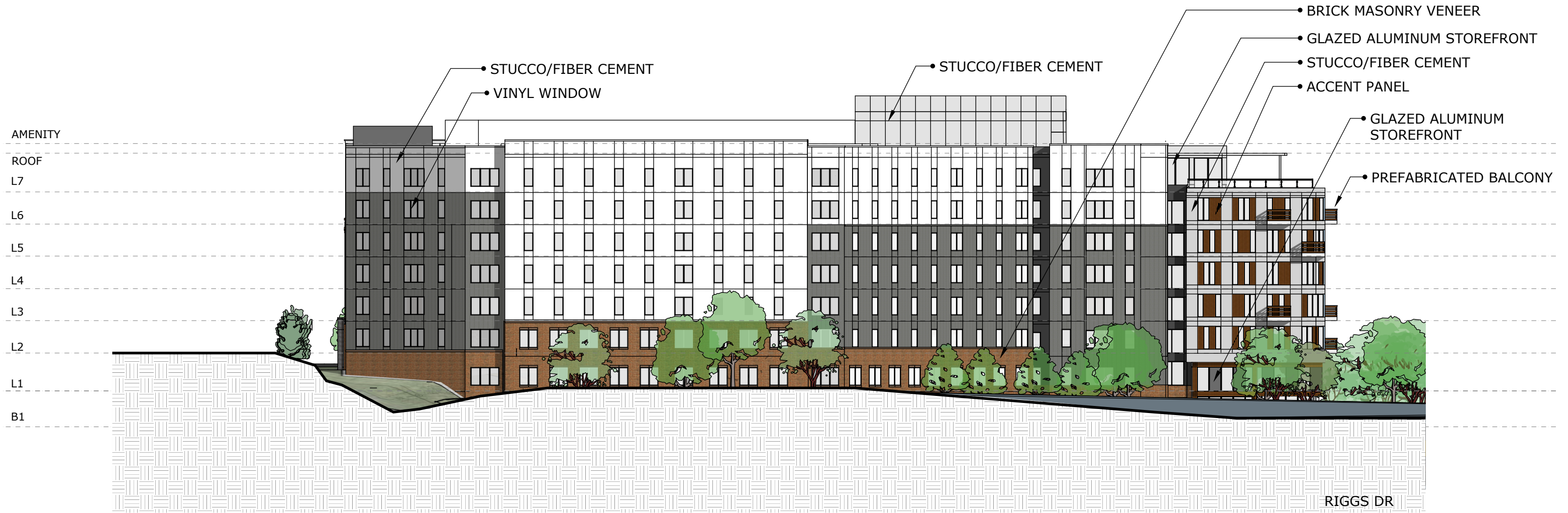
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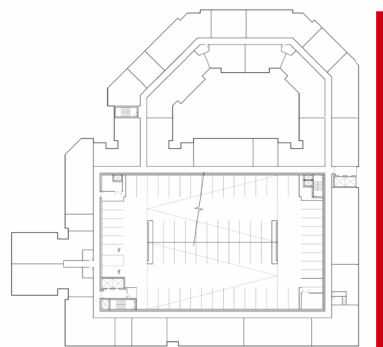
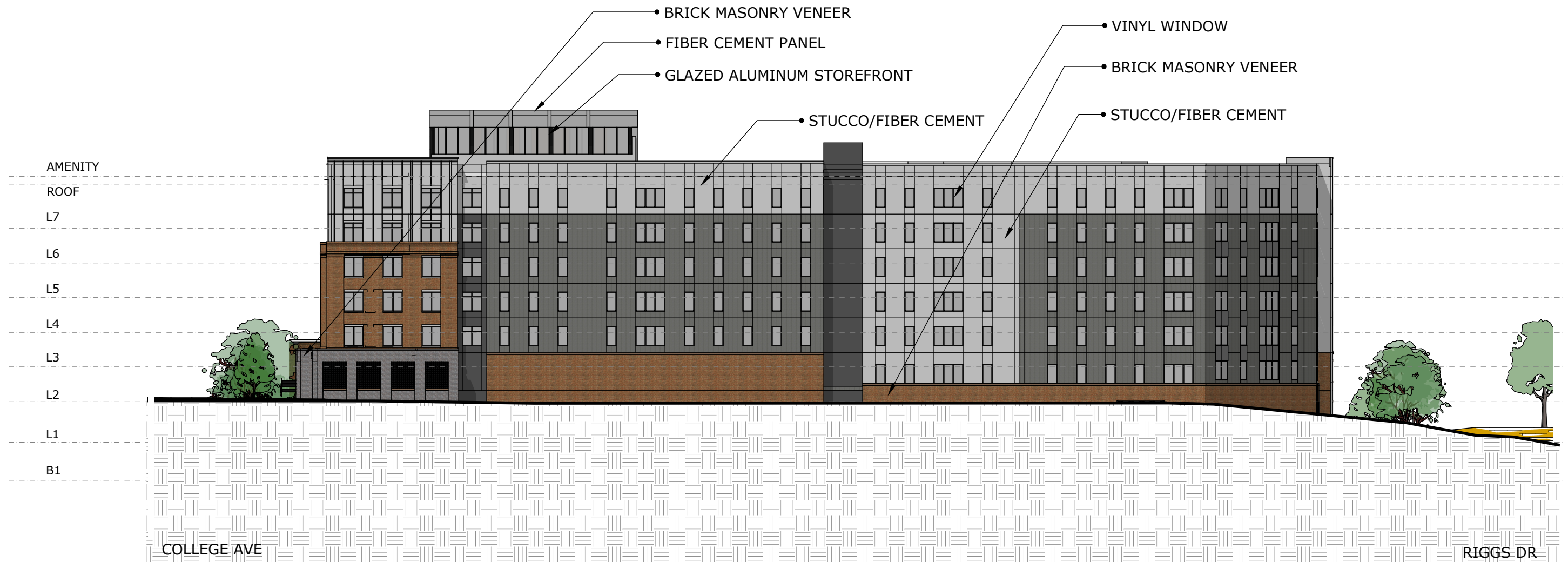
1/32" = 1'0" SCALE



1/32" = 1'0" SCALE



1/32" = 1'0" SCALE

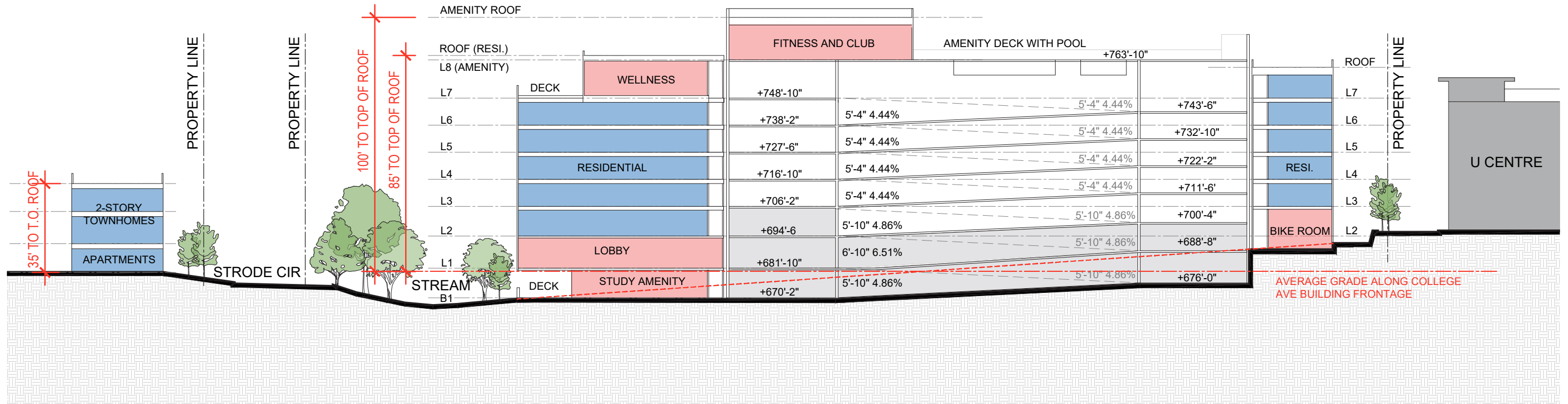


1/32" = 1'0" SCALE

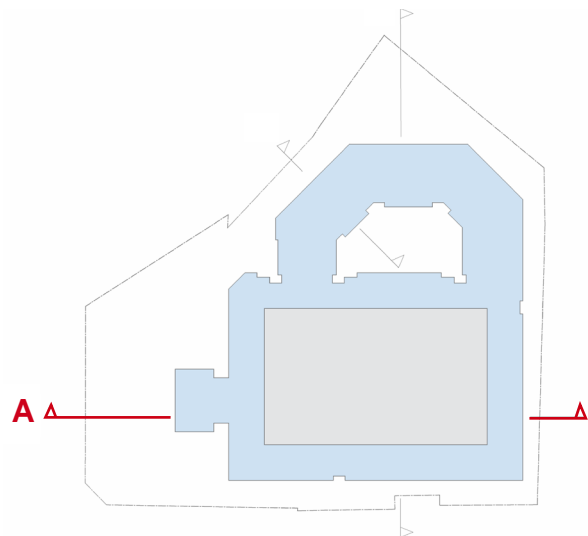
College Ave. Context Elevation

398 College Ave - Clemson, SC

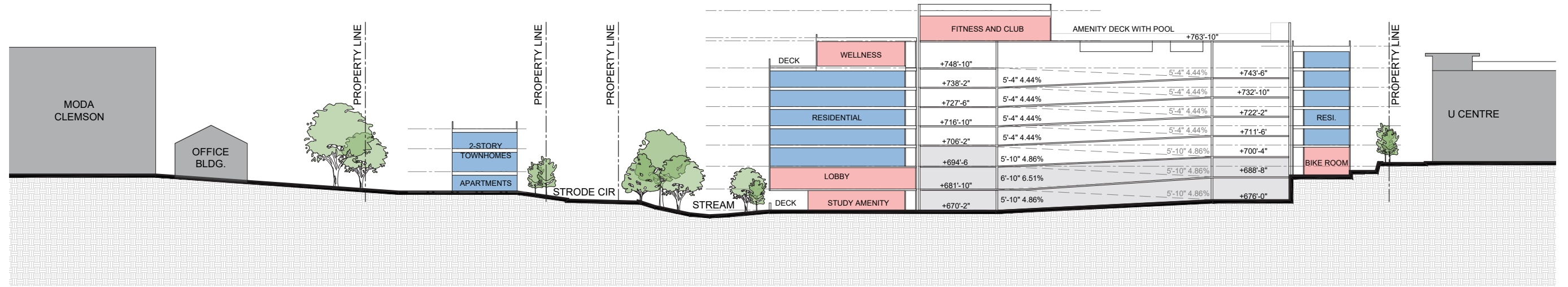




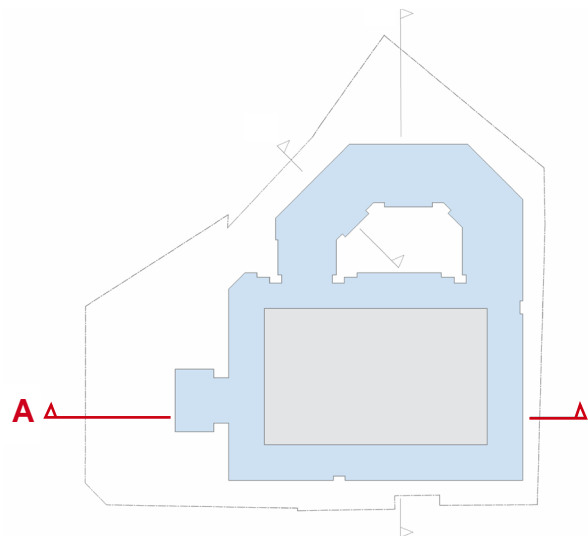
SECTION A - ENLARGED



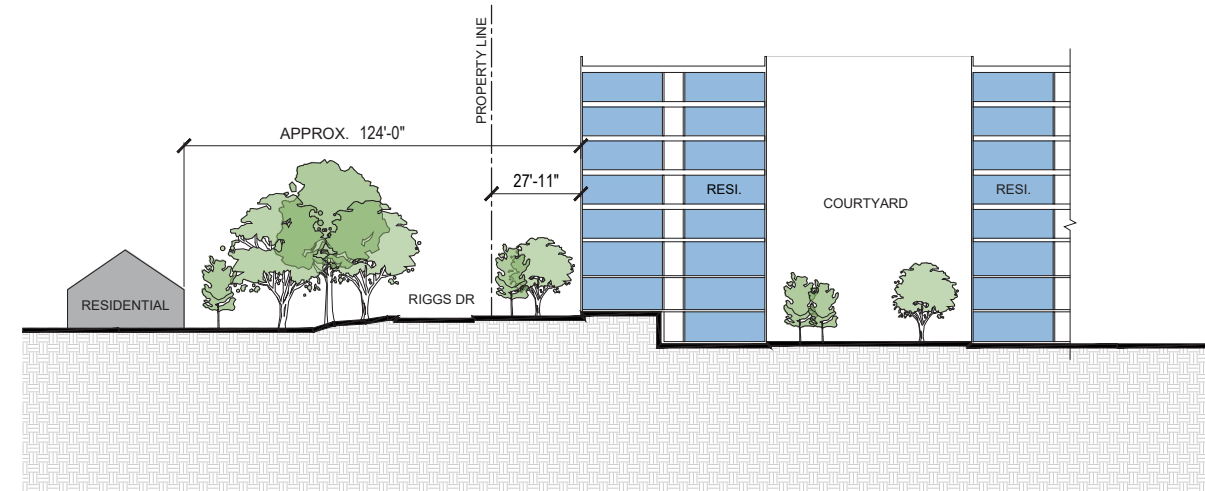
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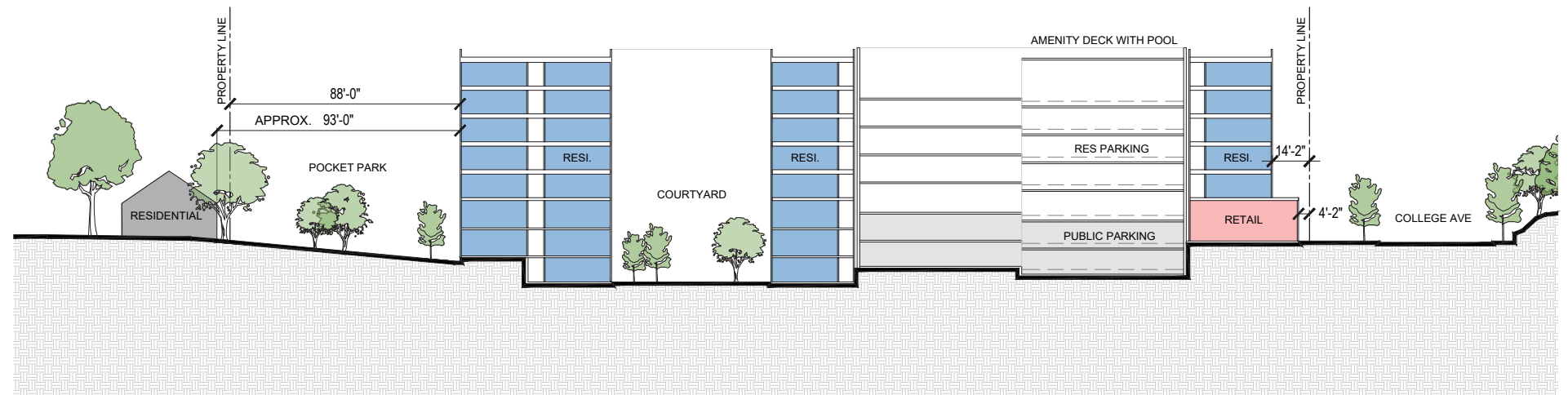
SECTION A



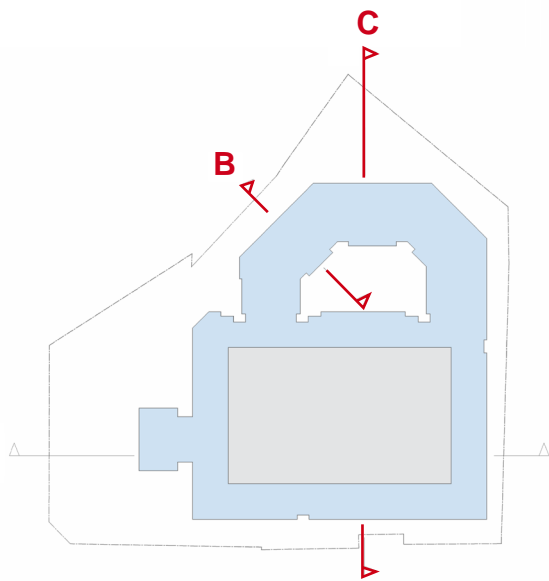
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SECTION B



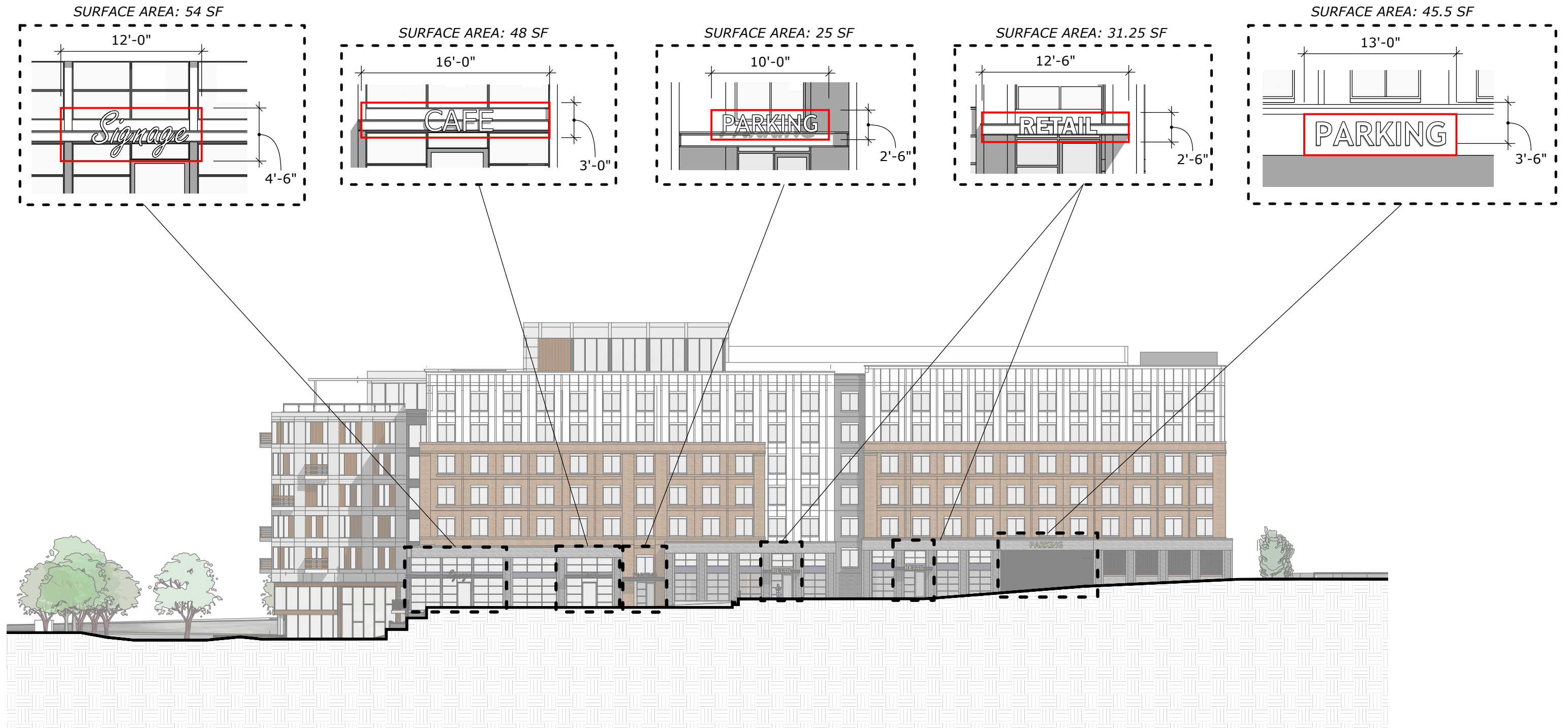
SECTION C



1:60 SCALE

Signage Diagram

398 College Ave - Clemson, SC



Conceptual Site Signage

398 College Ave - Clemson, SC



Diagram - Residential and Commercial - Access, Circulation

398 College Ave - Clemson, SC

KEY:

- VEHICULAR (RESIDENT) - LEVELS 3-7
●●●●●●●●●●
- VEHICULAR (NON-RESIDENT) - LEVELS B1-2
●●●●●●●●●●
- PEDESTRIAN (RESIDENT) - LEVELS 1-2
—————
- PEDESTRIAN (NON-RESIDENT) - LEVELS 1-2
—————

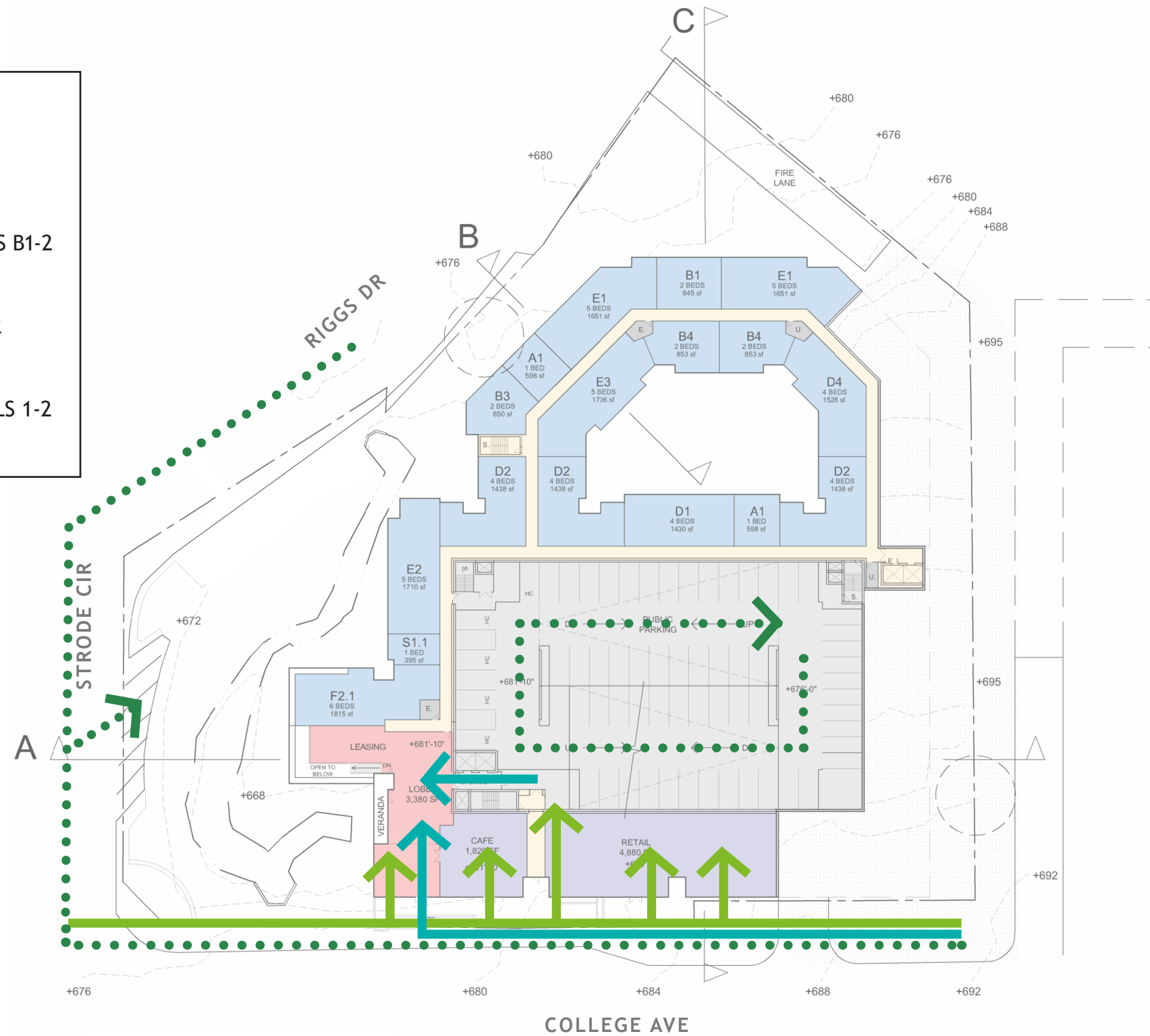


Diagram - Residential and Commercial - Access, Circulation

398 College Ave - Clemson, SC

KEY:

- VEHICULAR (RESIDENT) - LEVELS 3-7
●●●●●●●●●●
- VEHICULAR (NON-RESIDENT) - LEVELS B1-2
●●●●●●●●●●
- PEDESTRIAN (RESIDENT)
—————
- PEDESTRIAN (NON-RESIDENT)
—————

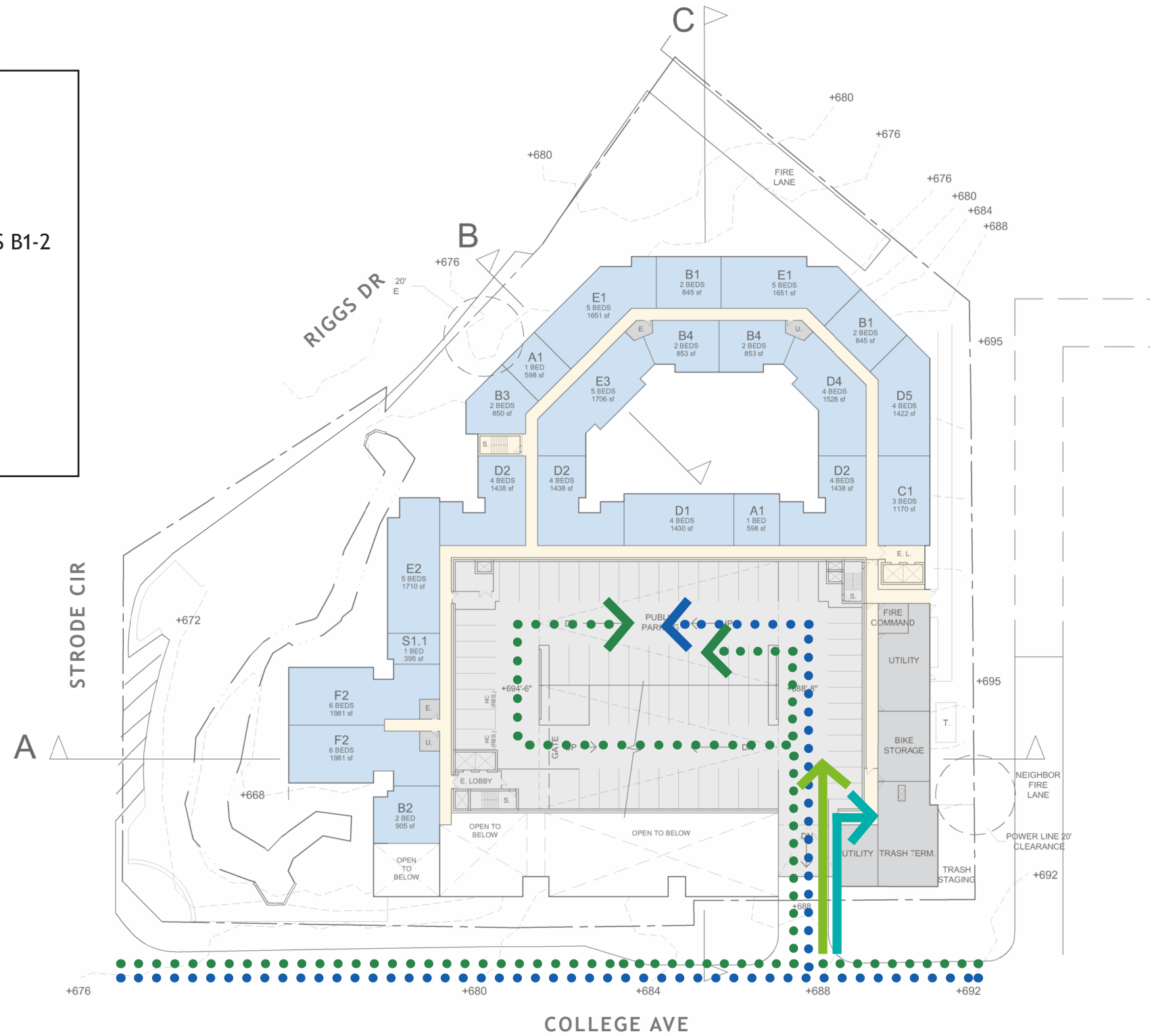
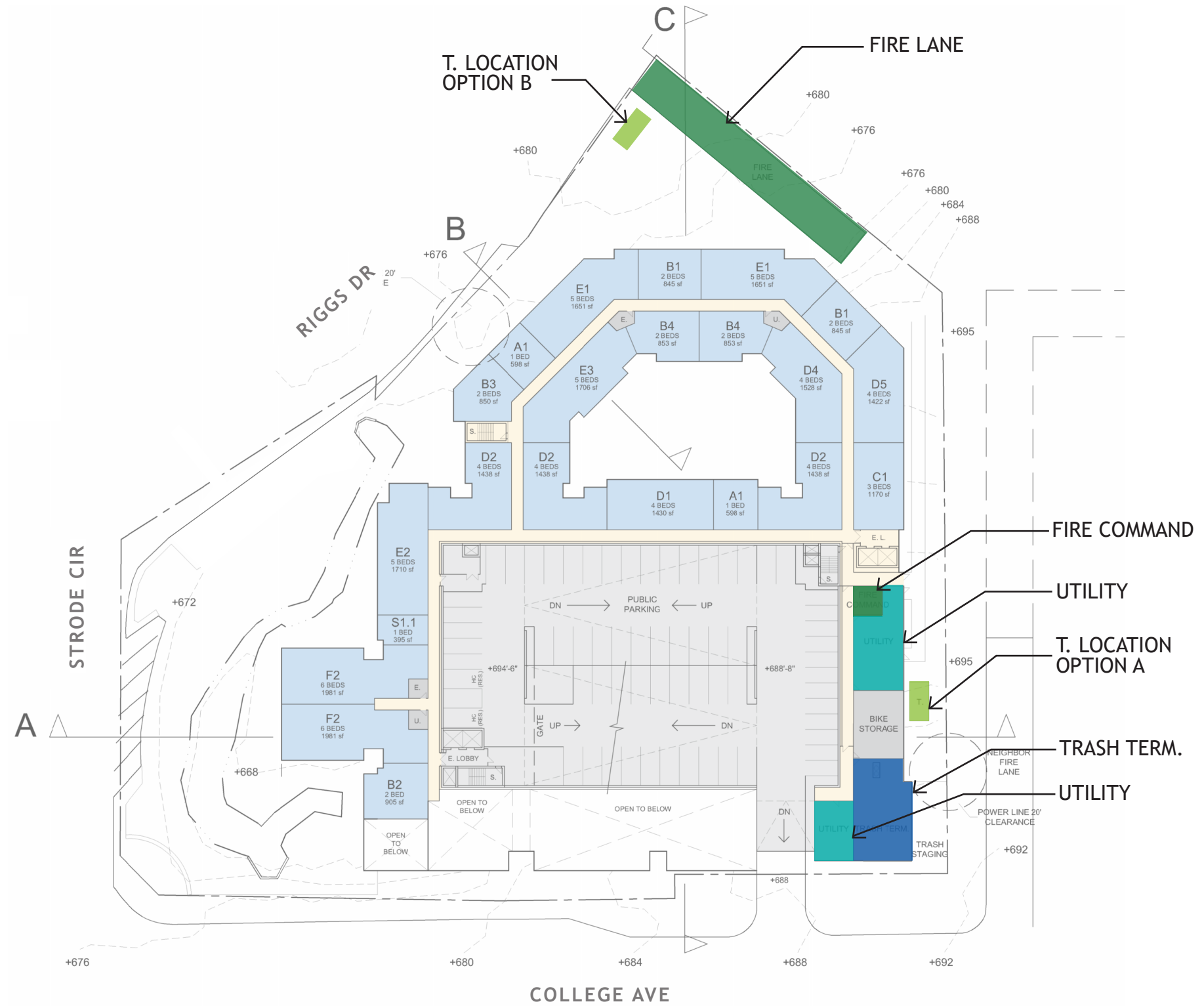


Diagram - Service - Access, Circulation, Locations

398 College Ave - Clemson, SC

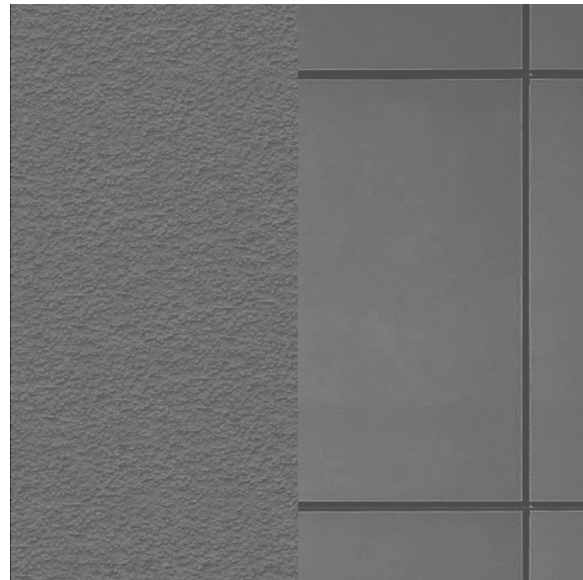
KEY:

- TRASH (RESIDENTIAL AND RETAIL)
- UTILITY
- FIRE
- TRANSFORMER AND GENERATOR



Material Board

398 College Ave - Clemson, SC



STUCCO/FC PANEL
ACCENT COLOR



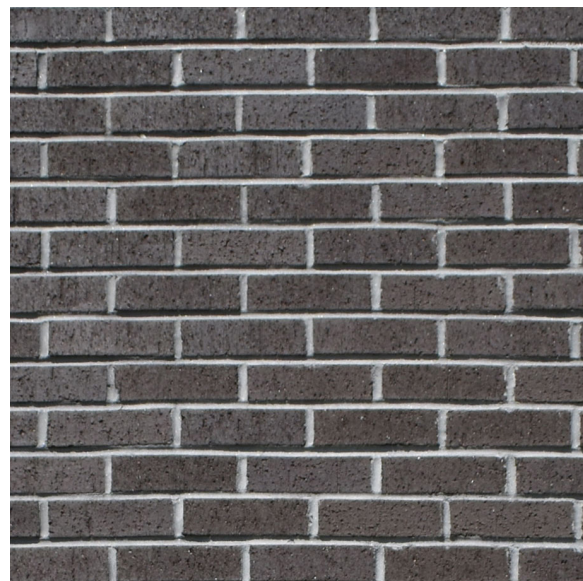
STUCCO/FC PANEL
COLOR 1



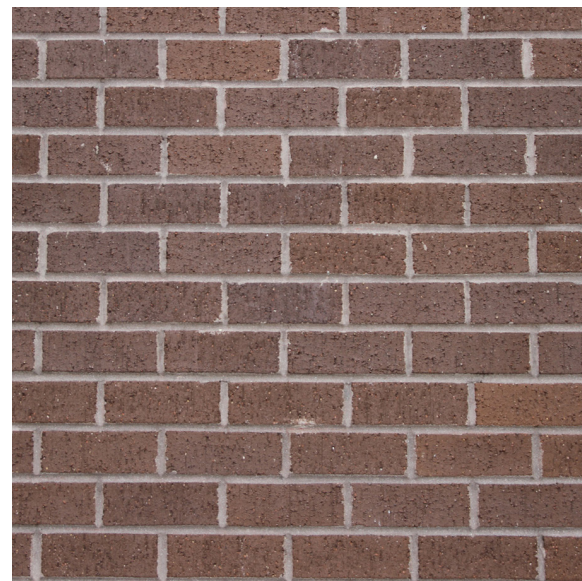
STUCCO/FC PANEL
COLOR 2



STUCCO/FC PANEL
COLOR 3



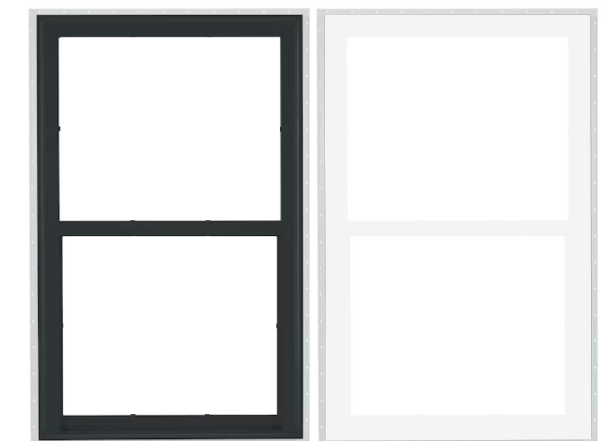
BRICK VENEER 1
CHARCOAL/IRONSPOT



BRICK VENEER 2
WARM BROWN



ACCENT MATERIAL - WOOD-LOOK
PANEL



VINYL WINDOWS
(BLACK AND WHITE)

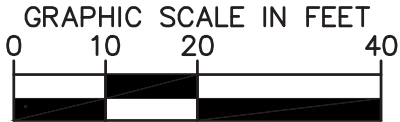
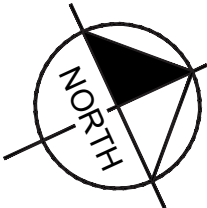
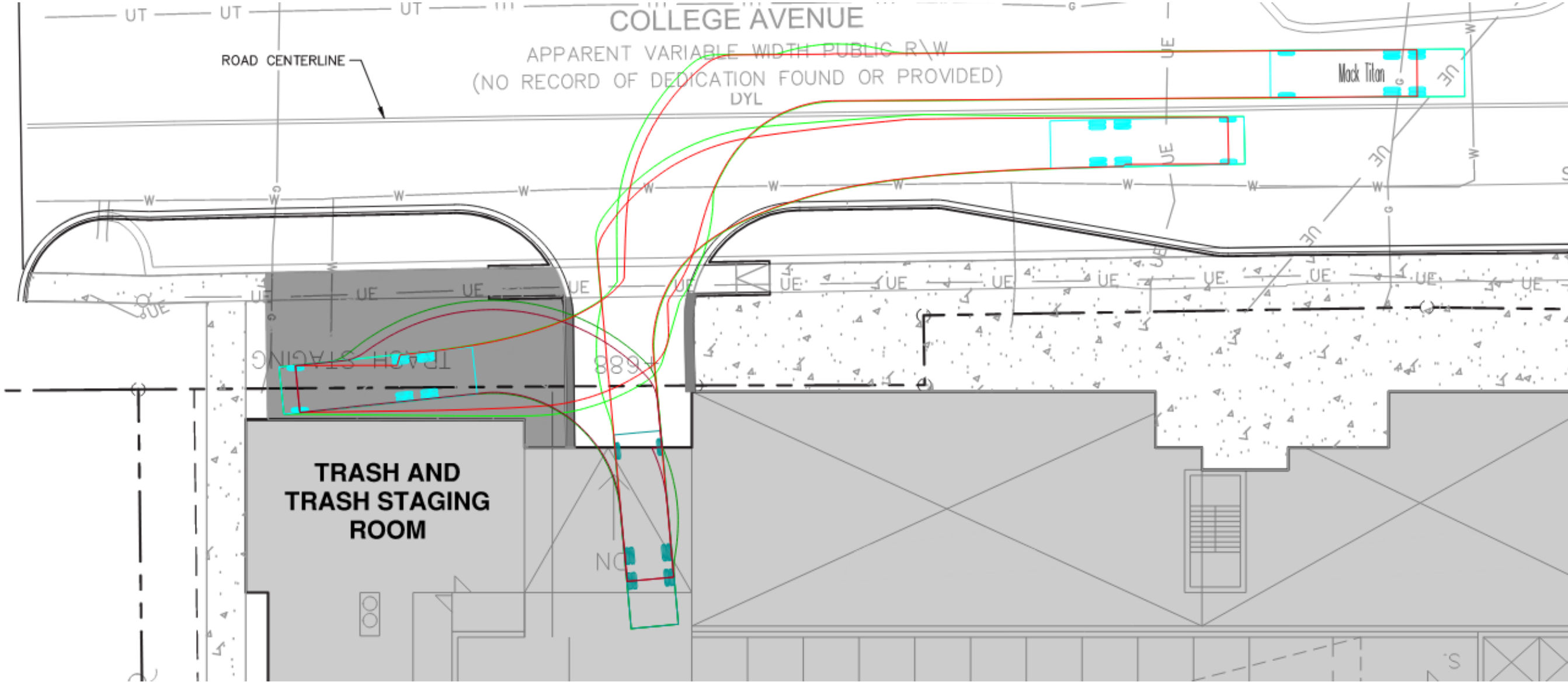
APPENDIX



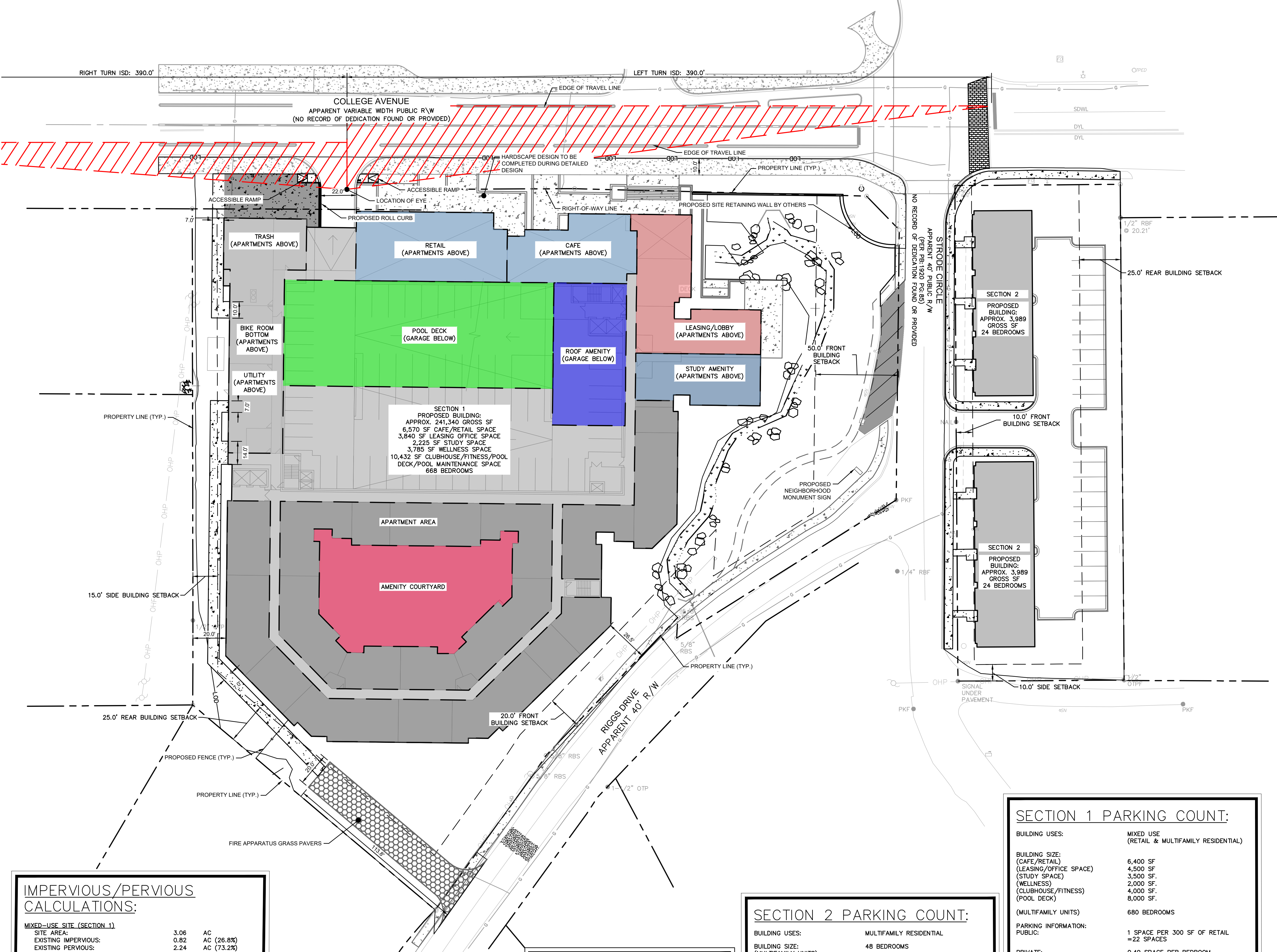
NILES BOLTON ASSOCIATES

Appendix: Trash Access and Turnaround Study

398 College Ave - Clemson, SC



Plotted By: Palmer, Rebecca - Sheet: SAT-LV COLLECTIVE CLEMSON COLLEGE AVE - Level: 71-00 ZONING SITE PLAN - July 21, 2025 - 03:20:05am - K:\GRE_DS\082924105 - LV Collective, Clemson College Ave\02 - DWS\Exhibits\Planned Development\CCL-00 PD SITE PLAN.dwg
 Drawing Name: C:\Users\REBEKA1\AppData\Local\Temp\157241CA-00 PD SITE PLAN.dwg - 71-00 ZONING SITE PLAN - July 21, 2025 3:20pm by: Rebecca Palmer
 This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of any information on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



IMPERVIOUS/PERVIOUS CALCULATIONS:

MIXED-USE SITE (SECTION 1)		
SITE AREA:	3.06	AC
EXISTING IMPERVIOUS:	0.82	AC (26.8%)
EXISTING PERVIOUS:	2.24	AC (73.2%)
PROPOSED IMPERVIOUS:	2.30	AC (75.0%)
PROPOSED PERVIOUS:	0.76	AC (25.0%)
RESIDENTIAL SITE (SECTION 2)		
SITE AREA:	0.69	AC
EXISTING IMPERVIOUS:	0.40	AC (57.9%)
EXISTING PERVIOUS:	0.29	AC (42.1%)
PROPOSED IMPERVIOUS:	0.59	AC (85.0%)
PROPOSED PERVIOUS:	0.10	AC (15.0%)

- NOTES:**
- (V) DENOTED VARIANCE IS REQUIRED.
 - REFUSE COLLECTION LOCATIONS ARE TO BE PROVIDED WITHIN THE PROPOSED BUILDING. REFER TO ARCHITECTURAL PLANS.
 - SOILS ON SITE: C1C2 - 73% (HSG B), W6B - 27% (HSG D). REFER TO GRADING AND UTILITY PLAN FOR FURTHER INFO.

SECTION 2 PARKING COUNT:

BUILDING USES:	MULTIFAMILY RESIDENTIAL
BUILDING SIZE:	48 BEDROOMS
PRIVATE:	1 SPACE PER BEDROOM = 48 SPACES
STANDARD PARKING PROVIDED:	32 SPACES (V)
ADA SPACES PROVIDED:	2 SPACES (OF WHICH, AT LEAST 1 IS REQUIRED TO BE VAN ACCESSIBLE)

SECTION 1 PARKING COUNT:

BUILDING USES:	MIXED USE (RETAIL & MULTIFAMILY RESIDENTIAL)
BUILDING SIZE:	6,400 SF (CAFE/RETAIL)
BUILDING SIZE:	4,500 SF (LEASING/OFFICE SPACE)
BUILDING SIZE:	3,500 SF (STUDY SPACE)
BUILDING SIZE:	2,000 SF (WELLNESS)
BUILDING SIZE:	4,000 SF (CLUBHOUSE/FITNESS)
BUILDING SIZE:	8,000 SF (POOL DECK)
BUILDING USES:	680 BEDROOMS (MULTIFAMILY UNITS)
PARKING INFORMATION:	1 SPACE PER 300 SF OF RETAIL = 22 SPACES
PRIVATE:	0.49 SPACE PER BEDROOM = 335 SPACES
STANDARD PARKING PROVIDED:	440 SPACES (335 SPACES FOR RES & 150 FOR FOR PUBLIC)
ADA SPACES PROVIDED:	10 SPACES (OF WHICH, AT LEAST 1 IS REQUIRED TO BE VAN ACCESSIBLE)
PROPOSED BICYCLE PARKING:	110 SPACES

SITE LEGEND

	PROPERTY LINE
	EASEMENT LINE
	FENCE
	STANDARD CURB AND GUTTER
	SPILL CURB AND GUTTER
	PARKING SPACE COUNT
	SIGN (SEE PLAN)
	LIGHT POLE
	WHEEL STOP
	ACCESSIBLE PARKING MARKING (V INDICATES VAN ACCESSIBLE)
	DIRECTIONAL PAVEMENT ARROWS
	ACCESSIBLE RAMP
	DEPRESSED CURB RAMP
	LIGHT DUTY ASPHALT
	HEAVY DUTY ASPHALT
	STANDARD DUTY CONCRETE
	HEAVY DUTY CONCRETE
	CONCRETE SIDEWALK
	ASPHALT OVERLAY

MIXED-USE SITE (SECTION 1) DEVELOPMENT SUMMARY:

SITE SUMMARY:

TAX PARCEL ID: 4044-16-82-3636, 4044-16-82-1629, 4044-16-82-1813, 4044-16-82-2787, 4044-16-82-1995.

CURRENT ZONING: CM (COMMERCIAL MIXED USE)
 PROPOSED USE: MIXED USE (RESIDENTIAL & COMMERCIAL)

SITE AREA: 3.06 AC

PROVIDED BUILDING SETBACK

FRONT SETBACK (COLLEGE AVE)	0.00	FT
FRONT SETBACK (STRODE CIR)	50.00	FT
FRONT SETBACK (RIGGS DR)	20.00	FT
SIDE SETBACK	15.00	FT
REAR SETBACK	25.00	FT

PROPOSED HEIGHT OF BUILDING:
 MIXED-USE (SECTION 1): 85.00 FT (EXCLUDING PARAPETS AND STAIR/ELEVATOR OVERRUNS WHICH MAY EXTEND UP AN ADDITIONAL 10 FEET)

PROPOSED HEIGHT OF PARKING STRUCTURE:
 MIXED-USE (SECTION 1): 100.00 FT (EXCLUDING PARAPETS AND ELEVATOR OVERRUN WHICH MAY EXTEND UP AN ADDITIONAL 6 FEET)

OPEN SPACE CALCULATIONS

SITE AREA:	3.06	AC
PROPOSED PUBLIC OPEN SPACE:	16,000	SF (12.0%)
PROPOSED PRIVATE OPEN SPACE:	44,000	SF (33.0%) (BUILDING COURTYARD AND POOL AREA)

RESIDENTIAL SITE (SECTION 2) DEVELOPMENT SUMMARY:

SITE SUMMARY:

TAX PARCEL ID: 4044-16-83-2144, 4044-16-83-3088.

CURRENT ZONING: CM (COMMERCIAL MIXED USE)
 PROPOSED USE: MIXED USE (RESIDENTIAL & COMMERCIAL)

SITE AREA: 0.69 AC

PROVIDED BUILDING SETBACK

FRONT SETBACK (COLLEGE AVE)	0.00	FT
FRONT SETBACK (STRODE CIR)	10.00	FT
SIDE SETBACK	10.00	FT
REAR SETBACK	25.00	FT

PROPOSED HEIGHT OF BUILDING:
 RESIDENTIAL (SECTION 2): 35.00 FT (EXCLUDING PARAPETS WHICH MAY EXTEND UP AN ADDITIONAL 4 FEET)

OPEN SPACE CALCULATIONS

SITE AREA:	0.69	AC
PROPOSED PUBLIC OPEN SPACE:	3,000	SF (10.0%)
PROPOSED PRIVATE OPEN SPACE:	5,400	SF (18.0%)

GRAPHIC SCALE IN FEET: 0, 15, 30, 60

NORTH

811

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PROJECT: LV COLLECTIVE CLEMSON COLLEGE AVE
 CITY OF CLEMSON, SC
 TITLE: ZONING SITE PLAN

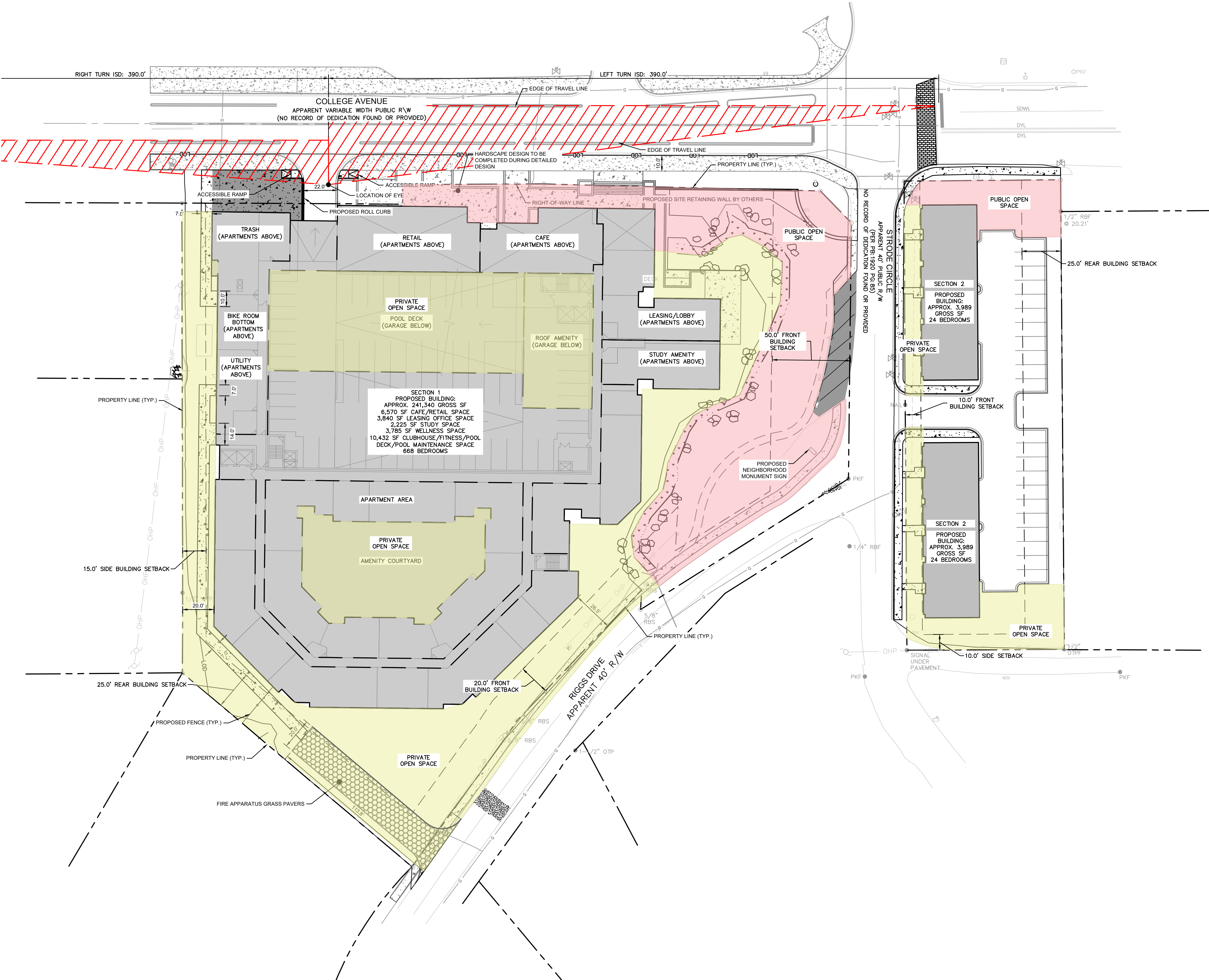
DATE: 06/27/2025
 PROJECT NO.: 06294105
 SHEET NUMBER: Z1-00

SCALE: AS SHOWN
 DRAWN BY: KHA
 DESIGNED BY: KHA
 CHECKED BY: SAH

NO. REVISIONS: _____
 BY: _____
 DATE: _____

PRELIMINARY: NOT FOR CONSTRUCTION

Plotted By: Palmer, Readech, Sheet: LV COLLECTIVE CLEMSON COLLEGE AVE - LEV-22-00 OPEN SPACE PLAN - July 21, 2025 03:20:07 PM K:\VPRE_DS\060909105 - LV Collective Clemson College Ave\22-00 PD SITE PLAN.dwg
 Drawing Name: C:\Users\REBEKAH.LPAL\AppData\Local\Temp\1572141C4-00-PD SITE PLAN.dwg 7/21/2025 3:20 PM by: Rebekeh Palme
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SITE LEGEND

	PROPERTY LINE
	EASEMENT LINE
	FENCE
	STANDARD CURB AND GUTTER
	SPILL CURB AND GUTTER
	PARKING SPACE COUNT
	SIGN (SEE PLAN)
	LIGHT POLE
	WHEEL STOP
	ACCESSIBLE PARKING MARKING (V INDICATES VAN ACCESSIBLE)
	DIRECTIONAL PAVEMENT ARROWS
	ACCESSIBLE RAMP
	DEPRESSED CURB RAMP
	LIGHT DUTY ASPHALT
	HEAVY DUTY ASPHALT
	STANDARD DUTY CONCRETE
	HEAVY DUTY CONCRETE
	CONCRETE SIDEWALK
	ASPHALT OVERLAY

MIXED-USE SITE (SECTION 1) DEVELOPMENT SUMMARY:

SITE SUMMARY:

TAX PARCEL ID:	4044-16-82-3636, 4044-16-82-1629, 4044-16-82-1813, 4044-16-82-2787, 4044-16-82-1995,
CURRENT ZONING:	CM (COMMERCIAL MIXED USE)
PROPOSED USE:	MIXED USE (RESIDENTIAL & COMMERCIAL)
SITE AREA:	3.06 AC

PROVIDED BUILDING SETBACK

FRONT SETBACK (COLLEGE AVE)	0.00 FT
FRONT SETBACK (STRODE CIR)	50.00 FT
FRONT SETBACK (RIGGS DR)	20.00 FT
SIDE SETBACK	15.00 FT
REAR SETBACK	25.00 FT

PROPOSED HEIGHT OF BUILDING:

MIXED-USE (SECTION 1):	85.00 FT
(EXCLUDING PARAPETS AND STAIR/ELEVATOR OVERRUNS WHICH MAY EXTEND UP AN ADDITIONAL 10 FEET)	

PROPOSED HEIGHT OF PARKING STRUCTURE:

MIXED-USE (SECTION 1):	100.00 FT
(EXCLUDING PARAPETS AND ELEVATOR OVERRUN WHICH MAY EXTEND UP AN ADDITIONAL 6 FEET)	

OPEN SPACE CALCULATIONS

SITE AREA:	3.06 AC
PROPOSED PUBLIC OPEN SPACE:	16,000 SF (12.0%)
PROPOSED PRIVATE OPEN SPACE:	44,000 SF (33.0%) (BUILDING COURTYARD AND POOL AREA)

RESIDENTIAL SITE (SECTION 2) DEVELOPMENT SUMMARY:

SITE SUMMARY:

TAX PARCEL ID:	4044-16-83-2144, 4044-16-83-3088,
CURRENT ZONING:	CM (COMMERCIAL MIXED USE)
PROPOSED USE:	MIXED USE (RESIDENTIAL & COMMERCIAL)
SITE AREA:	0.69 AC

PROVIDED BUILDING SETBACK

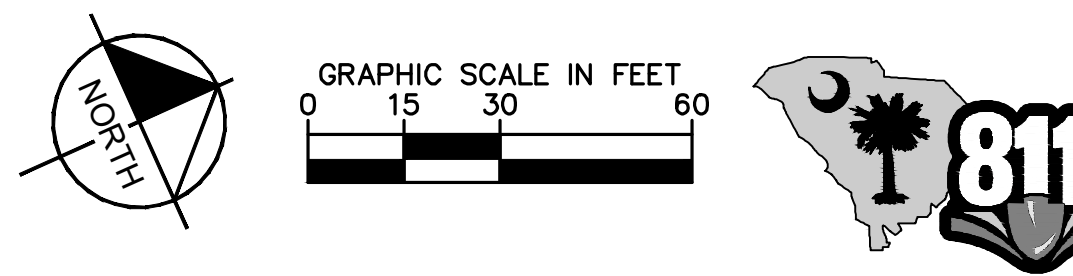
FRONT SETBACK (COLLEGE AVE)	0.00 FT
FRONT SETBACK (STRODE CIR)	10.00 FT
SIDE SETBACK	10.00 FT
REAR SETBACK	25.00 FT

PROPOSED HEIGHT OF BUILDING:

RESIDENTIAL (SECTION 2):	35.00 FT
(EXCLUDING PARAPETS WHICH MAY EXTEND UP AN ADDITIONAL 4 FEET)	

OPEN SPACE CALCULATIONS

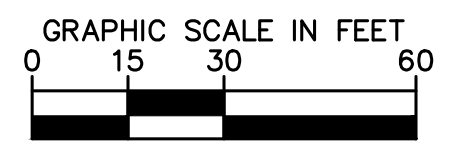
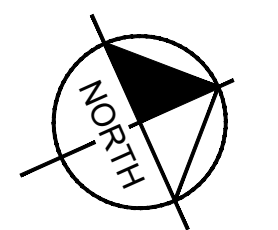
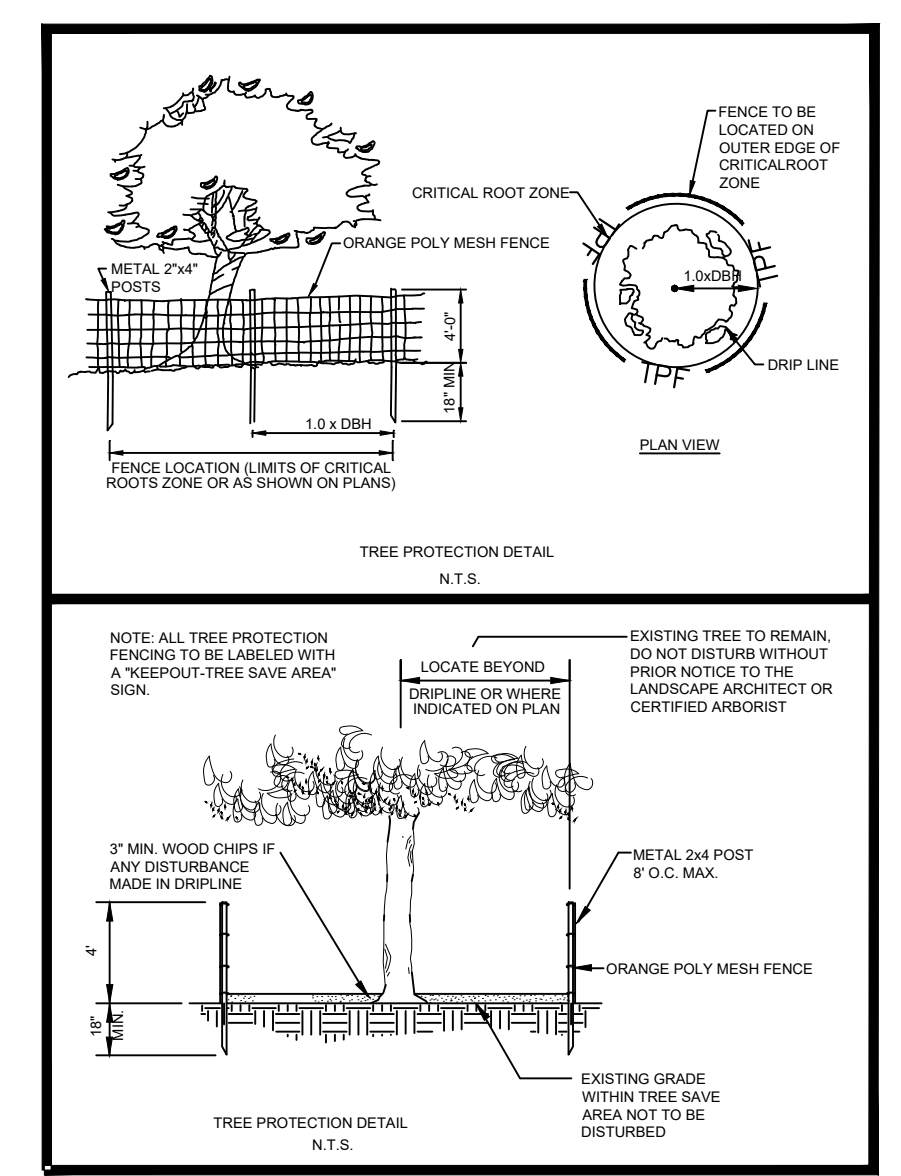
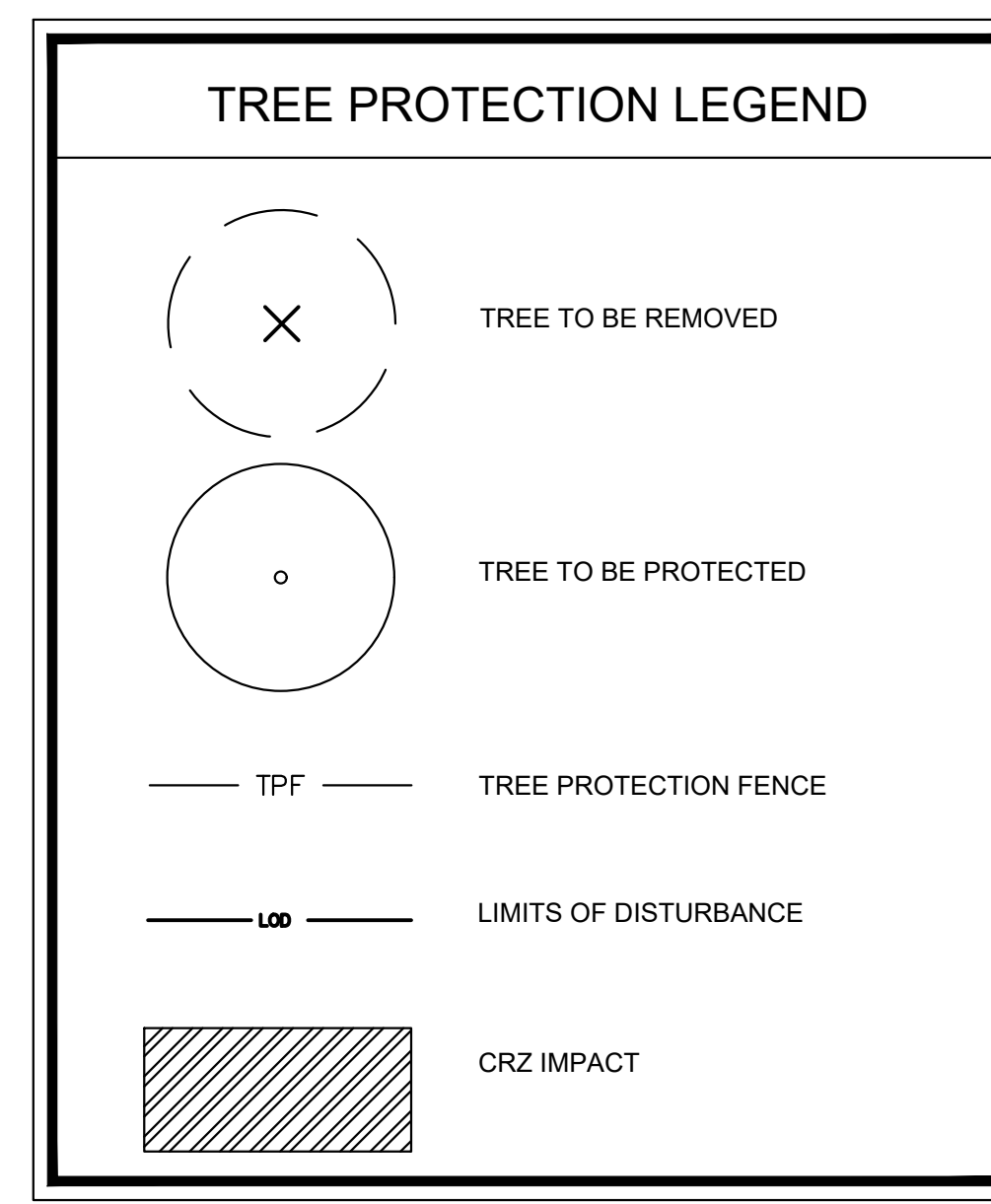
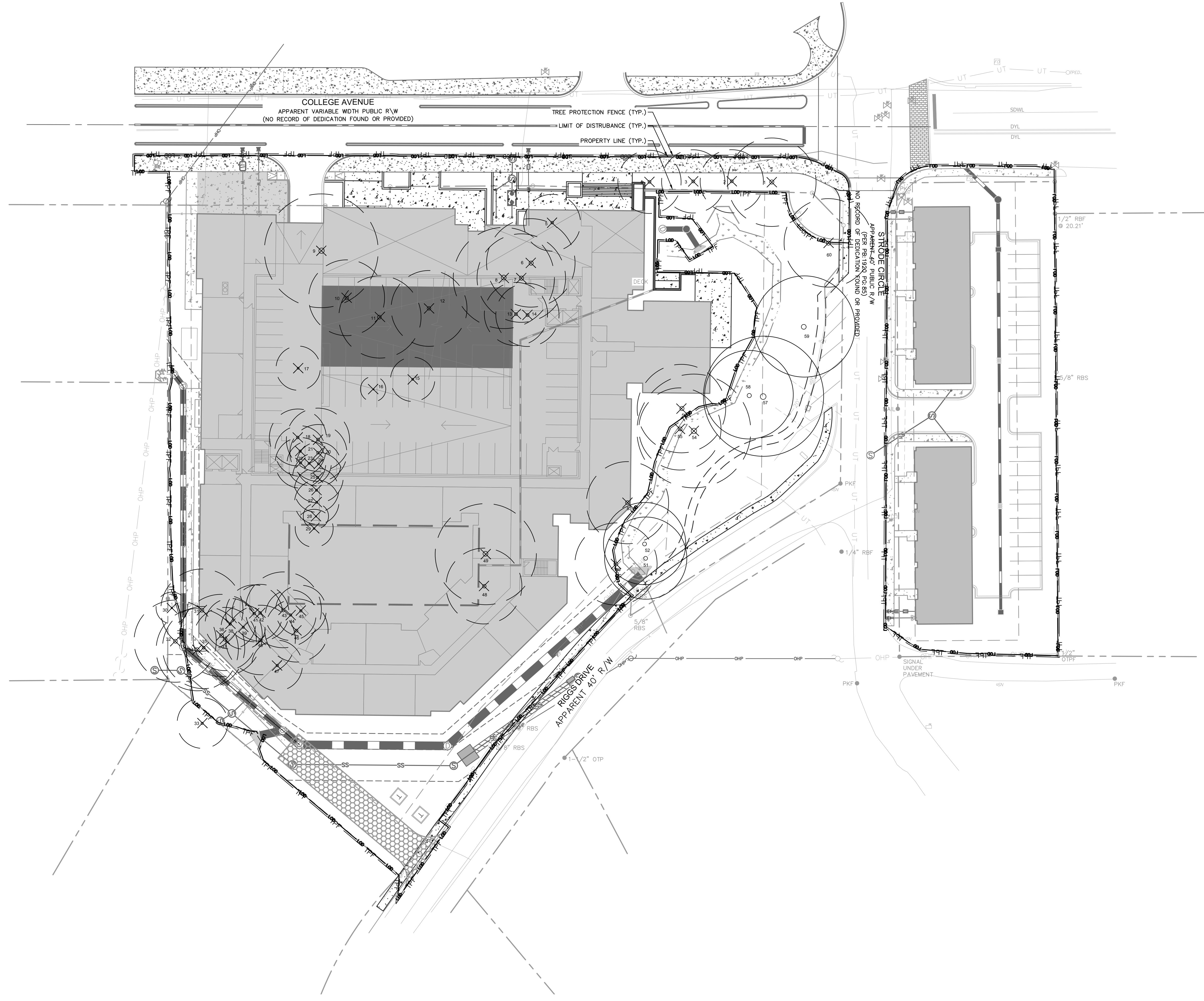
SITE AREA:	0.69 AC
PROPOSED PUBLIC OPEN SPACE:	3,000 SF (10.0%)
PROPOSED PRIVATE OPEN SPACE:	5,400 SF (18.0%)



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SCALE: AS SHOWN	DRAWN BY: KHA	DESIGNED BY: KHA	CHECKED BY: SAH	LV COLLECTIVE 801 CONGRESS AVE, SUITE 200 AUSTIN, TX 78701				CLIENT:
PROJECT: LV COLLECTIVE CLEMSON COLLEGE AVE				CITY OF CLEMSON	SC	OPEN SPACE PLAN		BY:
DATE: 06/27/2025				PROJECT NO.: 069294105		SHEET NUMBER:		DATE:
PROJECT NO.: 069294105				SHEET NUMBER:		22-00		DATE:

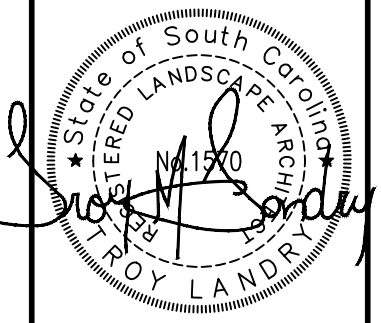
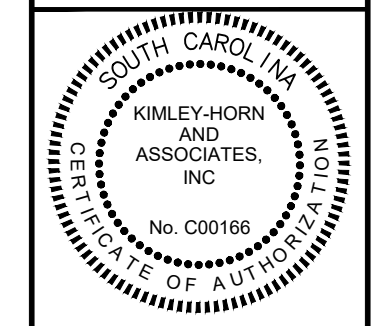
PRELIMINARY: NOT FOR CONSTRUCTION

Plotted By: Schwartz, Josh Sheet: SCHLV COLLECTIVE CLEMSON COLLEGE AVE - LV COL-00 TREE PROTECTION PLAN - 06/27/2025 01:00:27 PM K:\GRE_DSA\069294105 - LV COLLECTIVE CLEMSON COLLEGE AVE\02 - DIMA\Plan\Streets\LV-00 TREE PROTECTION PLAN.dwg User: josh.schwartz Date: 06/27/2025 1:00:27 PM
 Drawing Name: K:\GRE_DSA\069294105 - LV COLLECTIVE CLEMSON COLLEGE AVE\02 - DIMA\Plan\Streets\LV-00 TREE PROTECTION PLAN.dwg User: josh.schwartz Date: 06/27/2025 1:00:27 PM
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PROJECT: LV COLLECTIVE CLEMSON COLLEGE AVE CITY OF CLEMSON, SC	CLIENT: LV COLLECTIVE 801 CONGRESS AVE, SUITE 200 AUSTIN, TX 78701	SCALE: AS SHOWN	DRAWN BY: KHA	DESIGNED BY: KHA	CHECKED BY: SAH
		No. REVISIONS DATE BY			
TITLE: TREE PROTECTION PLAN		DATE: 06/27/2025 PROJECT NO.: 069294105 SHEET NUMBER: L0-00			

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Plotted By: Schwertz, Josh - Sheet: SCHL1-01 PLANT LIST & CALCS - July 21, 2025 01:09:54pm - K:\GRE_DS\069294105 - LV Collective - Clemson College - Area 02 - DIMS\PlanSheets\L1-00 TREE REPLACEMENT PLAN.dwg
 Drawing Name: K:\GRE_DS\069294105 - LV Collective - Clemson College - Area 02 - DIMS\PlanSheets\L1-00 TREE REPLACEMENT PLAN.dwg - L1-01 PLANT LIST & CALCS - July 21, 2025 1:00pm - Josh Schwertz
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PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CAL	HEIGHT	SPRD	CONT	CANOPY AREA	TOTAL CANOPY AREA	% OF TREES
CANOPY TREES											
	TUL-TT2	9	LIRIODENDRON TULIPIFERA STRAIGHT TRUNK, FULL HEAD	TULIP TREE	2" CAL MIN	12-14' HT	6-7' SPRD	B&B	1600 SF	14,400 SF	24%
	OAK-NT2	8	QUERCUS NUTTALLII STRAIGHT TRUNK, FULL HEAD	NUTTALL OAK	2" CAL MIN	12-14' HT	6-7' SPRD	B&B	1600 SF	12,800 SF	22%
	ULM AME	9	ULMUS AMERICANA STRAIGHT TRUNK, FULL HEAD	AMERICAN ELM	2" CAL MIN	12-14' HT	6-7' SPRD	B&B	1600 SF	14,400 SF	24%
EVERGREEN TREES											
	MAG-LG1	5	MAGNOLIA GRANDIFLORA 'LITTLE GEM' FULL TO GROUND, FULL SHAPE, SYMMETRICAL, UPRIGHT	DWARF SOUTHERN MAGNOLIA - FULL TO GROUND	2" CAL MIN	6-7' HT	3-4' SPRD	B&B	1600 SF	8,000 SF	14%
UNDERSTORY TREES											
	MAP-TR2	6	ACER BUERGERIANUM STRAIGHT TRUNK, FULL HEAD	TRIDENT MAPLE	2" CAL MIN	12-14' HT	6-7' SPRD	B&B	900 SF	5,400 SF	16%
										55,000 SF TOTAL	100% TOTAL

TREE CANOPY CALCULATIONS:

30% CANOPY COVERAGE REQUIRED
 TOTAL SITE AREA: 3.75 ACRES (163,350 S.F.)

163,350 SF x 0.30 = 49,005 S.F. OF CANOPY COVERAGE REQUIRED

PROVIDED: 55,000 S.F. OF CANOPY
 55,000 / 163,350 = 34% CANOPY PROVIDED

REQUIREMENT SATISFIED

PROTECTED TREE CALCULATIONS:

55 EXISTING TREES ON SITE TO BE REMOVED (GREATER THAN 12" DBH)
 55,000 SF OF CANOPY TO BE REMOVED
 1 SF OF REPLACEMENT CANOPY REQUIRED PER 1 SF OF CANOPY REMOVED

TOTAL CANOPY TO BE REPLACED: 55,000 SF

55,000 - 55,000 = 0 SF OF CANOPY EXCESS

REQUIREMENT SATISFIED

TREE#	DBH	SPECIES	STATUS	RECOMPENSE CANOPY	NOTES
1	28	CREPEMYRTLE	REMOVED	1000	ROW
2	20	CREPEMYRTLE	REMOVED	1000	ROW
3	20	CREPEMYRTLE	REMOVED	1000	ROW
4	20	CREPEMYRTLE	REMOVED	1000	ROW
5	18	OAK	REMOVED	1000	
6	28	OAK	REMOVED	1000	
7	28	OAK	REMOVED	1000	
8	32	BEECH	REMOVED	1000	
9	36	OAK	REMOVED	1000	
10	24	OAK	REMOVED	1000	
11	26	OAK	REMOVED	1000	
12	24	OAK	REMOVED	1000	
13	20	OAK	REMOVED	1000	
14	20	OAK	REMOVED	1000	
15	14	BEECH	REMOVED	1000	
16	8	BEECH	REMOVED	1000	
17	14	OAK	REMOVED	1000	
18	18	CEDAR	REMOVED	1000	
19	20	CEDAR	REMOVED	1000	
20	18	CEDAR	REMOVED	1000	
21	16	OAK	REMOVED	1000	
22	16	CEDAR	REMOVED	1000	
23	14	OAK	REMOVED	1000	
24	14	CEDAR	REMOVED	1000	
25	16	CEDAR	REMOVED	1000	
26	14	CEDAR	REMOVED	1000	
27	14	CEDAR	REMOVED	1000	
28	8	CEDAR	REMOVED	1000	
29	12	CEDAR	REMOVED	1000	
30	10	BEECH	REMOVED	1000	
31	26	BEECH	REMOVED	1000	
32	26	BEECH	REMOVED	1000	
33	16	OAK	REMOVED	1000	
34	26	BEECH	REMOVED	1000	
35	26	OAK	REMOVED	1000	
36	26	OAK	REMOVED	1000	
37	20	BEECH	REMOVED	1000	
38	16	OAK	REMOVED	1000	
39	14	OAK	REMOVED	1000	
40	22	OAK	REMOVED	1000	
41	18	OAK	REMOVED	1000	
42	18	OAK	REMOVED	1000	
43	24	OAK	REMOVED	1000	
44	16	OAK	REMOVED	1000	
45	16	OAK	REMOVED	1000	
46	20	OAK	REMOVED	1000	
47	16	BEECH	REMOVED	1000	
48	24	HOLLY	REMOVED	1000	
49	32	HOLLY	REMOVED	1000	
50	26	OAK	REMOVED	1000	
51	26	BEECH	SAVED	0	
52	26	BEECH	SAVED	0	
53	26	BEECH	REMOVED	1000	
54	36	TULIP	REMOVED	1000	
55	26	BEECH	REMOVED	1000	
56	28	PINE	REMOVED	1000	
57	38	SYCAMORE	SAVED	0	
58	28	PINE	SAVED	0	
59	32	PINE	SAVED	0	
60	28	OAK	REMOVED	1000	
				TOTAL	55000

- GENERAL LANDSCAPE NOTES**
- CONTRACTOR TO REVIEW CONTRACT DOCUMENTS AND EXISTING CONDITIONS PRIOR TO SUBMITTING BID PROPOSAL OR STARTING WORK.
 - ALL QUANTITIES LISTED ON PLANT SCHEDULE SHALL BE VERIFIED BY LANDSCAPE CONTRACTOR PRIOR TO BID. PLANTS SHOWN ON PLANS SHALL BE INSTALLED REGARDLESS OF PLANT SCHEDULE.
 - CONTRACTOR BASE BID TO INCLUDE ALL MATERIALS, LABOR, PERMITS, EQUIPMENT, TOOLS, INSURANCE OR OTHER REQUIREMENTS TO PERFORM THE WORK AS DESCRIBED OR SHOWN ON CONSTRUCTION DOCUMENTS.
 - CONTRACTOR TO PROVIDE UNIT PRICING FOR ALL PLANT MATERIALS WITH INSTALLED COST LISTED ON PLANT SCHEDULE.
 - CONTRACTOR TO VERIFY ALL EXISTING UTILITIES. ANY DAMAGE TO EXISTING UTILITIES OR SITE IMPROVEMENTS CAUSED BY THE LANDSCAPE CONTRACTOR ARE THE FULL RESPONSIBILITY OF SUCH CONTRACTOR.
 - PROVIDE INTERIM MAINTENANCE TO INCLUDE: WATERING, PRUNING, FERTILIZING, GUYING, MOWING, TRIMMING, EDGING, WEEDING, MULCHING, APPLICATION OF INSECTICIDES / HERBICIDES AND GENERAL LANDSCAPE CLEAN UP. THIS INCLUDES ANY CORRECTION OF DRAINAGE OR PONDING IN LANDSCAPE AREAS. ALL ITEMS TO BE PERFORMED UNTIL SUBSTANTIAL COMPLETION NOTICE IS PROVIDED BY THE OWNER OR LANDSCAPE ARCHITECT.
 - PERFORM ALL WORK IN COMPLIANCE WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS PER LOCAL CODES AND OBTAIN ALL PERMITS REQUIRED.
 - PLANT MATERIAL SHOULD BE FREE OF DISEASE AND PESTS. DAMAGED PLANT MATERIAL SHALL BE REJECTED. ANY PLANT MATERIAL THAT DOES NOT MEET SPECIFICATIONS AS NOTED ON PLANT SCHEDULE SHALL BE REJECTED UPON INSPECTION BY LANDSCAPE ARCHITECT.
 - LOCATE ALL PLANT MATERIAL SO THAT THE BEST SIDE OF PLANT IS FACING VIEWING AREA.
 - BROKEN ROOT BALLS WILL BE REJECTED ON SITE.
 - ANY PLANT MATERIALS SHIPPED / DELIVERED TO SITE IN UNCOVERED VEHICLES OR TRAILERS SHALL BE REJECTED.
 - ENSURE ALL SPACES OF SHRUBS, GROUND COVERS AND SEASONAL COLOR IS EQUALLY SPACED AND IN STRAIGHT ROWS.
 - ANY TREES WITH MAJOR SCARING WILL BE REJECTED.
 - TRIM ANY EXCESS GROWTH ON TREES AND SHRUBS AS DIRECTED BY LANDSCAPE ARCHITECT.
 - ALL PLANTS TO BE LAID OUT PER LANDSCAPE PLANS. NOTIFY LANDSCAPE ARCHITECT IF LAYOUT NEEDS TO BE CHANGED TO AVOID EXISTING UTILITIES.
 - MULCH TO BE PINE MULCH AT A MIN. DEPTH OF 3" WHEN SETTLED.

No. REVISIONS
DATE
BY

Kimley-Horn

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SCALE: AS SHOWN
DRAWN BY: KHA
DESIGNED BY: KHA
CHECKED BY: SAH

CLIENT:

LV COLLECTIVE
 801 CONGRESS AVE, SUITE 200
 AUSTIN, TX 78701

PROJECT:

LV COLLECTIVE CLEMSON COLLEGE AVE

CITY OF CLEMSON

TITLE:

PLANT LIST & CALCS

DATE

06/27/2025

PROJECT NO.

069294105

SHEET NUMBER

L1-01

PART 1 - GENERAL

1.1 DESCRIPTION

- A. EXTENT OF PLANTING IS SHOWN ON THE DRAWINGS AND IN THE SCHEDULES.
B. PROVIDE ALL LABOR, MATERIALS AND EQUIPMENT REQUIRED BY OR REFERENCED FROM THE DRAWINGS AND SPECIFICATIONS TO COMPLETE THE WORK OF THIS SECTION.
C. CONTRACTOR SHALL VERIFY PLANT COUNT FROM PLAN AND SHALL PROVIDE AND INSTALL ALL PLANT MATERIAL ON PLAN.
D. GRADES TO WITHIN ONE INCH OF FINAL GRADE THROUGHOUT SITE SHALL BE PROVIDED BY OTHERS AND IS NOT IN LANDSCAPE CONTRACT.

1.2 QUALITY ASSURANCE

- A. ALL PLANTS SHALL CONFORM TO OR SURPASS MINIMUM QUALITY STANDARDS AS DEFINED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, CURRENT EDITION OF AMERICAN STANDARD FOR NURSERY STOCK, PUBLISHED BY AMERICAN ASSOCIATION OF NURSERYMEN, INC. AND IN ADDITION SHALL CONFORM TO SIZES AND DESCRIPTIONS IN THE PLANT LIST.
B. SUBSTITUTION FROM THE SPECIFIED PLANT LIST WILL BE ACCEPTED ONLY WHEN SATISFACTORY EVIDENCE IN WRITING IS SUBMITTED TO THE LANDSCAPE ARCHITECT, SHOWING THAT THE SPECIFIED PLANT MATERIAL IS NOT AVAILABLE.
C. THE SELECTION OF ALL MATERIALS AND THE EXECUTION OF ALL OPERATIONS REQUIRED UNDER THE DRAWINGS AND SPECIFICATIONS IS SUBJECT TO THE APPROVAL OF THE OWNER AND LANDSCAPE ARCHITECT.
D. INSTALL ALL PLANT MATERIALS IN A NEAT AND PROFESSIONAL MANNER.
E. MAKE MINOR ADJUSTMENTS TO LAYOUT AS MAY BE REQUIRED AND REQUESTED AT NO ADDITIONAL COST TO THE OWNER.

1.3 DELIVERY, STORAGE AND HANDLING

- A. DELIVER MATERIALS IN SUCH A MANNER AS TO NOT DAMAGE OR DECREASE THE HEALTH AND VIGOR OF THE PLANT MATERIALS.
B. STORE MATERIALS AWAY FROM DETRIMENTAL ELEMENTS. COORDINATE WITH GENERAL CONTRACTOR TO SECURE A SAFE STAGING AREA.
C. HANDLE, LOAD, UNLOAD, AND TRANSPORT MATERIALS CAREFULLY TO AVOID DAMAGE.
D. MAINTAIN AND PROTECT PLANT MATERIALS AS NECESSARY TO INSURE HEALTH AND VIGOR.

1.4 GUARANTEE

- A. GUARANTEE PLANT MATERIALS AND LAWN AREAS FOR ONE YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION. CONTRACTOR SHALL REPLACE PLANTS AND LAWNS, THAT FAIL TO GROW PROPERLY WITH PLANTS AS ORIGINALLY SPECIFIED AT THE EARLIEST PRACTICAL DATE FOLLOWING PLANT FAILURE, WITHOUT ADDITIONAL CHARGES TO THE OWNER.
B. CONTRACTOR SHALL NOT BE RESPONSIBLE FOR REPLACING PLANTS WHICH ARE DAMAGED BY ABUSE OR IMPROPER MAINTENANCE BY OWNER AS REPORTED BY THE CONTRACTOR AS OUTLINED IN SECTION 1.5 BELOW, OR BY ACTS OF GOD OCCURRING AFTER ACCEPTANCE.

1.5 CONTRACTOR'S PERIODIC INSPECTION

- A. DURING THE GUARANTEE PERIOD, CONTRACTOR SHALL MAKE PERIODIC INSPECTIONS OF THE PROJECT TO SATISFY HIMSELF THAT MAINTENANCE BY THE OWNER IS ADEQUATE. ANY METHODS OR PRODUCTS WHICH HE DEEMS NOT NORMAL OR DETRIMENTAL TO GOOD PLANT GROWTH SHALL BE REPORTED TO THE OWNER IN WRITING. FAILURE TO INSPECT AND REPORT SHALL BE INTERPRETED AS APPROVAL AND THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY AND ALL NECESSARY REPLACEMENTS.

PART 2 - MATERIALS

2.1 TOP SOIL

- A. TOPSOIL SHALL BE FERTILE, FRIABLE, SANDY LOAM, AND SHALL BE A NATURAL SURFACE SOIL OBTAINED FROM WELL DRAINED AREAS. TOPSOIL SHALL BE CHARACTERISTIC OF REPRESENTATIVE SOILS IN THE PROJECT VICINITY THAT PRODUCE HEAVY GROWTHS OF CROPS, GRASS, OR OTHER VEGETATION.
B. FOR ALL TURF AND PLANTING AREAS, MINIMUM OF 4-6" OF TOPSOIL WILL BE PROVIDED EITHER FROM STOCKPILE ON SITE BY GENERAL CONTRACTOR OR BY LANDSCAPE CONTRACTOR AND CULTIVATE INTO TOP 6" TO REACH FINISH GRADE.
C. CONTRACTOR TO VERIFY CONDITIONS PRIOR TO BIDDING OF LANDSCAPE SCOPE TO VERIFY IF ADDITIONAL TOPSOIL IS REQUIRED IN SCOPE OF LANDSCAPE CONTRACTOR.
D. THE MECHANICAL ANALYSIS OF THE SOIL SHALL BE AS FOLLOWS:

Table with 2 columns: Sieve Size, Percent Passing. Rows include 1 inch mesh (99-100%), 1/2 inch mesh (97-99%), 100 mesh (40-60%), and 200 mesh (20-40%).

- B. FOR ALL TURF AND PLANTING AREAS, MINIMUM OF 4-6" OF TOPSOIL WILL BE PROVIDED EITHER FROM STOCKPILE ON SITE BY GENERAL CONTRACTOR OR BY LANDSCAPE CONTRACTOR AND CULTIVATE INTO TOP 6" TO REACH FINISH GRADE.
C. CONTRACTOR TO VERIFY CONDITIONS PRIOR TO BIDDING OF LANDSCAPE SCOPE TO VERIFY IF ADDITIONAL TOPSOIL IS REQUIRED IN SCOPE OF LANDSCAPE CONTRACTOR.
D. THE MECHANICAL ANALYSIS OF THE SOIL SHALL BE AS FOLLOWS:

2.2 PLANTING SOIL MIXTURE

- A. PROVIDE PLANTING SOIL MIX AMENDED AS PER SOILS TEST LABORATORY RECOMMENDATIONS. BASIC PLANTING SOIL MIX CONSISTS OF:
1. 50% TOPSOIL (AS DESCRIBED ABOVE)
2. 50% PREPARED ADDITIVES (BY VOLUME AS FOLLOWS)
3. 3-PARTS HUMUS (FOREST OR PEAT)
4. 1-PART STERILIZED COW MANURE, COMMERCIAL FERTILIZER AND LIME AS RECOMMENDED IN SOIL ANALYSIS.
B. THE COMPONENTS SHALL BE THOROUGHLY MIXED TO A UNIFORM CONSISTENCY BY HAND OR MACHINE METHODS.
C. SEASONAL COLOR BEDS SHALL BE PREPARED WITH A MIXTURE CONSISTING OF:
1. LIME AT 50 LBS/1000 SQUARE FEET
2. FERTILIZER AT 30 LBS/1000 SQUARE FEET.
3. TWO INCHES OF RIVER SAND.
4. TWO INCHES OF OLD HUMUS BARK AND TILLING MATERIAL.
5. TILLED TO DEPTH OF 12".
6. BED RAISED 3" - 5" ABOVE EXISTING GRADE.
THE BED SHALL THEN BE COVERED WITH 3 INCHES OF MULCH.

2.3 FERTILIZER

- A. FERTILIZE ALL TREES, SHRUBS AND GROUNDCOVERS.
B. FERTILIZER ALL PLANTING AREAS PER SOIL TEST.

2.4 PLANTS

- A. ALL PLANTS SHALL CONFORM TO OR SURPASS MINIMUM QUALITY STANDARDS AS DEFINED BY THE AMERICAN ASSOCIATION OF NURSERYMEN (AA), CURRENT EDITION OF AMERICAN STANDARD FOR NURSERY STOCK, PUBLISHED BY THE AA, INC. AND IN ADDITION SHALL CONFORM TO SIZES AND DESCRIPTIONS IN THE PLANT LIST.
B. ALL NECESSARY INSPECTION CERTIFICATES SHALL BE SUPPLIED TO THE OWNER'S REPRESENTATIVE FOR EACH SHIPMENT OF PLANT MATERIAL, AS REQUIRED BY LAW.
C. ALL PLANT MATERIALS SHALL BE SUBJECT TO INSPECTION AND APPROVAL. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY AND ALL PLANTS WHICH FAIL TO MEET THIS SPECIFICATION AT ANY POINT DURING THE INSTALLATION OF THE JOB. ALL REJECTED

- MATERIALS SHALL BE PROMPTLY REMOVED FROM THE SITE BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
D. ALL PLANT MATERIALS FURNISHED SHALL BE WELL BRANCHED, PROPORTIONED WIDTH TO HEIGHT, OF NORMAL HABIT, SOUND HEALTHY AND VIGOROUS IN GROWTH. THE MINIMUM ACCEPTABLE SIZES OF PLANTS SHALL BE MEASURED BEFORE PRUNING WITH BRANCHES IN NORMAL POSITION AND SHALL CONFORM TO MEASUREMENTS SPECIFIED. PLANTS USED WHERE SYMMETRY IS REQUIRED SHALL BE MATCHED AS CLOSELY AS POSSIBLE. PLANTS SHALL MEET ALL REQUIREMENTS AS LISTED IN THE PLANT LIST.
E. PLANTS SHALL BE FIELD NURSERY, CONTAINER GROWN OR COLLECTED MATERIAL SUBJECT TO THE REQUIREMENTS OF THE SPECIFICATION.
F. ALL PLANTS SHALL BE OF HEALTHY STOCK, FREE FROM DISEASE, EGGS, LARVAE, AND PARASITES OF AN OBJECTIONABLE OR DAMAGING NATURE.
G. BALLED AND BURLAPPED PLANT MATERIALS ARE TO BE WRAPPED WITH ORGANIC WRAPPING BURLAP ONLY. SYNTHETIC MATERIAL WILL NOT BE ACCEPTED. REMOVE ALL NURSERY LOADING STRAPS ONCE PLANT MATERIAL IS PLACED IN THE PIT.
2.5 MATERIAL FOR GUYING AND STAKING
A. DEADMEN OR STAKES FOR ANCHORING GUY TIES IN THE GROUND SHALL BE OF SIZE, MATERIAL, AND STRENGTH ADEQUATE TO HOLD GUY TAUT AND MAINTAIN TREE FIRMLY IN AN UPRIGHT POSITION.
B. GUY SHALL BE DEEPROOT ABORTIVE (OR EQUAL)
2.6 MULCH
A. MULCH SHALL BE CLEAN, FRESH, FREE OF NOXIOUS WEEDS, SEED, FIRE ANTS, JAPANESE BEETLES AND/OR FRINGED BEETLES. SEE PLANT SCHEDULE NOTES FOR TYPE OF MULCH.
B. MULCH TO BE MIN. 3" DEPTH.
2.7 SEED
A. CERTIFIED, BLUE TAG, CLEAN, DELIVERED IN ORIGINAL, UNOPENED PACKAGES AND BEARING AN ANALYSIS OF THE CONTENTS, GUARANTEED 95 PERCENT PURE AND TO HAVE A MINIMUM GERMINATION RATE OF 85 PERCENT, WITHIN ONE YEAR OF TEST.

PART 3 - EXECUTION

3.1 TIME AND PLANTING

- A. PLANTING OPERATIONS SHALL BE DURING FAVORABLE WEATHER IN WHICH CONDITIONS ARE NEITHER EXTREMELY COLD OR HOT, NOR TO THE POINT THAT THE RISK OF LOSS IS TOO GREAT. THE CONTRACTOR SHALL INFORM THE LANDSCAPE ARCHITECT OF HIGH RISKS DUE TO WEATHER.

3.2 EXCAVATION FOR PLANTING TREES AND SHRUBS

- A. CIRCULAR PLANT PITS WITH VERTICAL SIDES SHALL BE DUG BY HAND OR MACHINE METHODS FOR PLANTING OF TREES AND SHRUBS.
B. TREE PIT DIAMETERS SHALL BE A MINIMUM OF TWO FEET GREATER THAN THE SPREAD OF THE ROOT MASS.
C. SHRUB PIT DIAMETER SHALL BE A MINIMUM OF ONE FOOT GREATER THAN THE SPREAD OF THE ROOT MASS.
D. CONTRACTOR SHALL TEST EXCAVATED PLANT PITS TO SATISFY HIMSELF THAT SUFFICIENT DRAINAGE IS PRESENT FOR PROPER PLANT SURVIVAL.
E. IF THE INDIVIDUAL PITS ARE ARRANGED IN A GROUP, THE AREA BETWEEN PITS SHALL BE FILLED TO THE REQUIRED GRADE WITH EXISTING SOIL AND MULCHED WITH MULCH THREE INCHES DEEP. PLANT BEDS SHALL BE NEATLY EDGED AND KEPT FREE OF WEEDS UNTIL THE WORK IS ACCEPTED.

3.3 EXCAVATION FOR PLANTING GROUNDCOVERS

- A. GROUNDCOVER BEDS SHALL BE SCARIFIED BY HAND OR MACHINE METHOD TO A MINIMUM DEPTH OF EIGHT INCHES. THREE INCHES OF PEAT HUMUS ADDITIVE AND 20 POUNDS PER 1000 SQUARE FEET OF STA-GREEN NURSERY SPECIAL FERTILIZER SHALL BE UNIFORMLY INCORPORATED INTO THE SOIL TO THE FULL EIGHT-INCH MINIMUM DEPTH.

3.4 DRAINAGE TEST

- A. REPRESENTATIVE TREE PITS FROM EACH PLANTING AREA SHALL BE FILLED WITH WATER. IF PERCOLATION IS NOT LESS THAN 50% WITHIN A PERIOD OF 2 HOURS, DRILL A TWELVE-INCH AUGER TO A DEPTH OF FOUR FEET BELOW THE BOTTOM OF THE PIT. RETEST THE PIT. IN CASE DRAINAGE IS STILL UNSATISFACTORY NOTIFY LANDSCAPE ARCHITECT, IN WRITING OF THE CONDITION BEFORE PLANTING TREES IN THE QUESTIONABLE AREAS. CONTRACTOR IS FULLY RESPONSIBLE FOR WARRANTY OF THE TREES.
B. SHRUB AND GROUNDCOVER BEDS SHALL BE SPOT TESTED.
C. DISPOSE OF SUBSOIL REMOVED FROM LANDSCAPE EXCAVATIONS. DO NOT MIX WITH THE PLANTING SOIL. DO NOT USE AS BACKFILL OR USE TO CONSTRUCT SAUCERS AROUND PITS.

3.5 SETTING TREES, SHRUBS, GROUNDCOVERS

- A. BALLED AND CONTAINER PLANTS SHALL BE PLACED FIRMLY UPON SCARIFIED SUB-GRADE AND BACKFILLED WITH PLANTING SOIL MIXTURE. REMOVE ALL WIRE, COILS, AND BURLAP FROM TOP OF ROOT BALL. HAND TAMP CAREFULLY AROUND AND UNDER BALL TO FILL ALL VOIDS. WATER DURING BACKFILLING. FORM SAUCER FROM PLANTING SOIL MIXTURE IN ORDER TO RETAIN WATER.
B. GENTLY LOOSEN OUTER ROOTS OF CONTAINER GROWN PLANTS TO ENCOURAGE OUTWARD GROWTH.
C. FERTILIZER SHALL BE THOROUGHLY MIXED AND SOAKED INTO THE TOP TWO INCHES OF SOIL FOR ALL PLANT PITS.

3.6 TREE TRANSPORTATION

- A. THE CONTRACTOR SHALL BE RESPONSIBLE NOT ONLY FOR THE SAFE TRANSPORTATION OF THE PLANTS TO THE SITE BUT ALSO THEIR CONDITION UPON ARRIVAL. TREES WITH ABRASIONS OF THE BARK, SUNSCALDS, FRESH CUTS, OR BREAKS OF LIMBS WHICH HAVE NOT COMPLETELY CALLOUSED WILL BE REJECTED. TREES WHICH HAVE BEEN DAMAGED DURING TRANSIT WILL BE REPLACED BY THE CONTRACTOR AT NO ADDITIONAL COST. ALL PLANT UNIT COSTS WILL REFLECT ALL THE ABOVE LISTED SPECIFICATIONS.

3.7 TREE TAGS

- A. ALL PLANTS ACCEPTED AT THE NURSERY BY THE LANDSCAPE ARCHITECT SHALL BE TAGGED WITH SERIALIZED SELF-LOCKING TAGS. TREES DELIVERED TO THE SITE WITHOUT THESE TAGS OR WITH BROKEN TAGS WILL BE REJECTED. THE TAGS SHALL REMAIN ON THE TREES UNTIL THE CONTRACTOR HAS BEEN GIVEN INSTRUCTIONS BY THE LANDSCAPE ARCHITECT FOR THEIR REMOVAL.

3.8 PRUNING

- A. DECIDUOUS TREES AND SHRUBS SHALL HAVE DEAD, BROKEN, AND CROWDED WOOD PRUNED TO COMPENSATE FOR THE LOSS OF ROOTS IN TRANSPORTING. REQUESTED AND REQUIRED ADDITIONAL PRUNING MAY BE NECESSARY AT THE DIRECTION OF THE LANDSCAPE ARCHITECT.
B. EVERGREEN TREES AND SHRUBS SHALL BE PRUNED ONLY TO THIN OUT HEAVY GROWTH.
C. CUTS OVER 3/4 INCH IN DIAMETER SHALL BE PAINTED WITH TREE DRESSING PAINT. NO PAINT CONTAINING LEAD SHALL BE PERMITTED.

3.9 GUYING, STAKING AND MULCHING

- A. GUY TREES TWO-INCH CALIPER AND OVER. SPACE THREE GUYS EQUALLY ABOUT EACH TREE, ATTACHED AT APPROXIMATELY TWO-FIFTHS UP THE TRUNK. GUYS SHOULD BE AT A 45-DEGREE ANGLE AND ANCHORED IN THE GROUND WITH STAKES. GUY TO TRUNKS WITH WIRE LOOPS AND BLACK RUBBER HOSE DRAWN SNUG IN ALL DIRECTIONS. THESE GUYS SHALL BE EQUALLY TAUT.
B. STAKE TREES LESS THAN TWO INCHES CALIPER WITH TWO OR THREE WOOD STAKES EVENLY TWO FEET INTO THE GROUND WITH THE PORTION EXTENDING ABOVE THE GROUND APPROXIMATELY ONE-HALF OF THE TRUNK HEIGHT. STAKE ONE FOOT FROM TRUNK, FASTENED AT APPROXIMATELY TWO-FIFTHS OF TRUNK HEIGHT WITH WIRE RUN THROUGH RUBBER HOSE.
C. MULCH ALL PLANTING BEDS AND OTHER AREAS DESIGNATED TO BE MULCHED, WITH THREE "SETTLED" INCHES OF PINE STRAW MULCH. INDIVIDUAL PLANTS ARE TO BE MULCHED AS DETAILED. MULCH IS TO BE MEASURED AFTER SETTLEMENT.

3.10 UNIT COST

- A. ALL PLANT UNIT COSTS WILL REFLECT ALL THE ABOVE LISTED SPECIFICATIONS.

3.11 PREPARATION OF GRASS AREAS

- A. FINE GRADE ALL GRASS AREAS TO FINISH GRADE. ALL AREAS SHALL HAVE SMOOTH AND CONTINUAL GRADE BETWEEN THE EXISTING AND FIXED CONTROLS SUCH AS WALKS AND CURBS. ROLL, SCARIFY, RAKE AND LEVEL AS NECESSARY TO OBTAIN TRUE, EVEN, AND FIRM LAWN SURFACES. ALL FINISHED GRADES SHALL MEET APPROVAL OF THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE BEFORE GRASSING OPERATIONS BEGIN.
B. AREAS TO RECEIVE GRASS
1. GRADE WILL BE BROUGHT TO THE LEVEL OF ± 1" OF THE FINISHED GRADE BY THE GENERAL CONTRACTOR. LANDSCAPE CONTRACTOR TO INCLUDE ALL TOPSOIL HAULING AND PLACEMENT TO ENSURE TOP 6" OF SOIL IS ADEQUATE FOR PLANTING, SPREADING, DEBRIS REMOVAL AND ANY GRADING REQUIRED TO BRING THE FINISHED TOPSOIL GRADE TO THE PROPER LEVEL FOR GRASS.
2. THOROUGHLY CULTIVATE EXISTING SOIL TO A MINIMUM DEPTH OF SIX INCHES BY RUNNING TILLING DEVICE TWO DIRECTIONS AT RIGHT ANGLES OVER THE ENTIRE SURFACE TO BE GRASS. FINE GRADE TO ACHIEVE UNIFORMITY AND DRAINAGE.
3. REMOVE ALL TRASH AND STONES EXCEEDING 1 INCHES IN DIAMETER FROM AREA TO A DEPTH OF 2 INCHES PRIOR TO GRASS OR SEED.
4. WORK SOIL TO A UNIFORM GRADE SO THAT ALL AREAS HAVE POSITIVE DRAINAGE AWAY FROM DRIVES, BUILDINGS, AND LANDSCAPED AREAS.
5. APPLY SPECIFIED LIME AND FERTILIZER PER SOIL TEST.
6. APPLY PRE-EMERGENT HERBICIDE PER MANUFACTURER'S RECOMMENDATION.
7. LAY SOD AND ROLL LEVEL TO AVOID ANY OPENINGS IN JOINTS.
8. WATER ENTIRE AREA THOROUGHLY.
9. INSTALL SOD SO TOP OF SOIL / ROOT LAYER IS LEVEL WITH TOP OF PAVEMENT.

C. HYDROSEEDING OPERATIONS

- 8. HYDRAULIC EQUIPMENT FOR THE APPLICATION OF HYDROSEED MULCH AND SEED SHALL BE EQUIPPED WITH A POWER-DRIVEN AGITATOR WHICH WILL KEEP THE MIXTURE UNIFORM DURING APPLICATIONS. THE EQUIPMENT SHALL HAVE SUFFICIENT FORCE AND CAPACITY TO APPLY A UNIFORM APPLICATION OF THE MIXTURE TO THE LIMITS OF THE SLOPES. CAUTION SHALL BE EXERCISED ADJACENT TO NON-GRASSED AREAS TO PREVENT OVERSPRAY ONTO PLANT BEDS OR PAVED AREAS.
9. HYDROSEED MIXTURE SHALL CONSIST OF:
a. HYDROSEED MULCH TO BE: 'CONWED 2000' AS MANUFACTURED BY CONWED CORP., OR 'SILVA-FIBES PLUS' AS MANUFACTURED BY WEYERHAUSER AT A RATE OF 30 LBS/1000 SQUARE FEET.
b. SEED MIX: COMMON BERMU DA AT A RATE OF 2 LBS/1000 SQUARE FEET, REFERENCE PLANT AND MATERIALS LIST.
10. SEED SHALL NOT BE SOWN WHEN WINDS EXCEED 10 MILES PER HOUR OR AT ANY TIME THE GROUND IS NOT IN A SUITABLE CONDITION FOR SEEDING.
11. INOCULATED SEED SHALL BE ADDED TO THE HYDROSEED MIX ONLY IMMEDIATELY PRIOR TO HYDROSEEDING OPERATIONS.
D. SODDING OPERATIONS
1. DELIVERY OF SOD SHALL BE SCHEDULED SO AS TO ALLOW LAYING OF SOD WITHOUT DELAY. NO SOD SHALL REMAIN STACKED LONGER THAN 24 HOURS. IN THE EVENT THAT SOD CANNOT BE LAD IMMEDIATELY UPON DELIVERY, CONTRACTOR SHALL LAY SOD ON A DESIGNATED SITE TO BE APPROVED BY THE LANDSCAPE ARCHITECT. NO SOD SHALL OVERLAP, AND IT SHALL BE LIGHTLY WATERED AS NECESSARY TO KEEP MOIST.
2. LAY SOD SO THAT NO VOIDS OCCUR. SOD SHALL BE TAMPED AND ROLLED BY HAND METHODS. THE COMPLETED SURFACE SHALL BE TRUE TO FINISH GRADE AND EVEN AND FIRM ALL POINTS.

PART 4 - CLEANUP & PROTECTION

4.1 GENERAL

- A. DURING PLANTING OPERATIONS KEEP PROJECT SITE CLEAN AND ORDERLY.
B. UPON COMPLETION OF WORK, CLEAR GROUNDS OF DEBRIS, SUPERFLUOUS MATERIALS, AND ALL EQUIPMENT. REMOVE FROM SITE TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT AND OWNER.
C. PROTECT ALL WORK AND MATERIALS FROM DAMAGE DUE TO IRRIGATION OPERATIONS, AND OPERATIONS BY OTHER CONTRACTORS, TRADES, AND TRESPASSERS. MAINTAIN PROTECTION UNTIL DATE OF SUBSTANTIAL COMPLETION.
D. CONTRACTOR IS RESPONSIBLE FOR THEFT OF EQUIPMENT AND MATERIAL AT THE JOB SITE BEFORE, DURING AND AFTER INSTALLATION, UNTIL DATE OF SUBSTANTIAL COMPLETION OF THE WORK IN TOTAL.

PART 5 - ACCEPTANCE AND GUARANTEE

5.1 SUBSTANTIAL COMPLETION

- A. SUBMIT WRITTEN REQUESTS FOR INSPECTION FOR SUBSTANTIAL COMPLETION TO THE LANDSCAPE ARCHITECT AT LEAST SEVEN CALENDAR DAYS PRIOR TO ANTICIPATED DATE OF INSPECTION AND TESTING. AT THIS TIME A "PUNCH LIST" WILL BE WRITTEN BY THE LANDSCAPE ARCHITECT FOR THE CONTRACTOR TO RESPOND TO IN ORDER TO BE GRANTED SUBSTANTIAL COMPLETION.
B. SUBMIT RECORD DRAWINGS AND MAINTENANCE MANUALS TO THE OWNER'S REPRESENTATIVE.
C. REVIEW THE WORK JOINTLY WITH THE OWNER AND LANDSCAPE ARCHITECT FOR SUBSTANTIAL COMPLETION.
D. UPON COMPLETION OF REPAIRS AND REPLACEMENTS FOUND NECESSARY AT THE TIME OF REVIEW, THE OWNER AND LANDSCAPE ARCHITECT WILL CONFIRM THE DATE OF SUBSTANTIAL COMPLETION, IF ALL ITEMS ON THE PUNCH LIST HAVE BEEN TAKEN CARE OF. IF NECESSARY, ANOTHER PUNCH LIST WILL BE WRITTEN TO ITEMIZE ANY DEFICIENCIES STILL EXISTING.
E. THE DATE OF SUBSTANTIAL COMPLETION WILL CONSTITUTE THE BEGINNING DATE OF THE ONE-YEAR GUARANTEE.

5.2 GUARANTEE

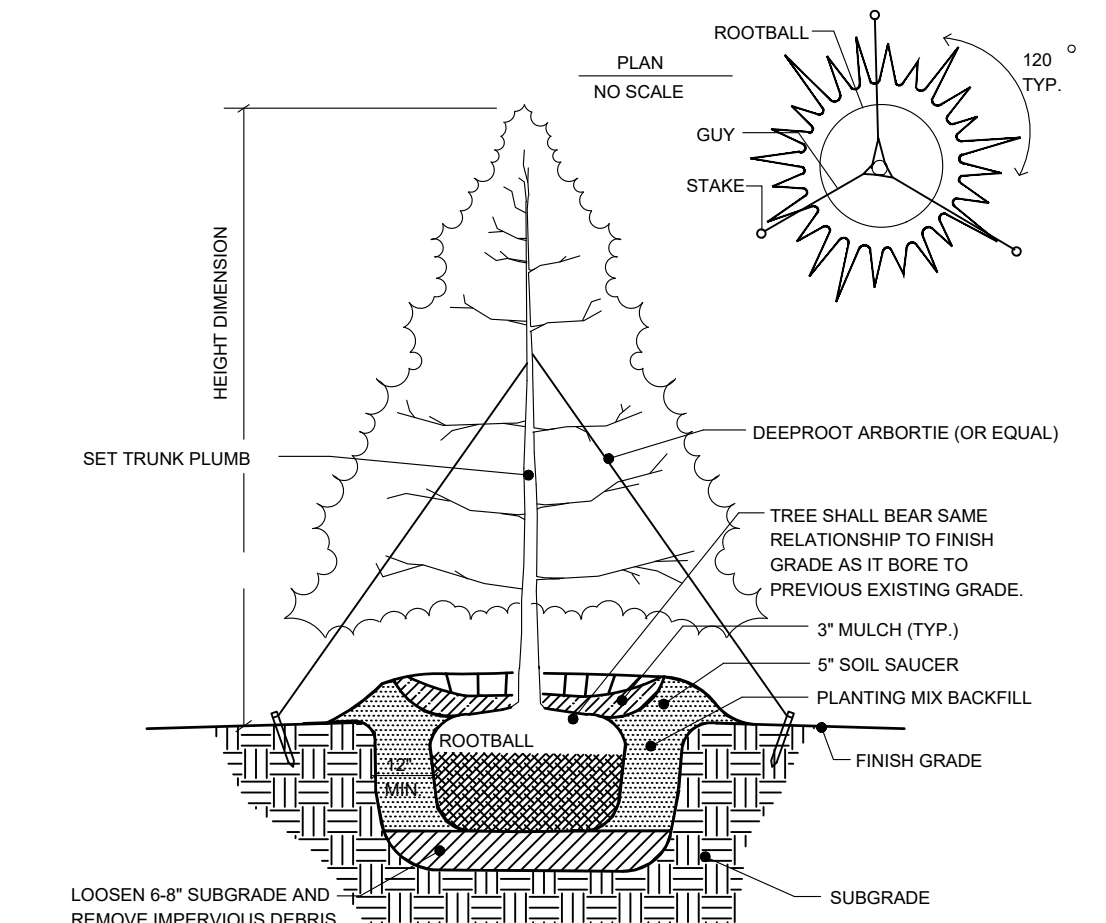
- A. GUARANTEE ALL WORK, PRODUCTS, EQUIPMENT, AND MATERIALS FOR ONE YEAR, BEGINNING AT THE DATE OF SUBSTANTIAL COMPLETION.
B. MAKE GOOD ANY DAMAGE, LOSS, DESTRUCTION, OR FAILURE. REPAIRS AND REPLACEMENTS SHALL BE DONE PROMPTLY AND AT NO ADDITIONAL COST TO THE OWNER.
C. REPAIR DAMAGE TO GRADE, PLANTS, AND OTHER WORK AS NECESSARY.
D. IF THE REPLACEMENT IS NOT ACCEPTABLE DURING OR AT THE END OF THE GUARANTEE PERIOD, THE OWNER MAY ELECT EITHER SUBSEQUENT REPLACEMENT OR CREDIT. REPLACEMENT PRODUCTS SHALL HAVE A SIMILAR ONE-YEAR GUARANTEE FROM THE TIME OF REPLACEMENT.
E. GUARANTEE APPLIES TO ALL LOSSES WITH THE EXCEPTION OF THOSE DUE TO ACTS OF GOD, VANDALISM, OR OWNER NEGLIGENCE, AS DETERMINED BY THE LANDSCAPE ARCHITECT.

5.3 FINAL INSPECTION AND ACCEPTANCE

- A. AT THE END OF THE GUARANTEE PERIOD AND UPON REQUEST FOR INSPECTION, JOINTLY REVIEW ALL GUARANTEED WORK FOR FINAL ACCEPTANCE.
B. SUBMIT WRITTEN REQUEST FOR INSPECTION FOR FINAL ACCEPTANCE TO THE LANDSCAPE ARCHITECT AT LEAST TWO WEEKS PRIOR TO ANTICIPATED DATE OF INSPECTION; INCLUDE LIST OF WORK SUBSTANTIALLY COMPLETE AND A LIST OF WORK REPLACED DURING GUARANTEE PERIOD.
C. UPON COMPLETION BY THE CONTRACTOR OF ALL REQUIRED REPLACEMENTS, THE OWNER AND THE LANDSCAPE ARCHITECT WILL CONFIRM THE DATE OF FINAL ACCEPTANCE OF THE WORK.

END OF LANDSCAPE PLANTING SECTION

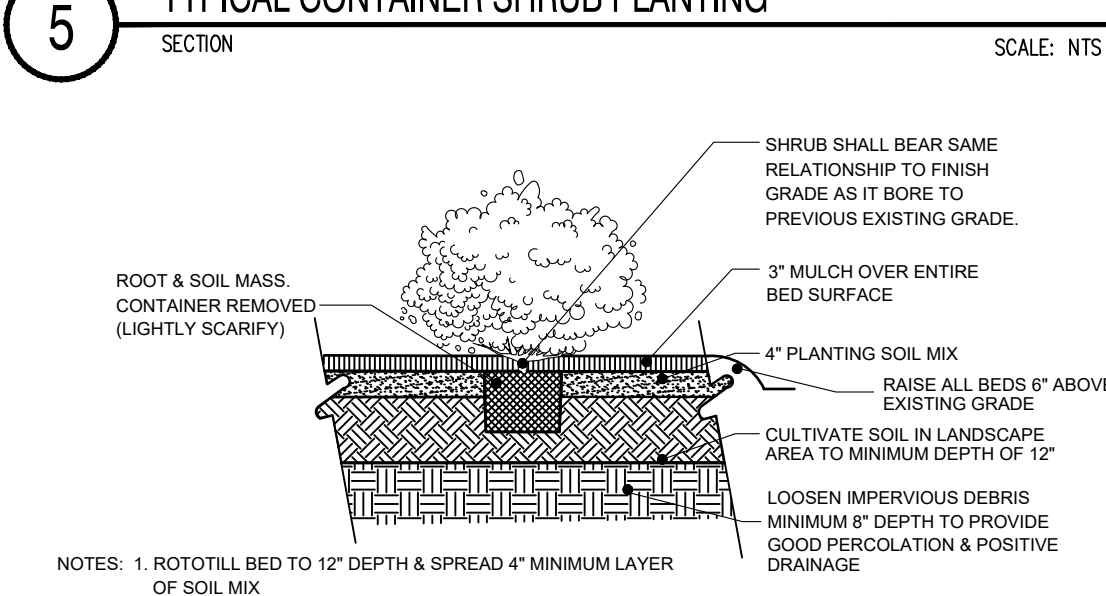
1 MULTI-TRUNK TREE PLANTING AND GUYING



3 EVERGREEN TREE PLANTING AND GUYING



5 TYPICAL CONTAINER SHRUB PLANTING



7 TYPICAL BEDDING FOR PLANTS SPACED LESS THAN 36\"/>



2 SHADE TREE PLANTING AND GUYING



4 TRENCH EDGER DETAIL FOR ALL BEDS



6 TYPICAL STAGGERED ROW SCHEDULE



NOTE: ALL PLANTING BEDS ON STREET LEVEL TO HAVE MINIMAL MOUNDING SO THERE IS POSITIVE DRAINAGE OVER SIDEWALK. SOIL TO BE LEVEL WITH ADJACENT PAVEMENT TO PROVIDE A FLUSH SURFACE.

Project: LV COLLECTIVE CLEMSON COLLEGE AVE. City of Clemson, SC. Title: PLANTING NOTES & DETAILS. L1-02. Scale: AS SHOWN. Client: LV COLLECTIVE CLEMSON COLLEGE AVE. 801 CONGRESS AVE, SUITE 200, AUSTIN, TX 78701. Designer: KIMLEY-HORN AND ASSOCIATES, INC. 3500 S. MAIN ST., SUITE 300, GREENVILLE, SC 29601. Phone: (704) 333-5131. Website: WWW.KIMLEY-HORN.COM.

Project information and metadata including client name (LV COLLECTIVE CLEMSON COLLEGE AVE), city (CLEMSON, SC), title (PLANTING NOTES & DETAILS), sheet number (L1-02), date (06/27/2025), and project number (069294105). Includes logos for Kimley-Horn and LV Collective.

WRITTEN ORDINANCE – 398 College Avenue Mixed-Use Planned Development

Section 101 - Descriptive Statement

The provisions of this Ordinance shall apply to the 398 College Avenue Mixed-Use Planned Development located 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 the standards and restrictions to both the residential and commercial components of this Mixed-Use Planned Development.

The development will be fee simple ownership with maintenance of all components, including but not limited to, sidewalks, buildings, parking areas, landscaping, and amenities being the sole responsibility of property owner in perpetuity. Domestic water and sewer infrastructure including storm and sanitary sewer improvements will be dedicated to the City of Clemson for ownership and maintenance. Any required maintenance bond per City of Clemson utility department standards will be provided by the developer upon dedication of utilities to City of Clemson. Access and maintenance easements will be dedicated for these utilities.

The property is comprised 7 parcels totaling +/- 3.71 divided into two sections. Section 1 is +/-3.06 acres and consists of 5 parcels, 398, 394, & 391 College Avenue, & 102 and 104 Riggs Drive. The property parcel owners are University Ridge Cottages, LLC, Allen Sheila R, and Two Blue Stallions. Section 2 is +/- 0.69 acres and consists of 2 parcels, 400-1 & 400-2 College Avenue. The property parcel owners are University Ridge Cottages, LLC, and Two Blue Stallions.

The Planned Development will consist of five (5) components outlined below.

PROPOSED USES

Section 1:

Area 1: Open Space – The amount of open space in this Planned Development will be per Section 110 below. This open space shall consist of setbacks, buffer & landscaping areas, interior courtyards & pool areas, sidewalks, public green space and streetscape areas, all as shown on PD Site Plan. All 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 College Avenue will include bike parking, light poles, pet waste stations, trash receptacles, landscaping, and open seating areas. This area will include utilities, necessities, and associated parking in accordance with the Downtown Corridor Plan.

This maintenance responsibility of the developer will include grass mowing, emptying trash receptacle and pet waste station. Once the area is dedicated for ownership, even during the period that the

developer maintains the public open space, the City of Clemson will insure and hold harmless the developer or any future owner of the development from any liability associated with the public open space.

Area 2: Commercial Area – The Planned Development will feature a Commercial Area fronting College Avenue, incorporating approximately 10,000 square feet of combined leasing, commercial, and retail space. To optimize commercial visibility, the leasing area will be situated primarily within the interior of the site, with a designated front door area at the frontage. The commercial component will include a minimum of 6,400 square feet of interior space and 1,000 square feet of dedicated outdoor space, maintaining a minimum interior depth of 40 feet and an additional 10 feet for outdoor use. This area will be marketed for restaurants, coffee shops, and general retail tenants. All commercial tenant spaces will include the required utilities and associated parking, in accordance with Section 113. Except for the Café, which will be completed concurrently with the multifamily building, the remaining commercial areas are expected to be developed post-residential completion and delivered as warm shell spaces.

Area 3: Student Multifamily Rental Housing – The residential portion of the Planned Development will comprise approximately 250,000 rentable square feet, with an average unit size of 1,100 square feet. Units will be marketed primarily to students and will include a range of configurations: studio, 1-bedroom, 2-bedroom, 3-bedroom, 4-bedroom, 5-bedroom, and 6-bedroom layouts. Residents will have access to the shared amenities provided throughout the development. Each unit will include necessary utilities and essentials, along with associated parking as required by Section 113. The maximum occupancy, density, and total number of units will comply with Section 111.

Section 2:

Area 4: Open Space - The amount of open space in this Planned Development will be per Section 110 below. This open space shall consist of setbacks, buffer & landscaping areas, sidewalks, public green space and streetscape areas, all as shown on PD Site Plan. All 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 College Avenue will include bike parking, light poles, pet waste stations, trash receptacles, landscaping, and open seating areas. This area will include utilities, necessities, and associated parking in accordance with the Downtown Corridor Plan.

This maintenance responsibility of the developer will include grass mowing, emptying trash receptacle and pet waste station. Once the area is dedicated for ownership, even during the period that the developer maintains the public open space, the City of Clemson will insure and hold harmless the developer or any future owner of the development from any liability associated with the public open space.

Area 5: Student Multifamily Rental Housing – The residential portion of the Planned Development will comprise approximately 25,000 rentable square feet, with an average unit size of 1,000 square feet. Units will be marketed primarily to students and will include a range of configurations: studio, 1-bedroom, 2-bedroom, 3-bedroom, 4-bedroom. Residents will have access to the shared amenities provided throughout the development. Each unit will include necessary utilities and essentials, along with associated parking as required by Section 113. The maximum occupancy, density, and total number of units will comply with Section 111.

ACCESS

Access will be provided primarily from College Avenue for vehicular and pedestrian access. The dedicated public area will have its own access point separate from these two access points. The residential components of the project will have secured access to the facility and parking spaces.

Pedestrian Access

The Planned Development will feature direct access to the public right of way. As part of the project, the developer will construct an 8-foot-wide sidewalk along the commercial frontage on College Avenue, aligning with the city's broader College Avenue streetscape improvement initiative. This will support both pedestrian and bicycle access to the site. Additionally, a pedestrian pathway is proposed along Strode Circle and Riggs Drive to connect the Riggs Drive sidewalk back to College Avenue, further enhancing connectivity within the area.

Integration with Transit and Alternative Modes of Transportation

The planned development will have direct access to the public right of way. The future implementation of the Downtown Corridor Plan provides improvements along College Avenue to road, bike lanes, and multiuse paths. This will provide access to transit and alternative modes of transportation. These improvements will also provide access to the Clemson Area Transit system (CAT) as well as direct access to the City of Clemson and Clemson University.

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 owner. Any future covenants, conditions, and restrictions that may be placed on property will follow the guidelines and be governed by this Ordinance.

Community Open Space for Residents

In addition to the Public Open Space, there will be ample Community Open Space throughout the development for use and enjoyment by residents. Community Open Space for Residents includes pool, courtyard, and building amenity areas. These areas will remain open for use by all residential tenants.

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 these services by the development will be offset by the taxes generated by the development. Notwithstanding any 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 college students but there will be property tax generation that will benefit the school system.

PROPERTY LEGAL DESCRIPTION

Section 1:

Parcel 1

BEGINNING AT A 5/8" REBAR SET ON THE EASTERN RIGHT OF WAY OF COLLEGE AVENUE AKA HWY 133;
THENCE FOLLOWING THE EASTERN RIGHT OF WAY OF COLLEGE AVENUE N 24°19'33"E FOR A DISTANCE OF 100.00' TO A 5/8" REBAR SET;
THENCE LEAVING SAID RIGHT OF WAY S 66°12'18"E FOR A DISTANCE OF 138.11' TO A 1/2" OPEN TOP PIPE FOUND;
THENCE S 65°23'12"E FOR A DISTANCE OF 109.44' TO A 1/2" OPEN TOP PIPE FOUND;
THENCE S 23°27'08"W FOR A DISTANCE OF 99.39' TO A 1/2" OPEN TOP PIPE FOUND;
THENCE N 65°59'05"W FOR A DISTANCE OF 249.06' TO A 5/8" REBAR SET ON THE EASTERN RIGHT OF WAY OF COLLEGE AVENUE;
WHICH IS THE POINT OF BEGINNING,
CONTAINING 24,861 SQUARE FEET OR 0.571 ACRES MORE OR LESS

Parcel 2

BEGINNING AT A 5/8" REBAR SET ON THE EASTERN RIGHT OF WAY OF COLLEGE AVENUE AKA HWY 133;
THENCE FOLLOWING THE EASTERN RIGHT OF WAY OF COLLEGE AVENUE FOR THE FOLLOWING CALLS N 24°40'08"E FOR A DISTANCE OF 41.05' TO A 5/8" REBAR SET;
THENCE N 66°12'00"W FOR A DISTANCE OF 12.50' TO A 5/8" REBAR SET;
THENCE N 23°48'29"E FOR A DISTANCE OF 90.30' TO A 5/8" REBAR SET;
THENCE LEAVING SAID RIGHT OF WAY S 59°38'02"E A DISTANCE OF 141.08' TO A 5/8" REBAR SET;
THENCE S 18°55'45"W FOR A DISTANCE OF 115.61' TO A 1/2" OPEN TOP PIPE;
THENCE N 66°12'18"W FOR A DISTANCE OF 138.11' TO A 5/8" REBAR SET;
WHICH IS THE POINT OF BEGINNING,
CONTAINING 17,343 SQUARE FEET OR 0.398 ACRES MORE OR LESS

Parcel 3

BEGINNING AT A 5/8" REBAR SET ON THE EASTERN RIGHT OF WAY OF COLLEGE AVENUE AKA HWY 133;
THENCE FOLLOWING THE EASTERN RIGHT OF WAY OF COLLEGE AVENUE FOR THE FOLLOWING CALLS N 25°34'40"E FOR A DISTANCE OF 176.71' TO A 5/8" REBAR SET;
THENCE N 70°04'12"E FOR A DISTANCE OF 28.44' TO A 5/8" REBAR SET ON THE SOUTHERN RIGHT OF WAY OF STRODE CIRCLE;
THENCE FOLLOWING SAID RIGHT OF WAY S 65°14'12"E FOR A DISTANCE OF 163.42' TO A PK NAIL FOUND IN THE PAVEMENT OF RIGGS DRIVE;
THENCE FOLLOWING THE ALONG RIGGS DRIVE S 08°04'06"E FOR A DISTANCE OF 156.96' TO A PK NAIL SET IN THE PAVEMENT ON RIGGS DRIVE;
THENCE LEAVING RIGGS DRIVE N 62°32'01"W A DISTANCE OF 28.03' TO A CALCULATED POINT WITHIN THE BANKS OF THE CREEK;
THENCE N 73°11'10"W FOR A DISTANCE OF 115.85' TO A 1 1/2" OPEN TOP PIPE;
THENCE S 14°12'52"W FOR A DISTANCE OF 64.98' TO A 5/8" REBAR SET ON THE SOUTHERN TOP BANK OF THE CREEK;
THENCE N 59°38'02"W FOR A DISTANCE OF 141.08' TO A 5/8" REBAR SET;
WHICH IS THE POINT OF BEGINNING,
CONTAINING AN AREA OF 39,948.3 SQUARE FEET OR 0.917 ACRES MORE OR LESS

Parcel 6

BEGINNING AT A PK NAIL SET IN AN ASPHALT DRIVEWAY ON THE SOUTHWESTERN RIGHT OF WAY OF RIGGS DRIVE;
THENCE LEAVING SAID RIGHT OF WAY S 61°16'39"W A DISTANCE OF 132.70' TO A 5/8" REBAR SET;
THENCE N 66°11'41"W A DISTANCE OF 15.24' TO A 1/2" OPEN TOP PIPE FOUND;
THENCE N 65°23'12"W A DISTANCE OF 109.44' TO A 1/2" OPEN TOP PIPE FOUND;
THENCE N 18°55'45"E A DISTANCE OF 115.61' TO A 5/8" REBAR SET ON THE SOUTHERN TOP BANK OF THE CREEK;
THENCE N 14°12'52"E A DISTANCE OF 64.98' TO A 1 1/2" OPEN TOP PIPE FOUND;
THENCE S 73°11'10"E A DISTANCE OF 115.85' TO A CALCULATED POINT WITHIN THE BANKS OF THE CREEK;
THENCE S 62°32'01"E A DISTANCE OF 15.49' TO A 5/8" REBAR SET ON THE RIGHT OF WAY OF RIGGS DRIVE;
THENCE FOLLOWING THE RIGHT OF WAY OF RIGGS ROAD FOR THE FOLLOWING CALLS

S 22°13'33"E A DISTANCE OF 115.43' TO A PK NAIL IN ASPHALT DRIVEWAY;
THENCE S 32°09'30"E A DISTANCE OF 15.12' TO A PK NAIL SET IN AN ASPHALT DRIVEWAY;
WHICH IS THE POINT OF BEGINNING,
CONTAINING AN AREA OF 32,233 SQUARE FEET OR 0.740 ACRES MORE OR LESS

Parcel 7

BEGINNING AT A 5/8" REBAR SET ON THE SOUTHWESTERN RIGHT OF WAY OF RIGGS DRIVE;
THENCE LEAVING SAID RIGHT OF WAY S 64°18'48"W FOR A DISTANCE OF 192.03' TO A 5/8" REBAR SET; THENCE N 65°46'36"W FOR A DISTANCE OF 51.16' TO A 1/2" OPEN TOP PIPE FOUND;
THENCE N 23°27'08"E FOR A DISTANCE OF 99.39' TO A 1/2" OPEN TOP PIPE FOUND;
THENCE S 66°11'41"E FOR A DISTANCE OF 15.24' TO A 5/8" REBAR SET FOUND;
THENCE N 61°16'39"E FOR A DISTANCE OF 132.70' TO A PK NAIL SET IN AN ASPHALT ON THE SOUTHERN RIGHT OF WAY OF RIGGS DRIVE;
THENCE FOLLOWING SAID RIGHT OF WAY S 29°56'03"E FOR A DISTANCE OF 99.88' TO A 5/8" REBAR SET; WHICH IS THE POINT OF BEGINNING,
CONTAINING AN AREA OF 18,817 SQUARE FEET OR 0.432 ACRES MORE OR LESS

Section 2:

Parcel 4

BEGINNING AT A PK NAIL SET ON THE EASTERN RIGHT OF WAY OF COLLEGE AVENUE AKA HWY 133;
THENCE FOLLOWING SAID RIGHT OF WAY N 23°39'34"E FOR A DISTANCE OF 100.00' TO A 5/8" REBAR SET;
THENCE LEAVING SAID RIGHT OF WAY S 66°20'49"E FOR A DISTANCE OF 120.56' TO A 5/8" REBAR SET;
THENCE FOLLOWING THE CENTERLINE OF A PARTY WALL S 23°25'55"W FOR A DISTANCE OF 52.47' TO A X SET IN CONCRETE;
THENCE S 66°29'27"E FOR A DISTANCE OF 22.74' TO A NAIL FOUND IN CONCRETE;
THENCE S 24°17'07"W FOR A DISTANCE OF 47.97' TO A NAIL FOUND IN ASPHALT ON THE RIGHT OF WAY OF STRODE CIRCLE;
THENCE FOLLOWING THE RIGHT OF WAY OF STRODE CIRCLE N 66°11'33"W FOR A DISTANCE OF 142.98' TO A 5/8" REBAR SET;
WHICH IS THE POINT OF BEGINNING,
CONTAINING AN AREA OF 13,168 SQUARE FEET OR 0.302 ACRES MORE OR LESS

Parcel 5

BEGINNING AT A NAIL FOUND IN AN ASPHALT DRIVEWAY ON THE NORTHERN RIGHT OF WAY OF STRODE CIRCLE;

THENCE LEAVING SAID RIGHT OF WAY N 24°17'07"E FOR A DISTANCE OF 47.97' TO A NAIL IN CONCRETE;

THENCE N 66°29'27"W FOR A DISTANCE OF 22.74' TO A X SET IN CONCRETE;

THENCE FOLLOWING A PARTY WALL N 23°25'55"E FOR A DISTANCE OF 52.47' TO A 5/8" REBAR SET;

THENCE S 66°20'36"E FOR A DISTANCE OF 179.42' TO A 1/2" OPEN TOP PIPE;

THENCE S 23°43'34"W FOR A DISTANCE OF 100.56' TO A SIGNAL UNDER PAVEMENT;

THENCE N 66°16'45"W FOR A DISTANCE OF 156.88' TO A NAIL ON THE NORTHERN RIGHT OF WAY OF STRODE CIRCLE;

WHICH IS THE POINT OF BEGINNING,

CONTAINING AN AREA OF 16,926 SQUARE FEET OR 0.389 ACRES MORE OR LESS

Section 102 - Index of Exhibits

PD SITE PLAN WITH PEDESTRIAN AND VEHICULAR CIRCULATION

PD GRADING PLAN AND STORMWATER PLAN

PD UTILITY

PD LANDSCAPING AND LIGHTING PLAN

PD ARCHITECTURAL SET

Section 103 - Offsite Improvements

The developer will be responsible for Stormwater improvements that will be made on the site and right of way directly in front of the development. These improvements will bring the site into compliance with local and state requirements for water quality and quantity.

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.

Installation of dog waste stations on College Avenue and Knox Road will be included with the development and responsibility of the developer. Additional dog waste stations can be installed in the adjacent neighborhood, subject to property owner approval.

Section 1: Developer will plant minimum 2" caliper street trees at 50' (College) increment along the property frontage of College Avenue within the Public Open Space areas.

Section 2: Developer will plant minimum 2" caliper street trees at 50' (College) increment along the property frontage of College Avenue within the Public Open Space areas.

Section 104 – Permitted Uses

Use of the property will consist of dedicated public open space with parking, a commercial area with parking, Student Multifamily Rental Housing with amenities and parking. All uses allowed in the CM zoning district are allowed in the commercial area.

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

Hours of operation of the commercial tenants will confirm to CM zoning district standards as well as city and state regulations.

Section 107 – Site

The property consists of 7 parcels as well as public improvement areas in front of the development. The property is located east of College Avenue and west of Knox Lane and Riggs Drive. The property is currently developed into low-density single-family homes and commercial buildings. The site has approximately 15 feet of topography change from east to west with an existing drainage running through the site before ultimately entering Lake Hartwell.

The proposed use is for a mixed-use development, made up of student housing rental units that would be marketed to a mixture of students and graduate students. The planned development will have a commercial area designated for retail tenants that will be marketed as a coffee shop, restaurant and supporting retail. With these uses, utilities, other necessities, and associated parking will be provided.

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

Section 1:

A single access point will be provided on College Avenue for vehicles and service. The project will also maintain public parking currently along Riggs Drive and Strode Circle. Pedestrian access points will be available at multiple locations along College Avenue and emergency egress will be provided along Riggs Dr. These access points will remain privately owned and maintained except for the portions that tie into the public right of way.

Section 2:

A single access point will be provided on Strode Cir. for vehicles and service. Pedestrian access points will be available at multiple locations along College Avenue and Strode Cir. These access points will remain privately owned and maintained except for the portions that tie into the public right of way.

Section 108 – Standards and Dimensions

Section 1:

Minimum/Maximum lot area(s) – NA

Minimum/Maximum lot width(s) – NA

Minimum building setback (from property line) – 0 Ft front (West/College Avenue), 50 ft front (North/Strode Circle), 20 ft front (East/ Riggs Drive), 20 ft rear (South), and 15 ft side (Southwest)

Maximum structure height – Structure height for this section is measured as the vertical dimension between the average grade along the College Ave building frontage, and top of the roof.

- Maximum height of residential building: 85'-0", excluding stair and elevator overruns, and parapets.
- Maximum height of parking structure: 100'-0", excluding stair and elevator overruns, and parapets.

Section 2:

Minimum/Maximum lot area(s) – NA

Minimum/Maximum lot width(s) – NA

Minimum building setback (from property line) – 0 Ft front (West/College Avenue), 10 ft rear (North), 10 ft front (South/Strode Circle), and 10 ft side (East)

Maximum structure height - Structure height for this section is measured as the vertical dimension between the average grade along the Strode Circle building frontage, and top of the roof.

- Maximum height: 35'-0"

Section 109 – Impervious Area

Impervious materials will include the building, sidewalks, curb and gutter, patios, asphalt paving, etc. Maximum impervious coverage will be limited by the following:

Section 1: 75%

Section 2: 85%

Section 110 –Open Space

Open space will consist of setbacks, buffers, lawn, landscaping, sidewalks, ground level seating area and hardscape, building courtyard and pool area as shown on the Conceptual Site Plan. The open space for the courtyard and pool area will remain private and will consist of landscaping, a dog park, a pool, and a pool deck. All open space within the property area shall be owned and maintained by the developer (owner) and it shall not be dedicated for public use. As part of the project, there shall be on-street parking, sidewalks and street trees constructed within these public areas.

The minimum open space will be limited by the following:

Section 1: 35%

Section 2: 28%

Section 111 – 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 shall be counted as one occupant.

In addition to the public open space and commercial space, the open courtyard and elevated pool areas shall be reserved as common open space that shall be designated for recreational use by residents.

Area 1: Open Space - N/A

Area 2: Commercial Area - Minimum area = 10,000 SF

Area 3: Student Multifamily Rental Housing

Occupancy for all residential units will be limited to two residents per bedroom.

Density will be limited by 80 units per acre and/or 335 occupants per acre.

Area 4: Open Space - N/A

Area 5: Student Multifamily Rental Housing

Occupancy for all residential units will be limited to two residents per bedroom.

Density will be limited by 50 units per acre and/or 150 occupants per acre.

Section 112 – Design Standards

Materials for building construction will consist of the following: reinforced concrete and concrete masonry units at the parking deck levels wood framing with brick masonry, metal panel, stucco and fiber cement panel varieties cladding of the apartment structure; insulated operable windows. The commercial retail level along College Avenue will include a mix of brick masonry and metal panels with insulated storefront window and door systems.

Section 113 – Parking/Circulation

Parking and Circulation for this PD shall adhere to Chapter 19 - Article VIII of the City of Clemson Code of Ordinance.

The project will include an 8-level parking structure with a residential parking ratio of no less than one space per two bedrooms. No more than 30% of residential parking spaces will be designated as compact. Adequate parking will be provided for both residents and guests.

Commercial parking will be provided at a minimum ratio of one space per 300 square feet and clearly marked to distinguish it from residential parking. Additional garage spaces will be designated as public parking, managed and operated by the developer per the table below. On-street parking spaces will be deeded to the City as public parking and marked with signage approved by the Clemson Police Department.

SECTION	AREA	USE	PROVIDED PARKING SPACES	LOCATION
Section 1	Area 1	Open Space	122	Garage
			6	On-street
	Area 2	Commercial Area	22	Garage
	Area 3	Student Multifamily rental housing	335	Garage
Section 2	Area 4	Open Space	0	n/a
	Area 5	Student Multifamily rental housing	44	At grade

Bicycle parking will be available along College Avenue and within the designated parking area, with a minimum of 0.15 spaces per bedroom for use by the public, retail patrons, residents, and guests. All roads will meet emergency access and Fire Code standards.

The developer will coordinate with the City Traffic Engineer throughout the planning and permitting process and will provide a Traffic Study if required.

Section 114 – 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 College Avenue** = Overstory trees shall be planted in landscape islands utilizing modular suspended pavement systems (Silva Cells) or other similar method approved by the Director of Urban Land Management.
- **Screening around transformer** = Evergreen shrubs shall be planted max 3' o.c. to screen the transformer from the R.O.W.
- Upper story trees will be a minimum of 2" caliper at planting. No more than 25% of total trees may be from one species. All tree species shall be approved by the Director of Urban Land Management.
- Additional landscaping may be planted (including shrubs around buildings and amenity areas) as approved. All shrubs will be shown on the final landscape plan.

Section 115 - Signage

Signage for this PD shall adhere to Chapter 19 - Article VII of the City of Clemson Code of Ordinance and will conform to the standards of the CM zoning District and AR-District 2. Final Signage & Illumination Plan will be completed to meet the requirements during the permitting process, which may include BAR approval.

Section 116 – Lighting

Proposed light locations are shown on the PD LIGHTING PLAN which shows lighting installed on building and or street lighting necessary to illuminate any public sidewalk. A lighting photometric plan will be completed to meet City of Clemson Lighting Ordinance during permitting process.

Section 117 – Utilities

Project will be serviced by City of Clemson water and sanitary sewer. Connection and service fees will be the responsibility of the developer. There will not be an impact on schools as the residential components of the project that will be students.

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

Section 118 – Connectivity

The planned development will have direct access to the public right of way. Implementation of the downtown corridor plan provides improvements to road, bike lanes, and multiuse paths. This will provide access to transit and alternative modes of transportation. This development will be within walking distance to the Clemson Area Transit system (CAT), as well as direct access to the City of Clemson and Clemson University.

Section 119 – 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. The steep topography from North to South will require a cut to provide a split level between College Avenue and Riggs Drive.

Stormwater will be collected with inlets and piped into the development before discharging into the stream located on site and ultimately into Lake Hartwell. Local and state requirements for stormwater management and water quality will be followed. The surrounding areas and downstream analysis will be studied as part of the hydrology study. RCP, HDPE, and PVC pipes will be utilized for all storm materials. All retaining walls will be faced with split block, stone, brick or matching building materials to create a decorative look.

Section 120 – Trash

The trash collection shall be provided by the developer through a local private trash collection company.

Section 1: All trash for the development will be collected at the enclosed dumpster service area located at the southern portion of the property. The dumpster service area will be enclosed by roll-up door and serviceable via a service access drive on College Avenue.

Section 2: All trash for the development will be collected at a centralized enclosed dumpster. The dumpster will be serviceable via the main access drive on Strode Cir.

Section 120 – Accessory Structures

N/A

Section 123 – Maintenance

Owner/developer is responsible for all maintenance of property including building, landscaping, tenant open space, stormwater facilities, and grounds. City of Clemson will be responsible for all public domestic water, sewer mains, and sewer force mains.

Section 124 – Phasing

N/A

Section 125 – Construction Activity

Construction hours and noise guidelines 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 126 – Transfer of Ownership

This Ordinance will remain in place through any transfer of ownership of property. Any transfer of ownership of the property does not release the property owner of maintenance and management of property per this Ordinance. 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.