

1. Remote Participation And Viewing

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1. In person during the appropriate point(s) of the meeting
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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. Agenda

Documents:

[2025_10_06AGENDA.PDF](#)

3. Meeting Materials

Documents:

[2025_09_15MINUTES.PDF](#)
[2025_10_06COUNSELING.PDF](#)
[2025_10_06ATAK.PDF](#)
[2025_10_06BUFFERYARDS.PDF](#)
[2025_10_06FENCES.PDF](#)
[2025_10_06398COLLEGE.PDF](#)
[2025_10_06COCHRAN.PDF](#)
[2025_10_06SWEEPER.PDF](#)



CITY OF Clemson SOUTH CAROLINA

Amended Agenda, Clemson City Council
October 6th, 2025
Council Chamber, Clemson City Hall

6:30 p.m. Call to Order: Regular Council Meeting

Invocation and Pledge of Allegiance: Council Member Sherrill

Public Session: (3-minute limit per speaker)

Approval of Minutes: September 15th, 2025

Reports/Discussion (2-minute limit per speaker)

- a. Consider a request from Healing Bridges Counseling to use Free Clinic facilities to operate a counseling center. – Community Engagement Coordinator Lindsey Newton
- b. Consider Accommodations Tax Committee Recommendations for ATAX Grants. – Finance Director Leslie Wilder
- c. Staff Reports

Policy Action (2-minute limit per speaker)

- a. Consider 2nd reading of a proposed text amendment regarding buffer yard standards. – Zoning and Codes Administrator Jacob Peabody
- b. Consider 2nd reading of a proposed text amendment regarding arterial frontage fences. – Zoning and Codes Administrator Jacob Peabody
- c. Consider 1st reading of a proposed Planned Development (398 College Avenue). – Assistant City Administrator Nathan Woods
- d. Consider 1st reading of a proposed zoning map amendment on parcels located on Cochran Road. – Zoning and Codes Administrator Jacob Peabody

Other Policy Items

- a. Consider authorizing the City Administrator to enter into a contract with Amick Equipment for the purchase of a TYMCO Model 435 street sweeper in the amount of \$235,971. – Public Works Director Cody Lingefelt

Mayor-Council reports/comments/new business

Adjourn

Regular Council Meeting
September 15th, 2025
Council Chamber-Clemson City Hall

5:30 PM Public Hearing: 1. Proposed Map Amendment (Cochran Rd Parcels) 2. Proposed Planned Development (398 College Avenue)

Call to Order: Mayor Robert Halfacre at 7:30 p.m.

Invocation and Pledge of Allegiance: Council Member Evans

Members present: Mayor Halfacre presiding, Council Members Evans, Fulmer, Jones, Scott, Sherrill and Smith.

Absent: None

Notification emailed: September 11th, 2025 to the Greenville News, the Journal, the Independent Mail, the Post and Courier, the Pickens Sentinel, the Easley Progress; WSNW Radio, WYFF, WSPA, and Fox Carolina.

Oath of Office: Officer Trinity Gamble

Public Session: Mayor Pro Tem Scott presiding. Council Member Jones read a statement regarding decorum. Michael Brown, 106 Leah Drive, Pendleton, SC, regarding noise. Fran Mcguire, 103 Rippleview Drive, regarding formation of a resident committee for development input.

Approval of Minutes: Minutes from the Regular Council Meeting September 2nd, 2025 were approved as presented.

Reports/Discussion

Discuss proposed Planned Development (398 College Avenue). Assistant City Administrator Nathan Woods deferred to City Council for questions to the developer LV Collective, about the project. Council Member Scott suggested adding a place for grocery shopping in the development. Council Member Jones asked for more information on the retail spaces. Council Member Fulmer asked about the demand in the area for student housing. The total project cost is estimated at over \$100 million dollars. Council Member Sherrill asked about policing the proposed 150 parking spaces. Brittani Sanders and Mauricio Visbal from LV Collective responded to the various questions. Zoning and Codes Administrator Jacob Peabody indicated to City Council that the current direction is to have the City enforce the parking regulations. The current projected timeline is the project opening in 2028 if approved. Mayor Halfacre requested reducing the size of the 400 building. Nanda Edgerton, 213 Charleston Avenue, regarding opposing planned developments. Shawn Haney, 211 Riggs Drive, regarding Clemson University application numbers. Rudy Powell, 105 Martin Street, regarding the construction plan. Robert Lee, 113 Pressley Drive, regarding project amenities.

Discuss the PRACT Committee recommendation on operating hours for the pickleball courts. PRACT Committee Chair Bill Caraway presented that park hours are currently 6am-11pm daily. The noise

**Regular Council Meeting
September 15th, 2025**

ordinance in relation to this issue was also explained. There were several options discussed including noise reducing panels, landscape buffers, and working with Duke Energy to enable a timer on the lights to help curb play after park hours.

Staff Reports

City Administrator Andy Blondeau: Glen Dacus and Elexis Earle are retiring. Procurement Coordinator Brandon Burton is leaving to take a job as a County Administrator in Georgia.

Policy Action

Ordinances

Consider 1st reading of a proposed text amendment regarding buffer yard standards. Zoning and Codes Administrator Jacob Peabody presented there were no changes since the last meeting. Council Member Fulmer made a motion, seconded by Council Member Evans, to approve 1st reading of a proposed text amendment regarding buffer yard standards. Vote on this motion was unanimous.

Consider 1st reading of a proposed text amendment regarding arterial frontage fences. – Zoning and Codes Administrator Jacob Peabody presented there were no changes since the last meeting. Council Member Scott made a motion, seconded by Council Member Fulmer, to approve a proposed text amendment regarding arterial frontage fences. Vote on this motion was unanimous.

Other Policy Items

Consider a resolution to authorize the Mayor to execute a letter of certification that the City of Clemson property tax millage rates calculations during this reassessment year comply with SC Code 12-43-2855 (A) (for millage rate limits) and SC Code 12-37-251 (for calculation of Rollback Millage requirements). Finance Director Leslie Wilder presented that this is a reassessment year for Pickens County. The millage is changing from 95 mills to 92.9 mills to maintain the status quo after reassessment. Council Member Scott made a motion, seconded by Council Member Fulmer, to approve a resolution to authorize the Mayor to execute a letter of certification that the City of Clemson property tax millage rates calculations during this reassessment year comply with SC Code 12-43-2855 (A) (for millage rate limits) and SC Code 12-37-251 (for calculation of Rollback Millage requirements). Vote on this motion was unanimous.

Consider authorizing the City Administrator to enter into a contract with Cobb County Tractor for the purchase of an aerial lift. Procurement Director Brandon Burton presented this item. Council Member Fulmer made a motion, seconded by Council Member Scott, to consider authorizing the City Administrator to enter into a contract with Cobb County Tractor for the purchase of an aerial lift. Vote on this motion was unanimous.

**Regular Council Meeting
September 15th, 2025**

Consider an amendment to the FY 2026 Budget. Finance Director Leslie Wilder presented a list of the various changes. Council Member Scott made a motion, seconded by Council Member Fulmer, to approve an amendment to the FY 2026 Budget. Vote on this motion was unanimous.

Consider authorizing the City Administrator to enter into a contract with Tiger Wash for car washing services. Procurement Director Brandon Burton presented this will consolidate several different agreements. The agreement would be revisited after collecting 3 months of usage data. The current estimate of \$39,000 per year is based on one car wash per month per vehicle. Herb Tyler, 143 Folger Street, spoke regarding unlimited monthly washing. Council Member Fulmer made a motion, seconded by Council Member Smith, to authorize the City Administrator to enter into a contract with Tiger Wash for car washing services. Vote on this motion was unanimous.

Consider authorizing the City Administrator to enter into a contract with GT Molecular Inc for Microbial Source Testing. Stormwater Manager Ethan Barnette stated we are required to do testing by the City's MS4 permit. The testing will reveal if samples include human, goose, cattle, hog or dog waste. This contract will cover 30 samples sent to the lab in Colorado. Council Member Scott made a motion, seconded by Council Member Fulmer, to authorize the City Administrator to enter into a contract with GT Molecular Inc for Microbial Source Testing. Vote on this motion was unanimous.

Executive Session

Council Member Scott made a motion, seconded by Council Member Fulmer, to enter into executive session to discuss a contractual agreement regarding the Sincerely, Daniel Exhibit.; SC Code Section 30-4-70(a)(2). Vote on this motion was unanimous.

After discussion, motion was made, duly seconded, and unanimously voted to exit Executive Session and return to the open session.

Following the Executive Session, Council Member Scott made a motion, seconded by Council Member Fulmer, to allow the City Administrator to enter into a contractual agreement regarding the Sincerely Daniel Exhibit SC Code Section 30-4-70(a)(2). Vote on this motion was unanimous.

Mayor-Council reports/comments/new business

Mayor Halfacre: Requested to move Mayor-Council reports/comments/new business before executive sessions.

There being no further business, a motion was made, duly seconded, and unanimously approved to adjourn the meeting at 9:19 p.m.

**Regular Council Meeting
September 15th, 2025**

Respectfully submitted,

Approved

Jeremiah Jackson, MBL

By: _____
G. Robert Halfacre, Mayor



CITY OF CLEMSON
AGENDA ITEM REQUEST FORM

Requested By:

Date Submitted:

Council Meeting Date:

Type of Request: (check only one)

☒ Report/Discussion

☐ Policy/Action

☐ Executive Session

Agenda Item Summary: (brief for public information and posted agenda)

Consider a request from Healing Bridges Counseling to use Free Clinic facilities to operate a counseling center.

Agenda Item Detail: (expand as necessary for clarification)

Healing Bridges is committed to providing mental health counseling to the Clemson community. This space would allow them to address a significant local need by offering accessible and quality mental health care. They will reduce common barriers by utilizing holistic and evidence-based treatments and providing services regardless of a patient's ability to pay.

The Free Clinic Director, Sandy Smith, fully supports a shared space agreement with the counseling center. If Council approves, staff will draft an agreement detailing the shared-space terms and proceed with a lease that includes a monthly escrow contribution from Healing Bridges Counseling Center.



September 29, 2025

Clemson City Council
City of Clemson
1250 Tiger Blvd.
Clemson, SC 29631

Dear Members of Council,

This is a request for consideration to lease space in the Clemson Free Clinic offices to Healing Bridges Counseling Center in a shared fashion acceptable to the City and the Free Clinic Board of Directors (see the enclosed letter of support from them). This space can be pivotal in the launching of Healing Bridges Counseling Center. The center will provide mental health counseling in the greater Clemson community. We will cover a number of conditions, utilizing holistic and evidenced-based treatments for anxiety, depression, trauma, suicidal ideation, obsessive compulsive disorder, and other mental health concerns. This space, along with contributions throughout the community, will allow us to address a significant need in our community, providing service regardless of our neighbors' ability to pay, providing care to "the least of these." We plan to begin seeing clients in early 2026.

Healing Bridges Counseling Center

An all-embracing community outreach for Greater Clemson

"In a world so torn apart by rivalry, anger, and hatred, we have the privileged vocation to be living signs of a love that can bridge all divisions and heal all wounds."

— Henri Nouwen

Mission

Empowering individuals in the greater Clemson community to achieve optimal mental health.

Vision

We will be an integral part of the greater Clemson mental health counseling community by removing barriers and providing accessible, holistic, quality care.

Values

Meeting human needs, we advocate community. We honor and value:

EMPOWERMENT: valuing the healing and growth of the individual

TRUST: honoring the discernment of the individual's truth

COMPASSION: honoring dignity and worth
COLLABORATION: partnering with community resources
EDUCATION: equipping individuals, families, workplaces, and community

The Need

Mental health challenges affect people in every corner of our community — Clemson, Pendleton, and Central are no exception. In 2024, more than 23 percent of adults in South Carolina experienced mental illness, with 4 percent reporting serious thoughts of suicide. More than 24 percent of adults who reported frequent mental distress could not get needed counseling or therapy due to cost.

In 2023, 818 lives were lost to suicide in South Carolina. And in the first few months of 2025, officials in Anderson County reported a dramatic rise in suicide deaths, with 24 deaths in the first few months. This was a 300% increase compared to the same period in 2024.

Too often, those who need help face obstacles they cannot overcome:

- **Shortage of Therapists:** Many residents must wait months for an appointment.
- **Accessibility Challenges:** Without reliable transportation and accessible locations, receiving care is difficult.
- **Stigma:** Cultural and personal barriers keep people from seeking help.
- **Cost:** For many, counseling remains financially out of reach.

Without timely, accessible care, mental health struggles can deepen, affecting relationships, employment, and overall well-being.

Our Approach

Healing Bridges Counseling Center will address these barriers with a community-rooted, sustainable model:

1. **Nonprofit Foundation** – Form a 501(c)(3) organization to ensure accountability, transparency, and eligibility for charitable support. (Our application for tax exempt status was filed with the IRS in February 2025, and is currently under their active review; we expect positive determination in the coming weeks. We understand that any arrangement would be contingent upon receipt of exempt status.)
2. **Professional Leadership** – Our Executive Director will be a licensed mental health clinician to guarantee high-quality, evidence-based services. (We are in active search mode, utilizing a Selection Committee of clinicians, a physician and community members.)
3. **Maximizing Community Resources** – We hope to use under-utilized spaces within the community to minimize overhead and direct resources toward care. We plan to collaborate with local colleges, which will provide valuable educational experiences for students and broaden our capacity for service. (In addition to this request, we are working

with Clemson United Methodist Church, to house our services in their available spaces on certain days. We have also engaged Clemson University Pearce Center for Professional Communication interns who are in the process of building our website, social media presence, etc.)

4. **Start Small, Grow Wisely** – Begin with a manageable client load, expanding incrementally as resources and staffing allow.
5. **Tiered Fee Structure** – We will provide low-cost services through donations.
6. **Sustainable Funding** – Donations will allow us to provide quality services, which will attract paying clients whose fees will help offset the center's costs.

Our Impact

Healing Bridges will be more than simply a counseling center—it will be a safe, welcoming place where people find hope, acceptance, and pathways to healing. By removing barriers, we will:

- Increase access and affordability to licensed mental health providers.
- Offer holistic care that treats and empowers the whole person.
- Foster a culture of openness and compassion around mental health.

A Community Partnership

In its missional planning process, Fort Hill Presbyterian Church began to recognize mental health services as a growing community need and came to believe they could be part of the answer. They also recognized that this is an effort Fort Hill could not and should not do alone, but one that would take the engagement of multiple community partners. (Fort Hill has provided substantial funding to cover start-up costs and initial overhead expenses.)

We cannot do this without the generosity and support and belief of our community.

Clemson churches from across the faith spectrum have historically been the foundation of the organizations founded to address needs in the Clemson community. Both Clemson Community Care and the Clemson Free Clinic were initially established by area churches that continue to provide funding. As you know, they were joined by the City of Clemson, other organizations and individuals who recognized the need that was to be served. The vision is for Healing Bridges to be that same kind of community-supported organization.

Healing Bridges Counseling Center

Together, we can bridge divisions, heal wounds,
and empower our neighbors to thrive.

Thank you for all that you do in our community and for your kind consideration. We welcome your questions, your engagement and conversation moving forward.

Sincerely,

Harrison F. “Hack” Trammell

Harrison F. Trammell
Chair, Board of Directors
Healing Bridges Counseling Center, Inc.
101 Edgewood Ave.
Clemson, SC 29631

Healing Bridges Counseling Center Board of Directors

Heather Cook, M.Ed., LPC
hdc@clemsun.edu
(864) 650-0506

Stacey Miller
smille3@clemsun.edu
(864) 650-2063

Rev. Robert I. Miles
milesrijr@gmail.com
(864) 313-5262

Harrison F. “Hack” Trammell
trammh@gmail.com
(864) 710-1556



1200 Tiger Blvd.
P.O. Box 941
Clemson, SC 29633-0941
864-654-8277
864-654-8907-FAX

26 September 2025

Clemson City Council
1250 Tiger Blvd
Clemson, SC 29631

Dear Clemson City Council

Re: Healing Bridges Counseling Center -Letter of Support

On behalf of the Clemson Free Clinic please accept this letter of support to Healing Bridges Counseling Center in their application request to occupy clinical/office space at the Clemson Free Clinic in early 2026.

For the past twenty years The Clemson Free Clinic has provided free primary healthcare and pharmaceuticals to uninsured residents of the community on Monday and Wednesdays. We know the need and frequently see patients who would benefit from counseling services if readily available. Access to local healthcare and counseling services are vital to fostering the overall well-being of community members.

On 22 September 2025, The Board of Directors of the Clemson Free Clinic unanimously passed a motion fully supporting Healing Bridges Counseling Center usage of The Free Clinic building pending approval by the City of Clemson and signing of contracts approved by the City and Clemson Free Clinic. The Free Clinic Board is excited for the community to have additional access to counseling services.

If you need any more information from the Clemson Free Clinic please contact me at the above address, cell-864-506-4049 and or ssandra@g.clemson.edu

Sincerely,

Sandra C. Smith, RN, MSN
Executive Director, Clemson Free Clinic



CITY OF CLEMSON
AGENDA ITEM REQUEST FORM

Requested By:

Date Submitted:

Council Meeting Date:

Type of Request: (check only one)

☒ Report/Discussion

☐ Policy/Action

☐ Executive Session

Agenda Item Summary: (brief for public information and posted agenda)

Agenda Item Detail: (expand as necessary for clarification)



CITY OF CLEMSON
TOURISM RELATED GRANTS
FISCAL YEAR ENDING JUNE 30, 2026

Organization	Account #	Requested	Recommended	Approved
1. Clemson Area Chamber of Commerce 1105 Tiger Blvd Clemson, SC 29631 Attn: Bryan Lee Rowing: Advertising, Marketing Items, Professional Fees, Security, Portable Toilets, Course setup/removal, Boat Rentals Repairs, Boat Tax & Registration, Postage, Insurance	405-7540-5239165	\$64,700	\$62,200	\$0
2. T Ed Garrison Arena 1101 W Queen Street Pendleton, SC 29670 Attn: Marie O Bolt Advertising/Promotions Garrison Arena	405-7540-5239165	\$10,000	\$10,000	\$0
3. City of Clemson Tourism Dept 1250 Tiger Blvd, Suite 1 Clemson, SC 29631 Attn: Lauren Gamrat City of Clemson Tourism Operations: Marketing, Salaries & Benefits, Professional Services	405-7540-5239165	\$177,100	\$177,100	\$0
4. Foothills Area YMCA 370 Memorial Drive Seneca, SC 29672 Attn: Lindsey Little Death Valley Open Water Swim Meet	405-7540-5239165	\$16,745	\$10,500	\$0
5. Brooks Center for the Performing Arts Clemson University 141 Jersey Lane, 221 Brooks Center Clemson, SC 29634 Attn: Mandy Stertz Brooks Center Marketing & Promotional Plan	405-7540-5239165	\$30,000	\$30,000	\$0
6. South Carolina Theatre Association 572 John Ross Pkwy, Ste 107, pmb 135 Rock Hill, SC 29730 Attn: Melissa King Annual Convention held in Clemson this year	405-7540-5239165	\$8,250	\$8,250	\$0
7. City of Clemson Parks & Recreation Dept 102 Nettles Park Rd Clemson, SC 29631 Attn: Jay Bennett Nettles Park Scoreboard & Field Name Sign Replacement	405-7540-5239165	\$0	\$0	\$0

Total Requested	\$306,795		
Total Available	\$323,022		
Total Recommended		\$298,050	
Total Approved			\$0



CITY OF CLEMSON
AGENDA ITEM REQUEST FORM

Requested By:

Date Submitted:

Council Meeting Date:

Type of Request: (check only one)

☐ Report/Discussion

☒ Policy/Action

☐ Executive Session

Agenda Item Summary: (brief for public information and posted agenda)

Agenda Item Detail: (expand as necessary for clarification)

This proposed text amendment stems from a staff review of the zoning standards governing the installation and design of required buffers. Among the proposed changes are:

1) the establishment of a formal definition of 'tract development'; 2) providing staff and/or the Board of Architectural Review, as appropriate, the ability to permit the relocation of a buffer to increase its effectiveness, and/or to adjust specifications and make modifications based on existing site conditions; 3) clarifying and/or expanding on uses and buffer-types deemed appropriate for each use; 4) modifying the table of materials required in bufferyards; 5) increasing buffer widths when appropriate; and, 6) creating a new buffer type to install between commercial and residential properties.

The Planning Commission approved the draft amendment on May 12, 2025, and a public hearing was held on September 2, 2025. The proposal was approved on First Reading on September 15, 2025.

Attachment: 2025-R-02 Proposed Text Amendment (Bufferyard Standards)

2025-R-02 Proposed Text Amendment (Bufferyard Standards)

Approved by Planning Commission May 12, 2025

Proposed changes in RED font

First Reading September 15, 2025

This proposed text amendment stems from a staff review of the zoning standards governing the installation and design of required buffers. Because these rules have not been reviewed and significantly updated in a decade, the review was not only timely, but it also revealed how mature buffers installed under the provisions grow, survive, and maintain effectiveness over time under wide a range of site conditions.

Additionally, it is worth noting that, as national development trends continue to evolve and our region's population rapidly expands, it is reasonable to anticipate more non-traditional types of development locating near traditional single-family residential neighborhoods, thereby making the long-term viability and effectiveness of bufferyards a critical issue.

Therefore, staff recommends a series of amendments to the bufferyard requirements, including: 1) the establishment of a formal definition of 'tract development'; 2) providing staff and/or the Board of Architectural Review, as appropriate, the ability to permit the relocation of a buffer to increase its effectiveness, and/or to adjust specifications and make modifications based on existing site conditions; 3) clarifying and/or expanding on uses and buffer-types deemed appropriate for each use; 4) modifying the table of materials required in bufferyards; 5) increasing buffer widths when appropriate; and, 6) creating a new buffer type to install between commercial and residential properties.

CODE OF ORDINANCES

CHAPTER 19 ZONING (1)

Sec. 19-107. Definitions.

Townhouse dwelling unit means a single-family dwelling unit constructed in a group of three or more attached units in which each unit extends from the foundation to roof and with yard or public way on not less than two sides. (CC-2019-08, 7-1-2019)

Tract Development means two or more primary-use residential buildings on one lot.

Travel trailer means a vehicular portable structure designed as a temporary dwelling for travel, recreational, and vacation uses, of a length not exceeding 29 feet.

Sec. 19-904. Location of landscape bufferyards.

- A. Unless otherwise specified, required bufferyards and screenings shall be located on the outer perimeter of the lot or parcel boundary line, however, in the case of recorded access/egress easements between two properties, the landscape buffer shall be installed along the recorded easement line. **Notwithstanding this standard, in the event it is deemed that a buffer would be more effective in another location, the Zoning Administrator or Board of Architectural Review (BAR), as appropriate, may, either in whole or in part, require the buffer to be relocated to said location.**
- B. Bufferyards and screenings shall not be located on any portion of an existing public or private street right-of-way.
- C. Unless otherwise directed, the depth of required bufferyards shall be as specified in Table 19-907.

Sec. 19-905. Bufferyard, screening, and landscaping specifications.

M. Berm Specifications:

1. Any earthen berm intended to meet the requirements of this Section must be a minimum of 4 feet in height with a maximum slope 3:1. Berms in excess of 6 feet in height shall have a maximum slope of 4:1 as measured from the exterior property line.

N. Buffer Modifications:

1. The City Horticulturist or BAR, as appropriate, may, provided it will result in a more diverse and healthy planting scheme, reduce the number of plants required by these standards for a buffer based on species and spacing;

2. The Zoning Administrator or BAR, as appropriate, may permit the relocation of a fence or berm within the buffer from the location specified by these standards.

3. The Zoning Administrator may permit an alternative to the wall or fence material(s) specified by these standards, provided the alternative is of equal or greater quality, appearance, durability, and ease of maintenance, and offers the same or better effectiveness in noise abatement and/or screening as the prescribed material.

Sec. 19-907. Bufferyard and screening requirements.

AR District standards regarding bufferyards and setbacks take precedent over Tables 19-907 and 19-908. The size and type of vegetation required under this division shall be determined from tables 19-907 and 19-908:

Table 19-907. Bufferyard and Screening Requirements		
[Between non-residential and/or mixed-use structures within commercial districts, bufferyard requirements shall not apply.]		
Use	Existing Use	Buffer Type
Multi-family Duplex and Patio/Zero Lot Line developments with shared parking or Tract Developments.	Single-family/Two Household (Zoned R-20, R-12)	15' 20' C
	Single-family/Two Household (Zoned R -7. RM-1, or RM-2)	10' C

2025-R-02 Proposed Text Amendment (Bufferyard Standards) Proposed changes in **RED** font

	Single –family/Two Household (All other districts)	10' A
	Multi-family	10' B
	Townhouse	10' B
	Mixed-use	10' B
	Office/Commercial	10' A
	Industrial	25' A
	Institutional	10' A
	Vacant Land	10' A
	Abuts Arterial Road	20' D
Townhouses	Single-family/Two Household (Zoned R-20, R-12)	15' 30' C
	Single-family/Two Household (Zoned R -7, RM-1, or RM-2)	15' C
	Single –family/Two Household (All other districts)	10' B
	Multi-family	10' B
	Townhouse	10' B
	Mixed-use	10' B
	Office/Commercial	10' A
	Industrial	25' A
	Institutional	10' A
Multi-family Development	Vacant Land	10' A
	Abuts Arterial Road	20' D
	Single-family/Two Household (Zoned R-20, R-12)	30' C - If proposed building greater than 3 stories buffer will be increased to 40'
	Single-family/Two Household (Zoned R-7, RM-1 or RM-2)	20' B
	Single –family/Two Household (All other districts)	10' A
	Multi-family	10' B
	Townhouse	10' B
	Mixed-use	10' B
	Office/Commercial	10' A
	Industrial	25' A
	Institutional	10' A
	Vacant Land	10' A
	Abuts Arterial Road	20' D

2025-R-02 Proposed Text Amendment (Bufferyard Standards) Proposed changes in **RED** font

Mixed-Use	Single-family/Two Household (Zoned R-20, R-12)	• 25 30' C - within R20, R-12, RM-1 & RM2 Districts; • 15' C - within RM3, RM-3.5, & RM-4 Districts; • 5' A - along Vehicle Use Areas within all Non-residential Districts If proposed building is greater than 3 stories buffer will be increased to 40'
	Single-family/Two Household (Zoned R-7 RM-1 or RM-2)	30' C
	Single –family/Two Household (All other districts)	10' A
	Multi-family	10' A
	Townhouse	10' A
	Mixed-use	10' A
	Office /Commercial	5' A
	Industrial	25' B
	Institutional	25' B
	Vacant Land	10' A
Office/Commercial	Single-family/Two Household	• 25' C - within R20, R-12, R-7 RM-1 & RM2 Districts; • 15' C - within RM3, RM-3.5, & RM-4 Districts; • 5' A - along Vehicle Use Areas within all Non-residential Districts
	Multi-family	10' A
	Townhouse	10' A
	Mixed-use	10' A
	Office /Commercial	5' A
	Industrial	25' B
	Institutional	25' B
	Vacant Land	10' A
Industrial, Manufacturing, Wholesale Trade, Warehousing and Storage	Active Railroad Right-of-Way	NA
	Single-Family/Two Household	50' E
	Multi-family	25' C
	Townhouse	25' C
	Mixed-use	25' C
	Office/Commercial	25' B
	Industrial	25' B
	Institutional	25' B
	Vacant Land	10' A
	Active Railroad Right-of-Way	NA
	Road	30' D
	Single-family/Two Household	25' C
	Multi-family	25' C

2025-R-02 Proposed Text Amendment (Bufferyard Standards) Proposed changes in **RED** font

Institutional Public and Institutional Uses and Utilities	Townhouse	25' C
	Mixed-use	25' C
	Office/Commercial	25' B
	Industrial	25' B
	Institutional	25' B
	Vacant Land	10' A
*In the event development is deemed to fit into more than one use classification, the more robust buffer will be required.		

(Ord. No. CC-2014-05, § 1, 8-18-14; Ord. No. CC-2015-26, 7-20-15; Ord. No. CC-2016-26, 8-15-16
XXXXXXXXXX)

Sec. 19-908. Materials required in bufferyards.

The required landscape material to be utilized in bufferyards is provided in Table 19-908:

Table 19-908. — Landscape Materials Required within Bufferyards		
Buffer Type	Number of Plants	Plants and Structures Features required per 100 linear feet ±
A	3	Upper story (Canopy) trees
	20	Shrubs or; Continuous solid fence or a wall constructed of <u>brick</u> , masonry or <u>stone</u> 36" min. to 48" max. in <u>height</u> or; Continuous earthen <u>berm</u> 36" min. to 48" max. in <u>height</u> with live <u>ground cover</u>
B	4	Upper story (Canopy) Trees
	30	Shrubs or; Continuous solid fence or a wall constructed of <u>brick</u> , masonry or <u>stone</u> 36" min to 48" max in <u>height</u> or; Continuous earthen berm 36" min to 48" max in <u>height</u> with live ground cover
C	4	Upper story (Canopy) Trees
	1	6 to 8 foot high wall or solid fence or 6ft berm within 12 inches of property line; finished side facing adjacent property; landscape materials will be equally distributed on both sides of the fence or berm. Fences or walls greater than 50 feet in length shall have a column every 50 feet.
	4	Understory Trees
	40	Shrubs
D	40 4	Upper Story (Canopy) Trees
	5	Understory trees
	30 40	Shrubs or; 6 to 8 foot high wall or solid fence within 12 inches of property line; finished side facing adjacent property
	1	6ft tall berm with landscape materials equally distributed on both sides of berm.
	10	Upper Story (Canopy) Trees
	5	Understory trees

2025-R-02 Proposed Text Amendment (Bufferyard Standards) Proposed changes in **RED** font

E	30 60	Shrubs and; 6 to 8 foot high wall, berm or solid fence within 12 inches of property line; finished side facing adjacent property; landscape materials will be equally distributed on both sides of the fence or berm
	1	6 to 8 foot high masonry wall or 8ft berm; finished side of fence facing adjacent property; landscape materials will be equally distributed on both sides of the fence or berm. Walls greater than 50 feet in length shall have a column every 50 feet.
F	1	Landscape Berm
	12	Upper Story (Canopy) Trees
	4	Understory Trees
G	3	Upper story (Canopy) Trees
	1	6 to 8 foot high masonry wall; landscape materials will be equally distributed on both sides of the fence or berm. Walls greater than 50 feet in length shall have a column every 50 feet.
	2	Understory Trees
	30	Shrubs
1 Subject to visibility standards in ARTICLE VI Section 19-606.		

A. The following shall apply for materials and determination of bufferyards:

1. When a lot has a combination of different land uses, the bufferyard is calculated on the use of the highest impact;
2. Where the functional rear and side of any commercially zoned properties as determined by the Zoning and Codes Administrator are across the street from any residentially zoned property, the required buffer shall be a 10 foot type "A" "G" buffer



CITY OF CLEMSON
AGENDA ITEM REQUEST FORM

Requested By:

Date Submitted:

Council Meeting Date:

Type of Request: (check only one)

☐ Report/Discussion

☒ Policy/Action

☐ Executive Session

Agenda Item Summary: (brief for public information and posted agenda)

Agenda Item Detail: (expand as necessary for clarification)

City Code requires all corner lots to meet front setback standards for both abutting street frontages, which, in the vast majority of situations works to maintain an appealing consistency with neighboring houses. Because front fences may be no more than 4 feet in height, however, those relatively few lots situated adjacent to a busy arterial street are typically provided little relief from the traffic noise and light by the fence. This proposed zoning text amendment would allow the Zoning Administrator, on a case-by-case basis, to address this issue by establishing arterial frontage standards designed for particular site conditions.

The Planning Commission approved the draft amendment on May 12, 2025, and a public hearing was held on September 2, 2025. The proposal was approved on First Reading on September 15, 2025.

Attachment: 2025-R-01 Proposed Text Amendment (Arterial Frontage Fences)

City Code requires all corner lots to meet front setback standards for both abutting street frontages, which, in the vast majority of situations works to maintain an appealing consistency with neighboring houses. In those relatively few situations when a corner lot is situated at an intersection of a neighborhood street and an arterial road, however, the limitations in front setback rules on fence heights have been shown to be problematic. Under current rules, fences in the front setback may be no more than 4 feet in height, thereby providing no real relief from the road noise, lights, and other impacts associated with an arterial road. In an effort to address the issue, staff recommends amending the conditional use standards for residential districts to, provided it is deemed appropriate by the Zoning Administrator, permit corner lots situated at the intersection of non-arterial and arterial roads to be subject to side or rear setback standards on the arterial side. By doing this, a fence up to 8 feet in height can be installed along the frontage of the arterial road. Also, the draft amendment specifies that road classifications are to be based on City standards and approved by the City Engineer; and it provides for a streamlined process to address unusual site conditions by providing the Zoning Administrator the authority to establish appropriate setbacks on a case-by-case basis.

CODE OF ORDINANCES

CHAPTER 19 ZONING (1)

ARTICLE III. RESIDENTIAL DISTRICTS AND DISTRICT REGULATIONS

DIVISION 2. CONDITIONAL USE AND SPECIAL EXCEPTION STANDARDS FOR RESIDENTIAL DISTRICTS

Sec. 19-305. Purpose of conditional use and special exception standards.

C. RESIDENTIAL ACCESSORY STRUCTURES & USES ²: See Section 19-305, Endnote 2

2025-R-01 Proposed Text Amendment (Arterial Frontage Fences)

Proposed changes shown in RED font

11. Fences and Walls

a. Conditional Use Standards *[All Residential Districts]*

1. May abut the side and/or rear property line.
2. May be located in all required setbacks provided they shall be no closer than 18 inches to a street right-of-way line provided:
 - a. Shall not exceed eight feet in height; and
 - b. Shall not violate district visibility requirements.
3. A fence or freestanding wall may be permitted in the required front yard setback provided it does not exceed a maximum height of 4 feet and is visually transparent and not opaque. Examples of such approved fence types are picket or wrought iron fences. Solid walls of brick, stone, or parged masonry may also be permitted in the front setback provided the wall is no taller than 32 inches; such fencing may include pillars up to 4 feet tall, and may also have pickets or other approved transparent fencing up to 16 inches in height installed along the top of the solid wall.
4. For the purposes of this Section, corner lots with two street frontages **on roads designated as non-arterial** shall be considered to have a front yard setback on each street **In the event a corner lot has frontage on an arterial road, that setback shall, provided such standards are deemed safe and/or appropriate by the Zoning Administrator, conform to the standards for a side or rear property line. Road classifications shall be based on City standards and published on a roadway classification map approved by the City Engineer. Notwithstanding this or any other standard set forth by this section, the Zoning Administrator shall reserve the right to amend or otherwise determine appropriate setbacks and other dimensional standards deemed necessary to accommodate specific site conditions.**



CITY OF CLEMSON
AGENDA ITEM REQUEST FORM

Requested By:

Date Submitted:

Council Meeting Date:

Type of Request: (check only one)

☐ Report/Discussion

☒ Policy/Action

☐ Executive Session

Agenda Item Summary: (brief for public information and posted agenda)

Agenda Item Detail: (expand as necessary for clarification)

An application for a proposed planned development was received from Mr. Mario Visbal of LV Collective (Austin, Texas) on April 21, 2025. As currently proposed, an eight-story mixed-use midrise residential building and a five-story mixed-use apartment building will be constructed on seven parcels totaling approximately 3.76 acres near 398 and 400 College Avenue. The project includes a total of 650 bedrooms within the midrise structure, and 110 bedrooms in the five-story structure. Additionally, it proposes approximately 13,000 sq.ft. of new commercial space and 150 public parking spaces. The project also includes the restoration and preservation of an active stream on the site.

Attachments:

Report
Draft Regulating Ordinance and Exhibits

Planned Development (398 College Avenue)

Planning Commission Approved – August 11, 2025 Public Hearing - September 15, 2025

First Reading - October 6, 2025

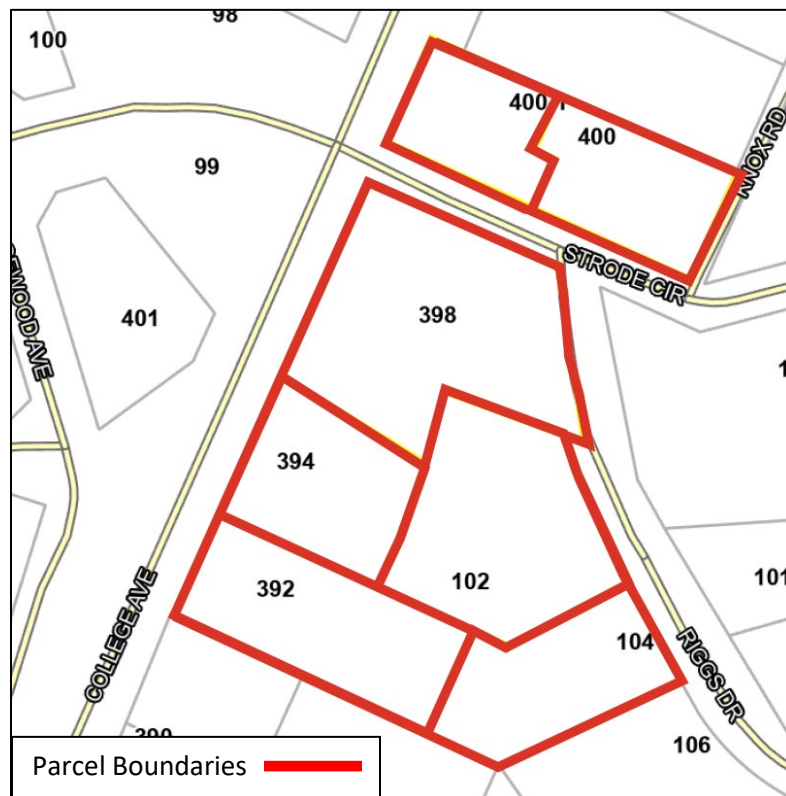
Report on
Proposed Planned Development (398 College Avenue)
First Reading
October 6, 2025

An application for a proposed planned development was received from Mr. Mario Visbal of LV Collective (Austin, Texas) on April 21, 2025. As currently proposed, an eight-story mixed-use midrise residential building and a five-story mixed-use apartment building will be constructed on seven parcels totaling approximately 3.76 acres near 398 and 400 College Avenue. The project includes a total of 650 bedrooms within the midrise structure, and 110 bedrooms in the five-story structure. Additionally, it proposes approximately 13,000 sq.ft. of new commercial space and 150 public parking spaces. The project also includes the restoration and preservation of an active stream on the site.

Location

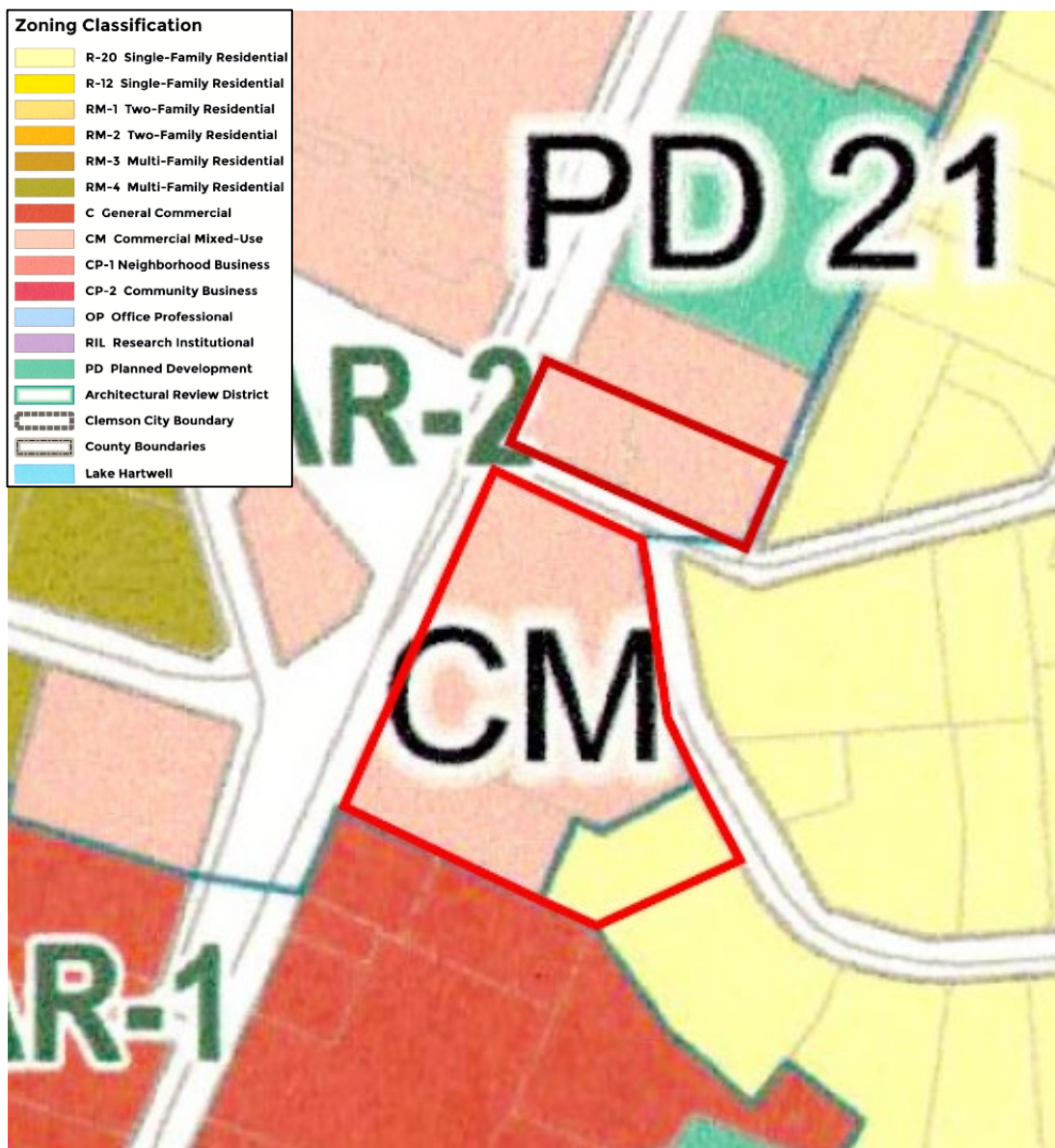
The project site is located in the downtown at the intersection of Strode Circle and College Avenue, with the proposed mid-rise structure to be situated on the south side of Strode Circle, and the apartment structure on the north. The parcels proposed to be developed include:

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

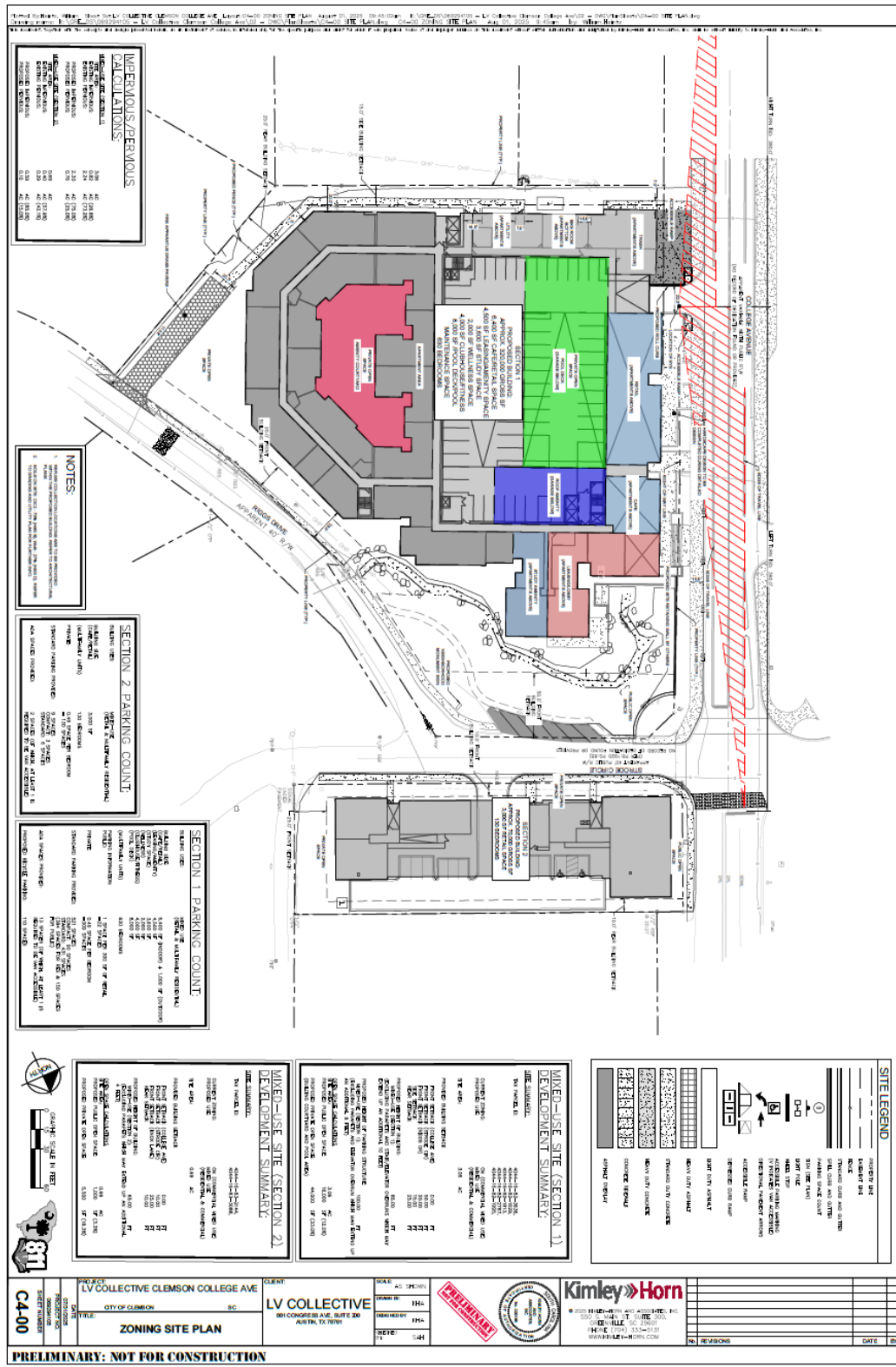
The properties are shown on the Future Land Use Map in the Comprehensive Plan to be predominantly commercial in nature, with only the single R-20 District parcel noted as low-density residential.



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. Workshop sessions intended to allow the Commission members to review changes to prior to a formal vote on a recommendation on the matter were held on July 23, 2025 and August 5, 2025. On August 11, 2025, the Commission voted 4 – 2 to approve a positive recommendation to City Council on the proposed planned development. A public hearing was held on September 15, 2025.

Site Plan



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.

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

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

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 as applicable per the civil drawings. Any required maintenance bond per City of Clemson utility department standards will be provided by the developer (owner) 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 – Open space is defined in Section 110 below. The amount of open space in this Planned Development will be per Section 110 and per the Open Space exhibit in the Conceptual Site Plan.

The Downtown Corridor Plan will be installed by the developer on the east side of College Ave from Strode Circle and up to the North side of Keith St. Design to be coordinated by the city engineer.

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 except for the Café, which will be completed concurrently with the multifamily building. The Café will be forward facing to the public and open to the public. The remaining commercial areas are expected to be developed post-residential completion and delivered as warm shell spaces. A chase to the roof for a restaurant hood will be provided so that a potential restaurant will not need to vent out the College Ave façade. Access to grease sanitation will be provided.

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 - Open space is defined in Section 110 below. The amount of open space in this Planned Development will be per Section 110 and per the Open Space exhibit in the Conceptual Site Plan.

Area 5: Student Multifamily Rental Housing – The residential portion of the Planned Development will comprise approximately 55,000 rentable square feet, with an average unit size of 750 square feet. Residents will have access to the shared amenities provided throughout the development. Each unit will include necessary utilities and essentials. Parking for these units will be provided in Section one of this development per Section 113. The maximum occupancy, density, and total number of units will comply with Section 111. Area 5 shall be bound by the following:

- Area 5 shall be developed exclusively with residential dwelling units containing no more than three (3) bedrooms. Units with four (4) or more bedrooms shall be prohibited.
- Three-bedroom units shall not exceed ten percent (10%) of the total residential unit count within the North Parcels.

- Area 5 shall consist of studios, one-bedroom, two-bedroom, and three-bedroom units.
- Area 5 units shall be marketed to and made available for occupancy by non-student households through a marketing and leasing program directed toward non-student residents.
- Nothing herein shall prohibit students from renting units in Area 5; however, the Developer shall maintain a good-faith effort, as described above, to target non-student renters as the primary market.

Area 6: Commercial Area – The commercial component will include a minimum of 2,800 square feet of interior space, maintaining a minimum interior depth of 40 feet. This area will be marketed for market/bodega, restaurants, coffee shops, and general retail tenants and are expected to be developed post-residential completion and delivered as warm shell spaces. A chase to the roof for a restaurant hood will be provided so that a potential restaurant will not need to vent out the College Ave façade.

The Developer shall encourage the establishment of a neighborhood-serving market/bodega tenant within the North Parcel retail space by offering a subsidy package designed to enhance feasibility for a qualified local or regional operator. The subsidy package will include the equivalent of one (1) year of free rent, together with a tenant improvement allowance of up to \$75 per square foot.

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 (owner) will construct the streetscape 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. Final design to be approved by the City Zoning and Codes Administrator or Board of Architectural Review.

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.

Community Benefit Contribution

As part of the Planned Development approval, the Developer shall contribute a total of Two Hundred Fifty Thousand Dollars (\$250,000.00) to the City of Clemson. The contribution shall be allocated by the City toward community benefit initiatives, which may include but are not limited to affordable housing, infrastructure, public amenities, or other City priorities as determined by the City Council. The timing and disbursement of the contribution shall be coordinated with City staff prior to issuance of the first certificate of occupancy within the Planned Development.

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 (owner) will be responsible for its portion of impact fees assessed to the project.

Notwithstanding any this or any other provision in this document, the developer (owner) shall be responsible for all of the improvements identified by Section 103 – Offsite & Public Improvements.

PROPERTY LEGAL DESCRIPTION

Section 1: See Exhibit 1

Section 102 - Index of Exhibits

LEGAL DESCRIPTION

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 (owner) 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 (owner) and will be made to update the public sanitary system to work with the proposed development.

Installation of dog waste stations on College Avenue, Riggs Drive and Knox Road will be included with the development and responsibility of the developer (owner).

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

Section 2: Developer (owner) will plant minimum 2" caliper street trees at 50' increment along the property frontage of College Avenue & Strode Circle 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. For the residential area, the pool rooftop amenity is open 9am to 10pm while all other outdoor amenities are open 24/7.

Section 107 – Site

The property consists of 7 parcels as well as public improvement areas in front of the development. One of the parcels known in this ordinance as Section 2 is located east of College Avenue, North of Strode Circle and west of Knox Road. The majority of the site is east of College Ave, south of Strode Circle and west of 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), 25 ft front (East/ Riggs Drive), 15 ft rear (South), and 25 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, parapets and equipment.
- Maximum height of parking structure: 100'-0", excluding stair and elevator overruns, parapets and equipment.

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 25 ft side (East/Knox Rd)

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: 65'-0", excluding stair and elevator overruns, parapets and equipment.

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: 90%

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 Open Space exhibit of the Conceptual Site Plan. All open space within the property area shall be owned and maintained by the developer (owner). The maintenance responsibility of the developer (owner) to include grass mowing, emptying trash receptacles and pet waste stations as well as general maintenance. General maintenance to include repainting peeling paint and keeping surfaces clear of debris and mold.

The private open space will include the courtyard, pool area, and at-grade areas highlighted in yellow on the Open Space exhibit of the Conceptual Site Plan, will remain private and will consist of landscaping, a pool, and a pool deck.

The public open space of the project which will be constructed by developer (owner) 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. The public open space in the property will be governed by a use and liability agreement between the developer (owner) and the city.

The minimum open space will be limited by the following:

Section 1: 35%

Section 2: 20%

As part of the project, there shall be on-street parking, sidewalks and street trees constructed within these open areas. Final Design to be approved by the Zoning and Codes Administrator or the Board of Architectural Review.

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 20% of the total residential units will be limited to two occupants per bedroom in 1 & 2 bedrooms units otherwise maximum occupancy of dwellings is 1 occupant per bedroom.

Density will be limited to 180 units and 650 bedrooms.

Area 4: Open Space - N/A

Area 5: Student Multifamily Rental Housing

Occupancy for 20% of the total residential units will be limited to two occupants per bedroom in 1 & 2 bedrooms units otherwise maximum occupancy of dwellings is 1 occupant per bedroom.

Density will be limited to 80 units and 110 bedrooms.

Area 6: Commercial Area - Minimum area = 3,000 SF

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. All parking spaces within the parking deck will be 9' x 18'.

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 City 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. The City will lease parking spaces in the garage at no cost. A separate agreement between the developer (owner) and the City will define responsibilities, management, ownership, and terms related to the public parking spaces.

SECTION	USE	PROVIDED PARKING SPACES	LOCATION
Section 1	Public Parking (including potential ride-share and drop-off loading spaces)	144	Garage
		6	On-street
	Student Multifamily rental housing	380	Garage
Section 2	Student Multifamily rental housing	10	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 (owner) 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, hardscape 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 Plan will be completed to meet the requirements during the permitting process, which will include BAR approval. Approval of the BAR to include a new entrance sign to the Cold Springs Neighborhood.

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. Final Illumination Plan will be completed to meet the requirements during the permitting process, which will include BAR approval.

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 (owner).

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 (owner) 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 where trash containers will be staged for pick-up.

Section 2: All trash for the development will be collected at a centralized dumpster. The dumpster service area will be located behind the building, screened from any public ROW and serviceable via the internal drive accessed from Strode Cir.

Section 120 – Accessory Structures

N/A

Section 123 – Maintenance

Developer (owner) 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 (owner) 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 (owner) right to sell, assign or convey the project in accordance with applicable law.

EXHIBIT 1
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

398 COLLEGE AVE - CLEMSON, SC

DESIGN PACKAGE

AUGUST 26, 2025
LV COLLECTIVE



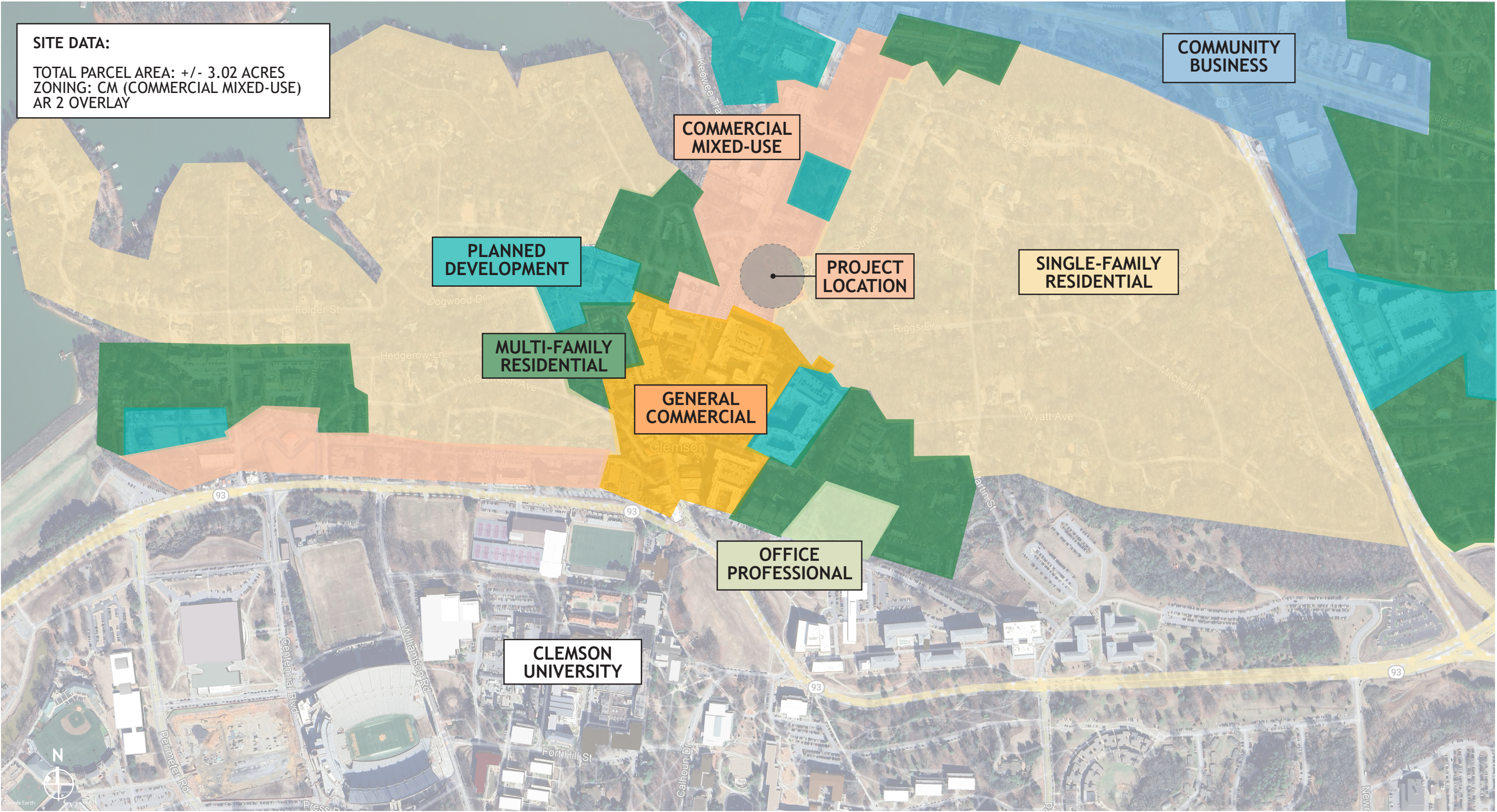
Project Location Map

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 Perspectives - College Ave.

398 College Ave - Clemson, SC



Conceptual Perspectives - College Ave.

398 College Ave - Clemson, SC



Conceptual Perspectives - College Ave.

398 College Ave - Clemson, SC



Conceptual Perspectives - College Ave.

398 College Ave - Clemson, SC



Conceptual Perspectives - College Ave.

398 College Ave - Clemson, SC



Conceptual Perspectives - South Parcel

398 College Ave - Clemson, SC



Conceptual Perspectives - South Parcel

398 College Ave - Clemson, SC



Conceptual Perspectives - East Elevation

398 College Ave - Clemson, SC



Conceptual Perspectives - East Elevation

398 College Ave - Clemson, SC



Conceptual Perspectives - East Elevation

398 College Ave - Clemson, SC



Conceptual Perspectives - North Parcel

398 College Ave - Clemson, SC



Conceptual Perspectives - North Parcel

398 College Ave - Clemson, SC



Conceptual Perspectives - North Parcel

398 College Ave - Clemson, SC



Conceptual Perspectives - North Parcel

398 College Ave - Clemson, SC



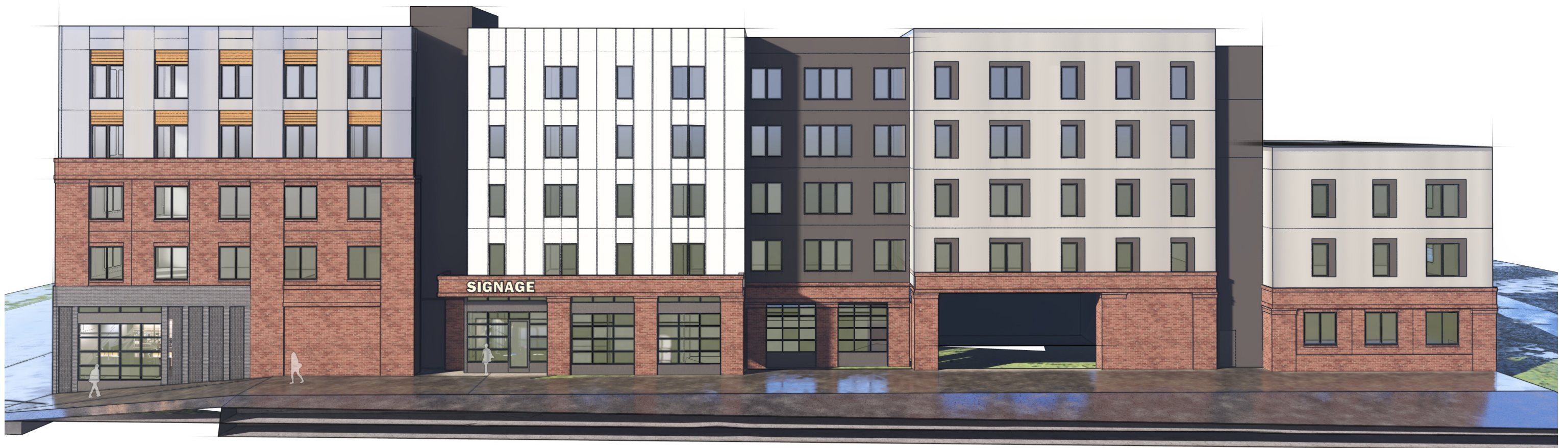
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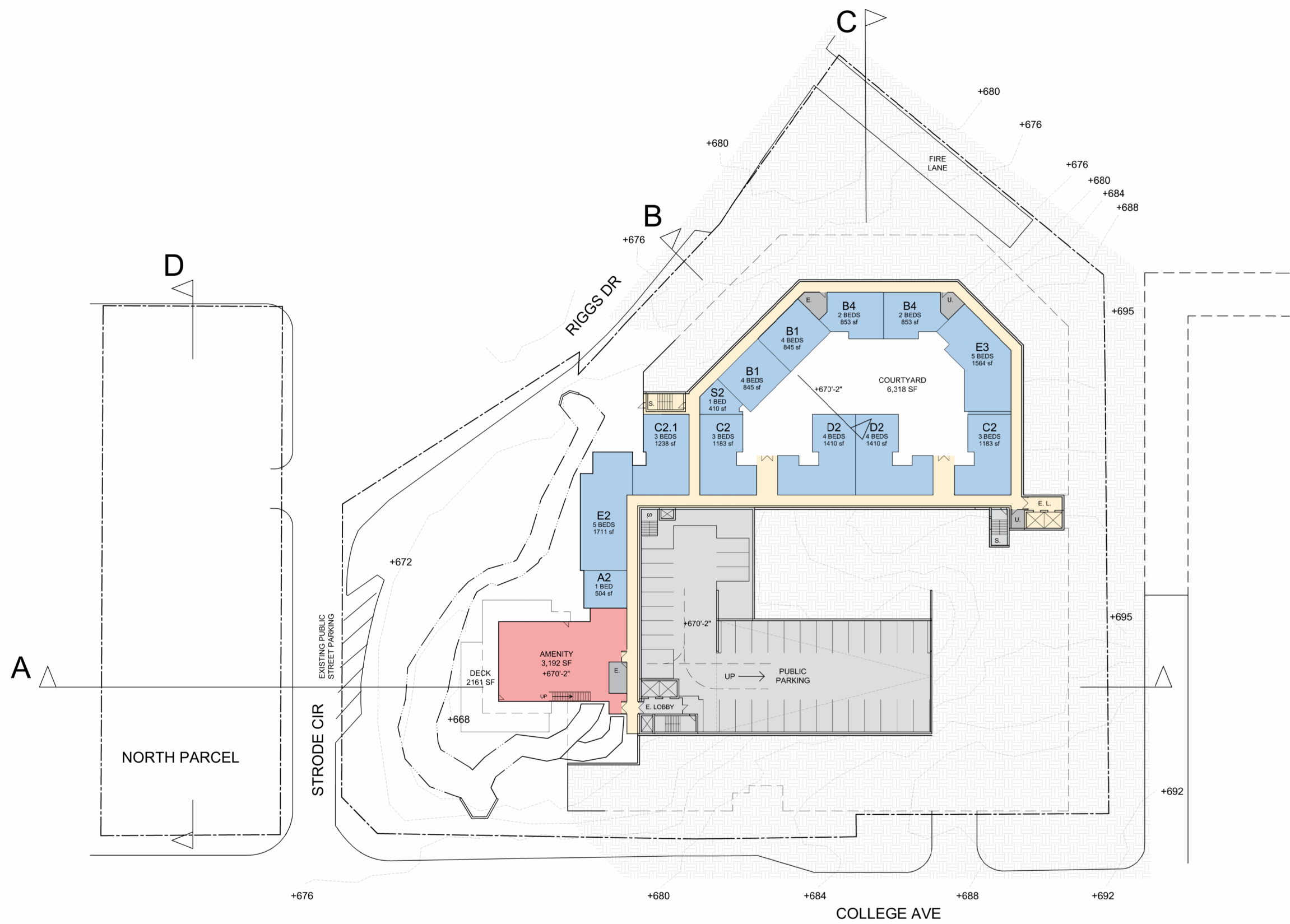
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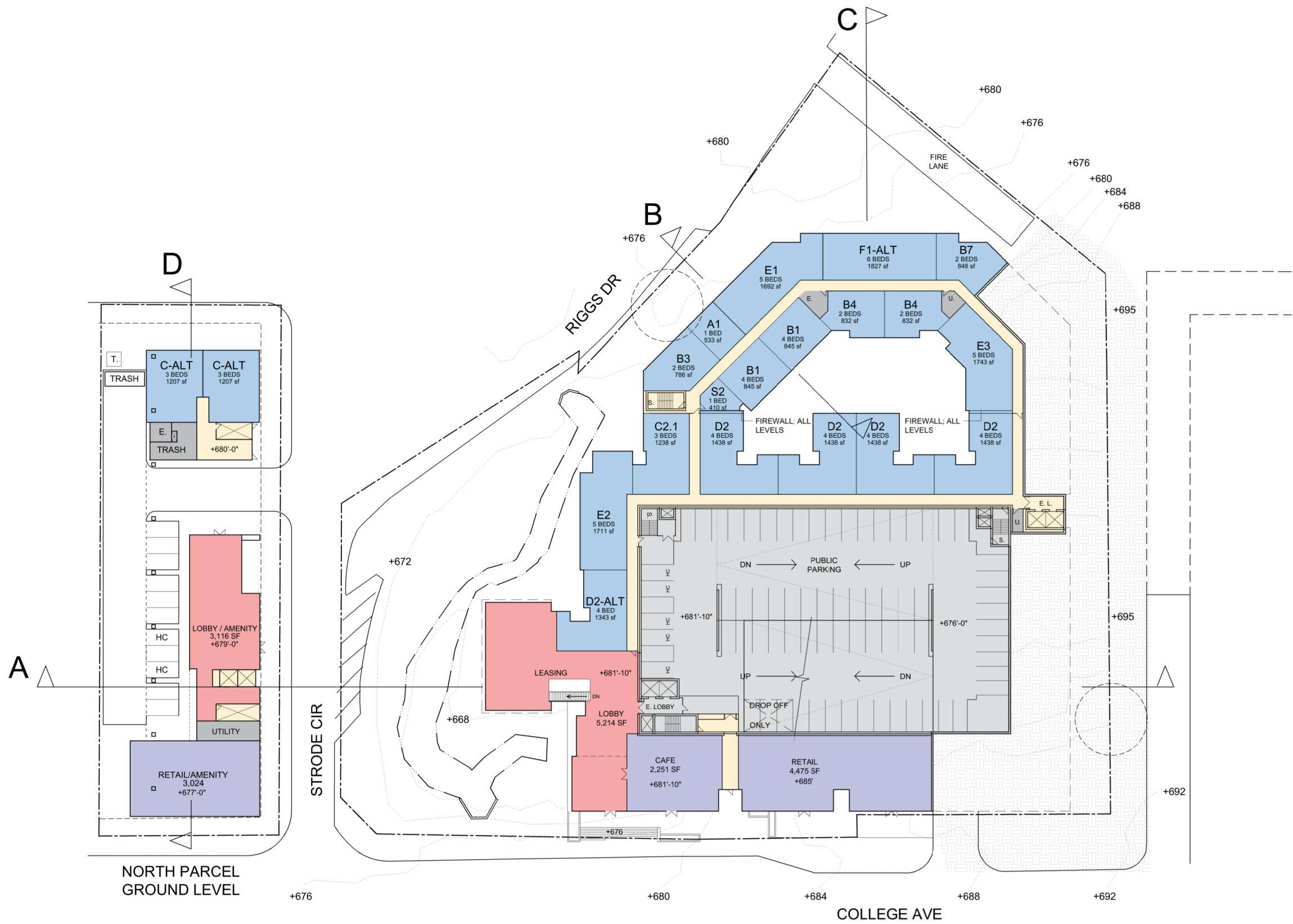


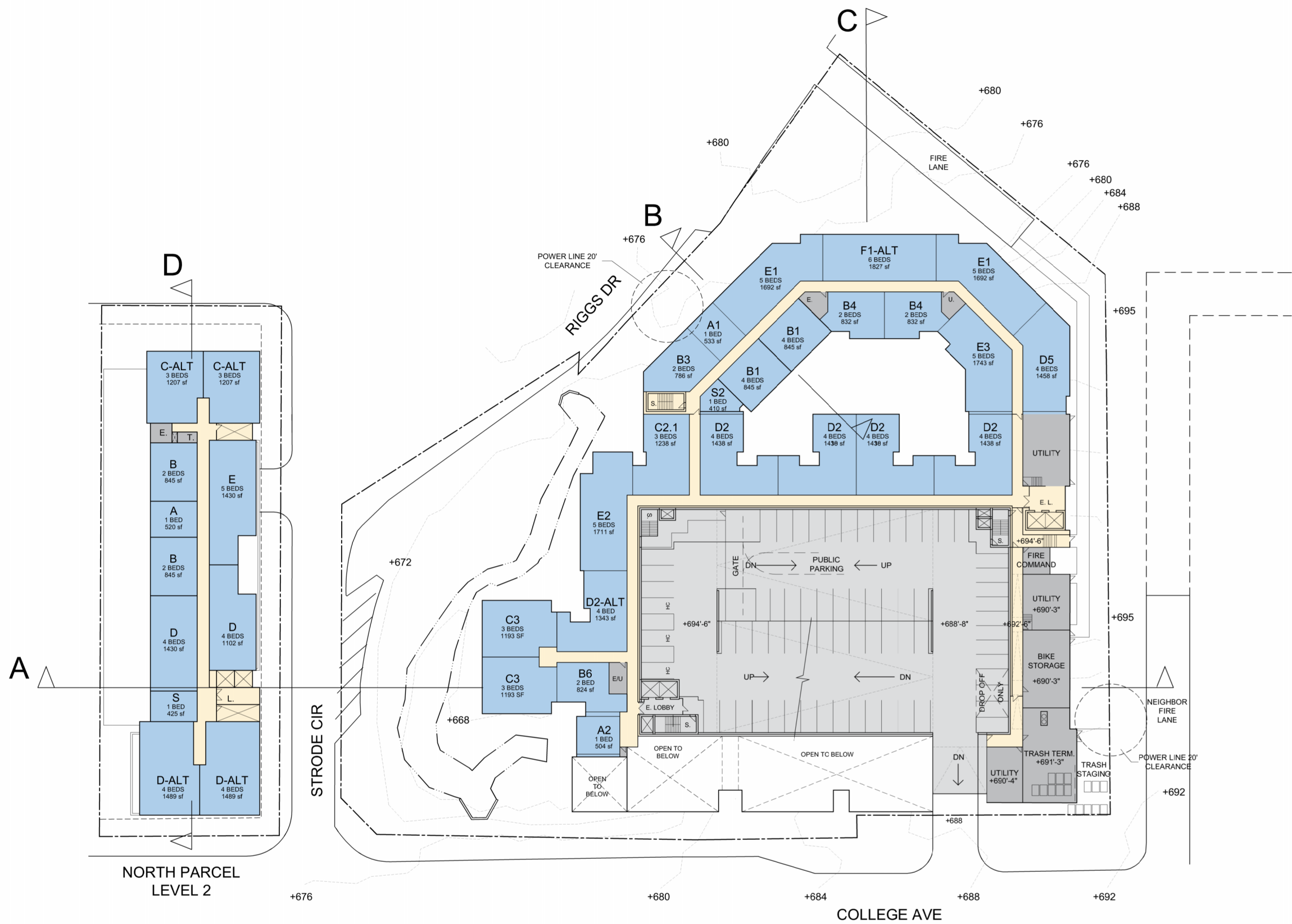
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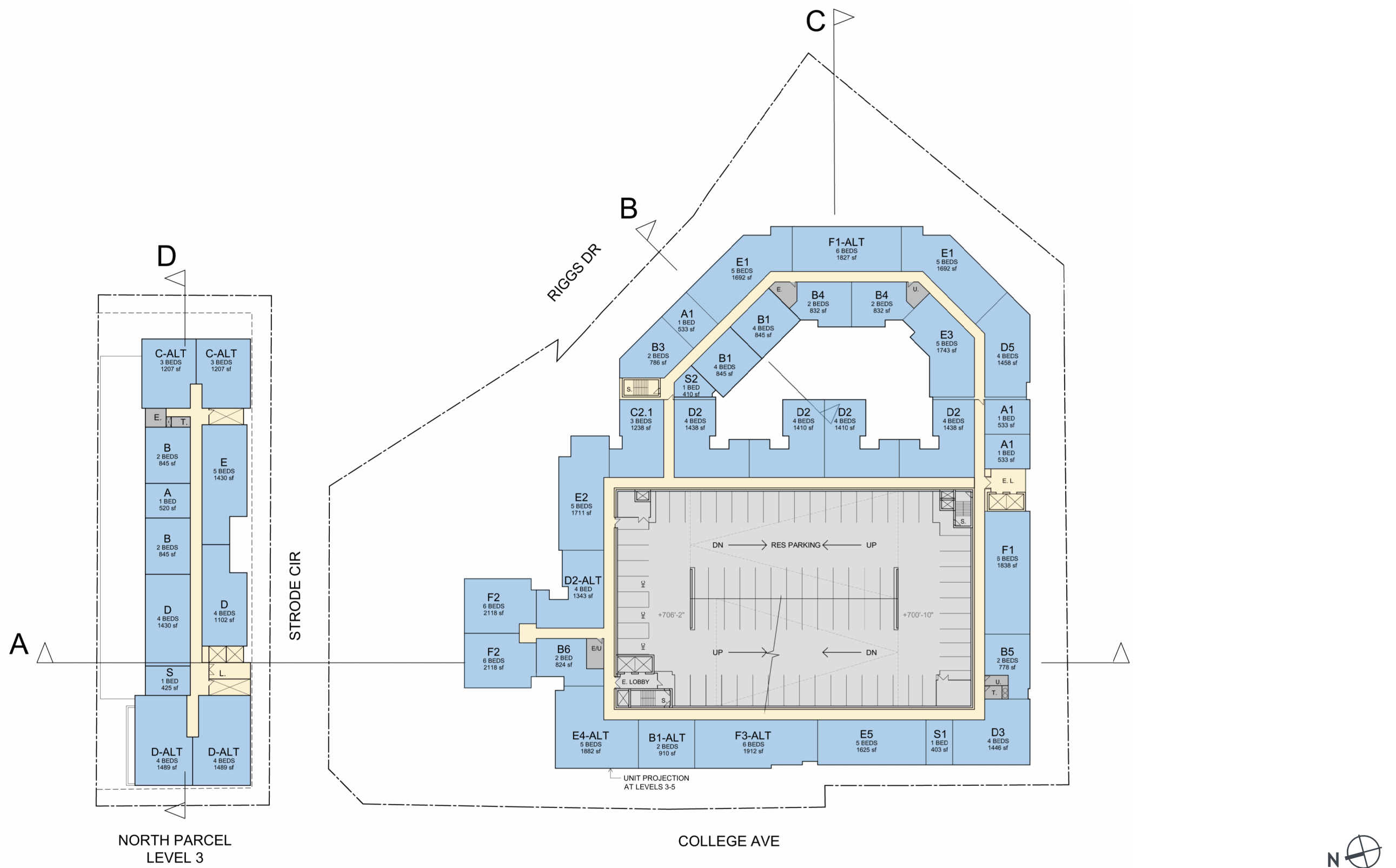
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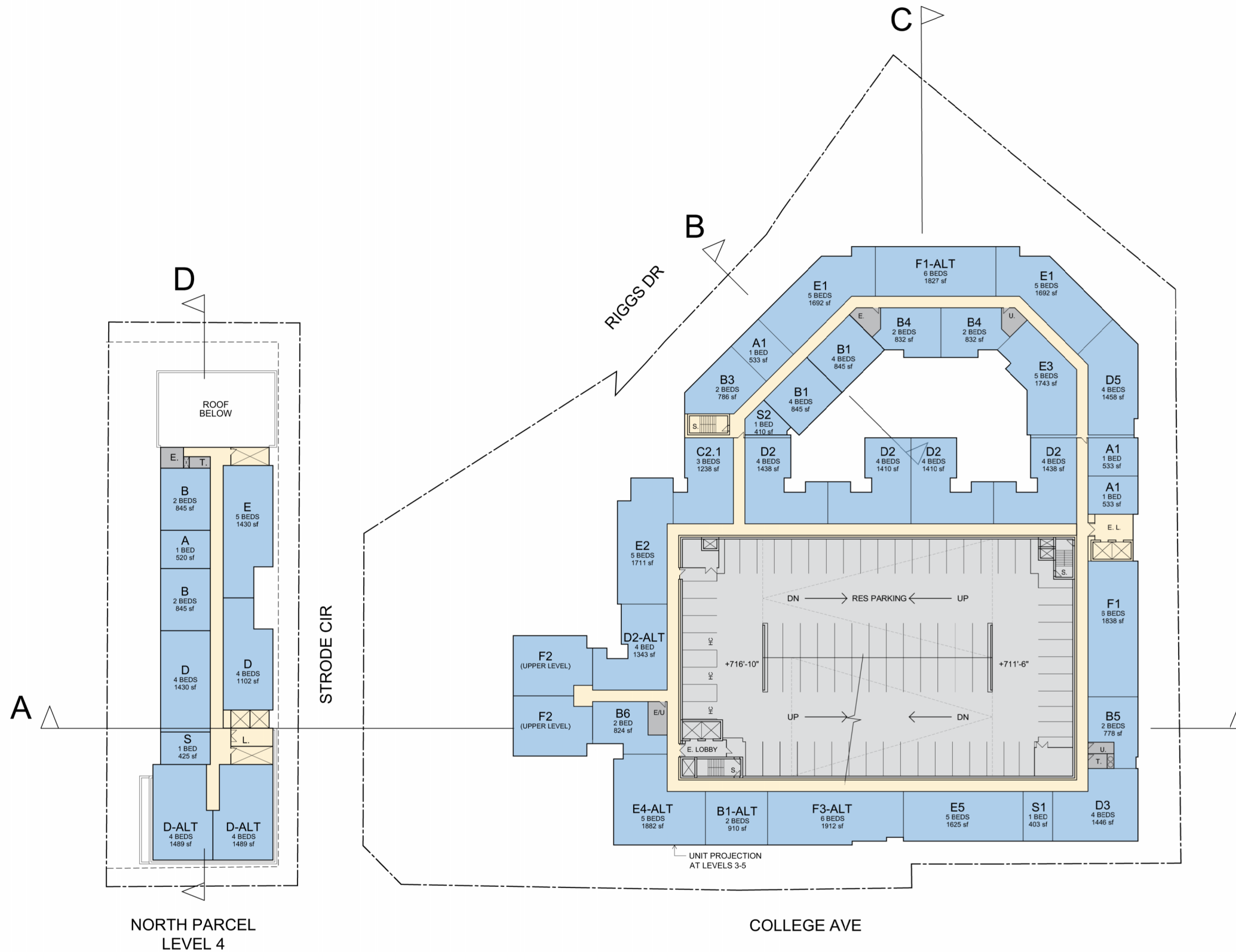


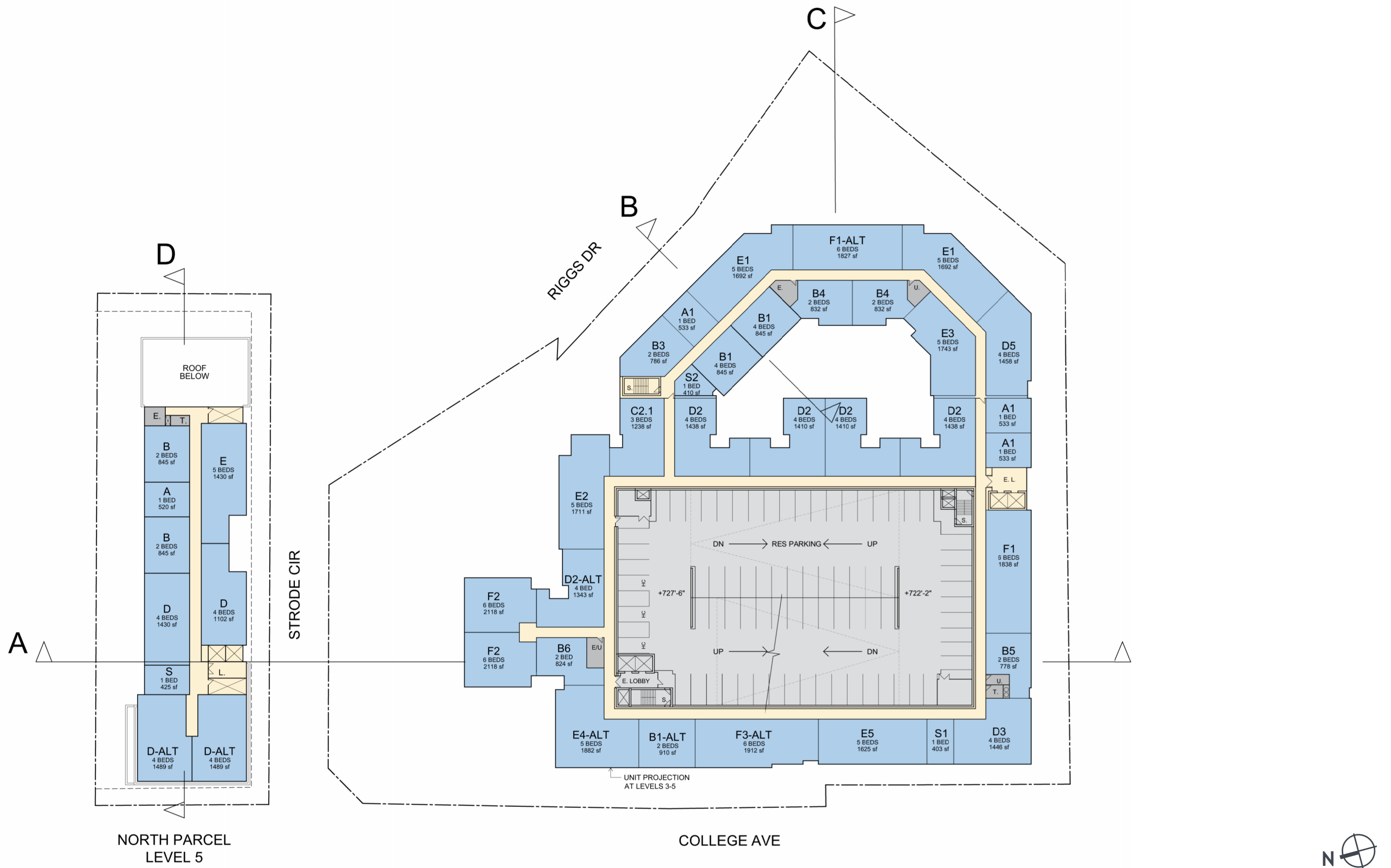


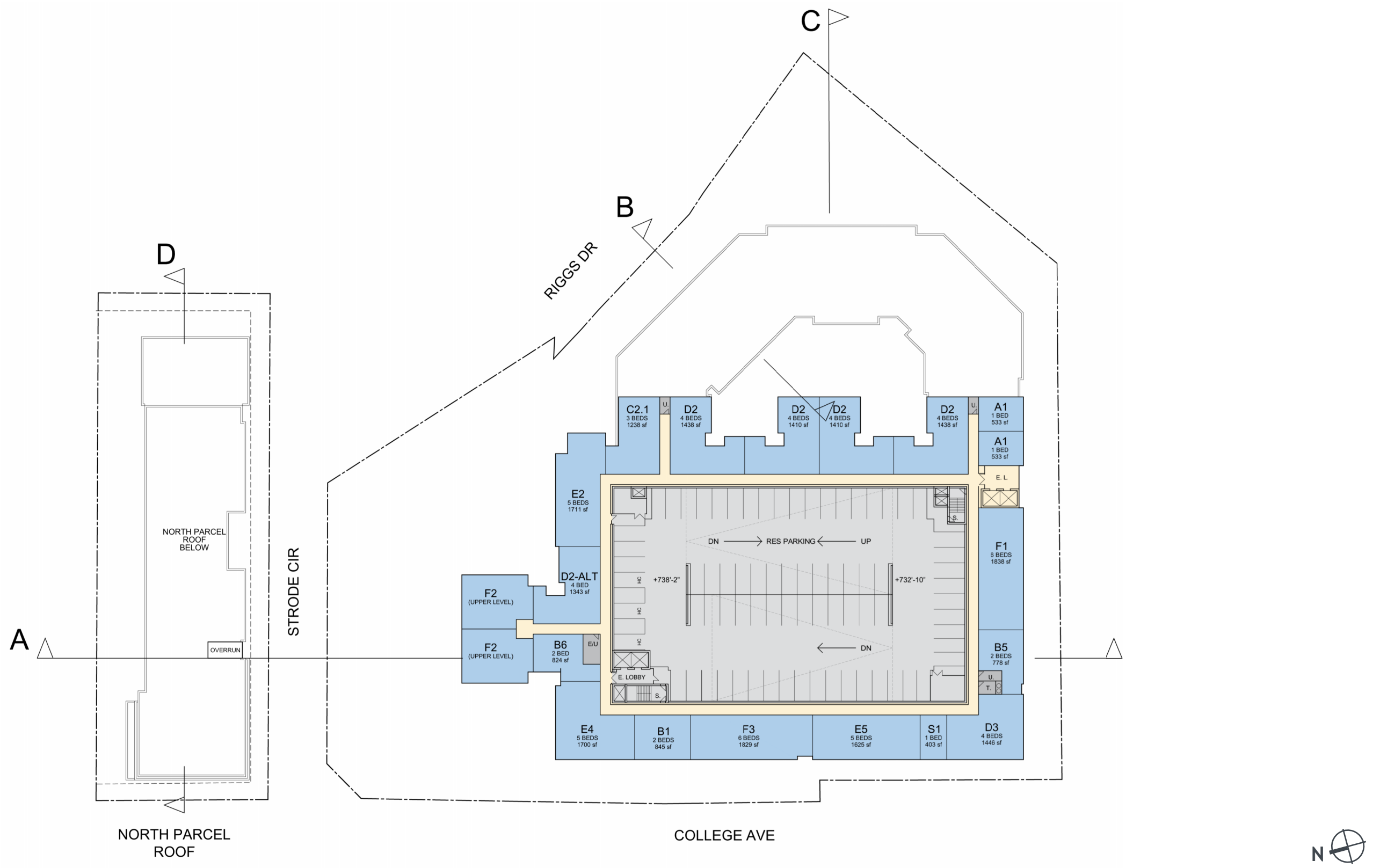




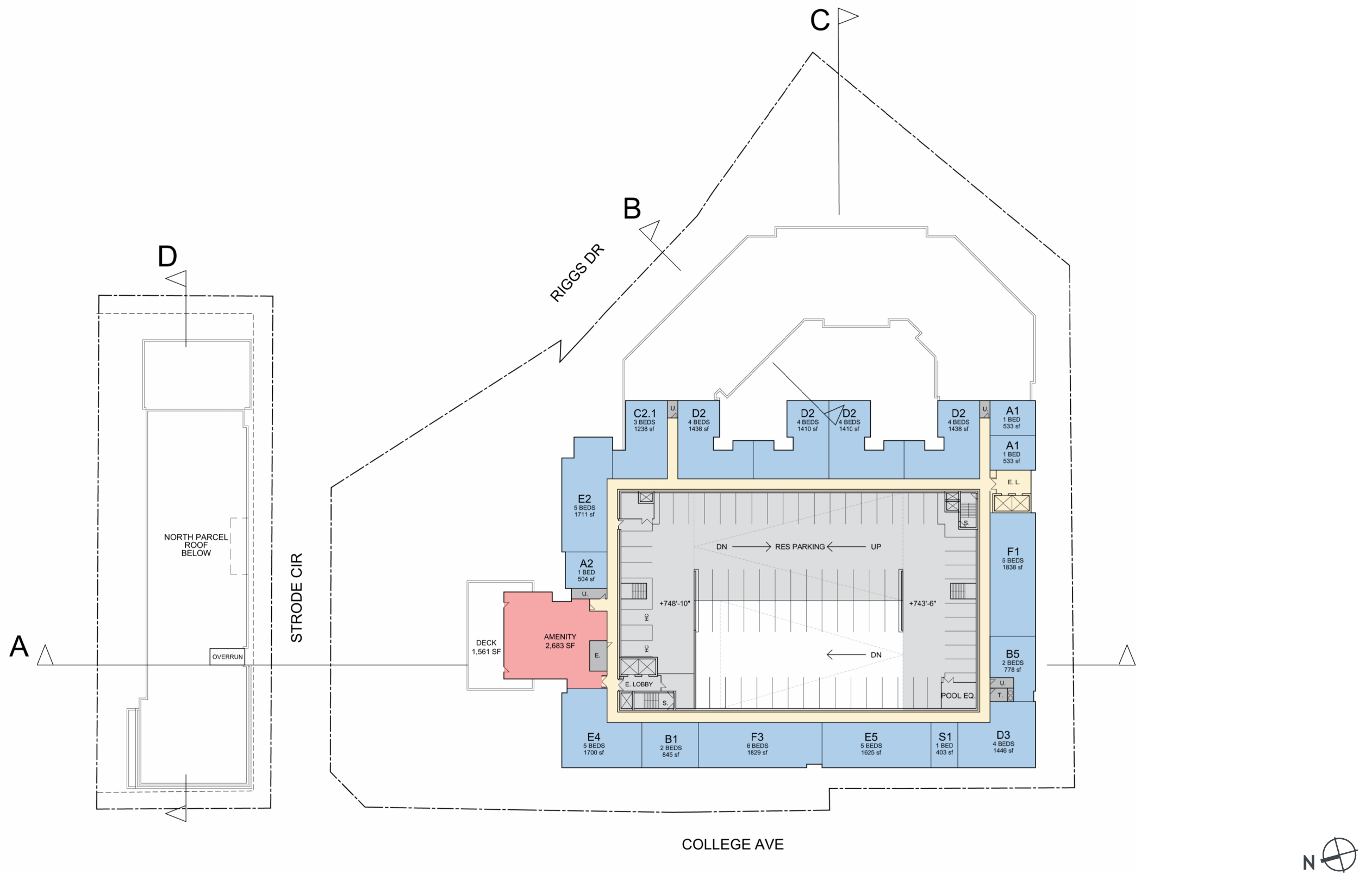


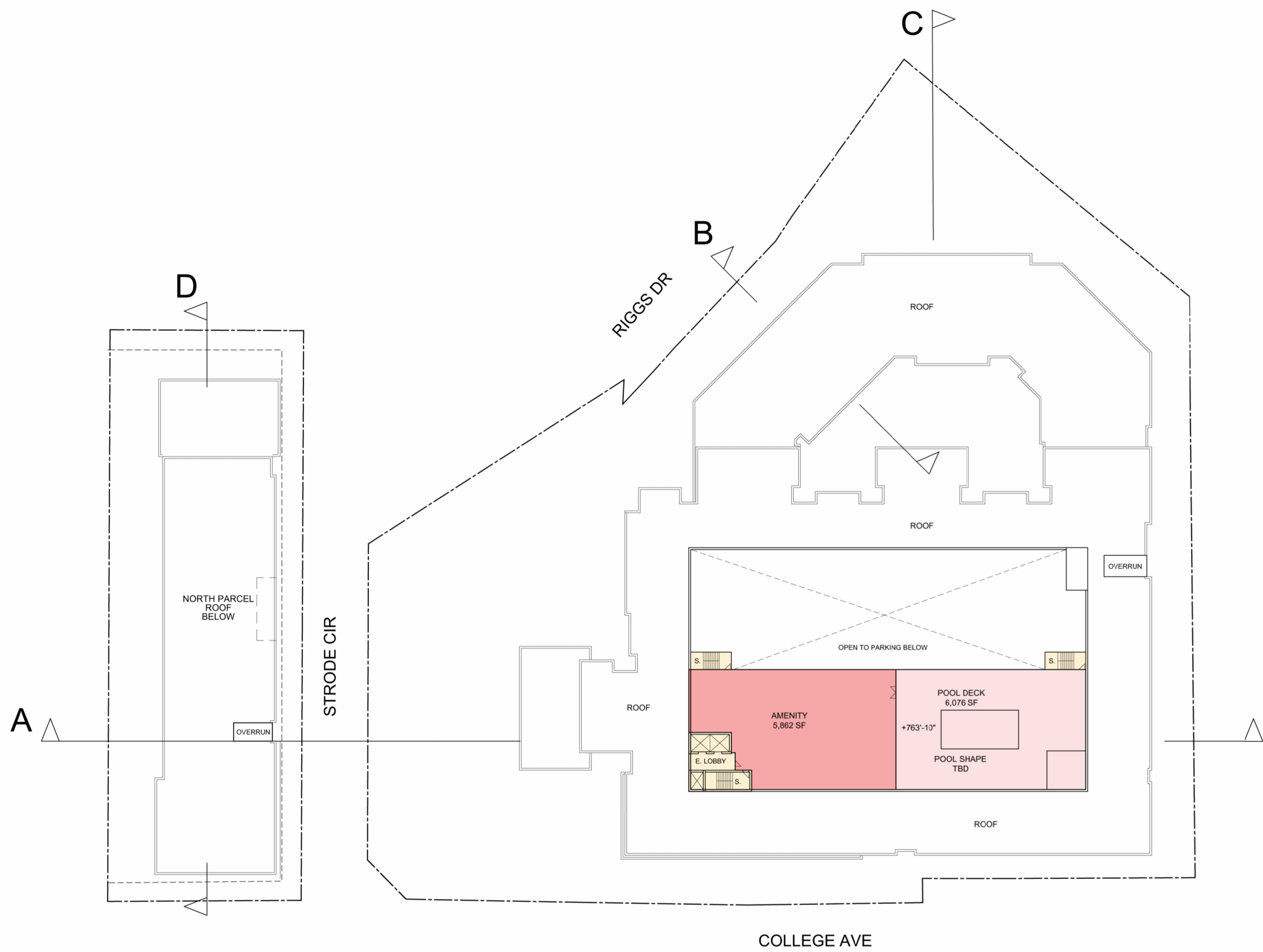




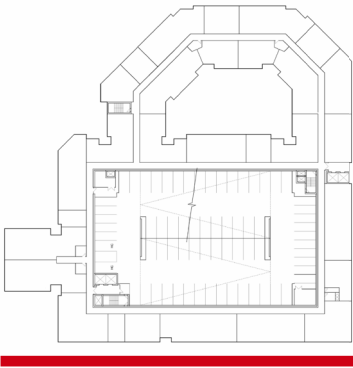
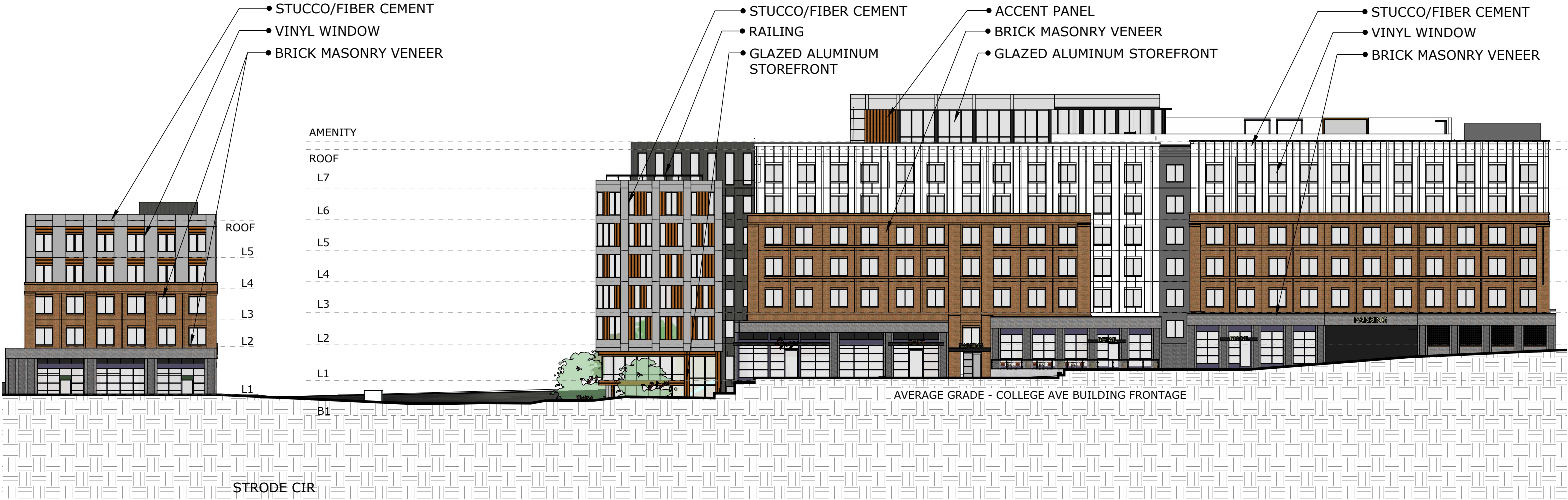


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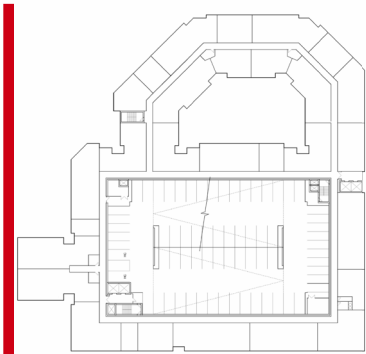




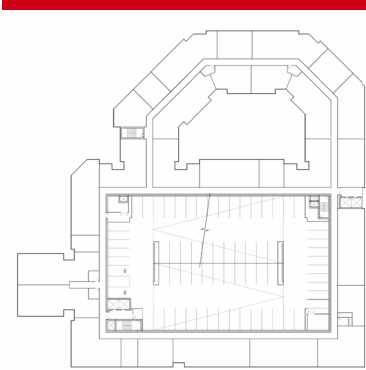
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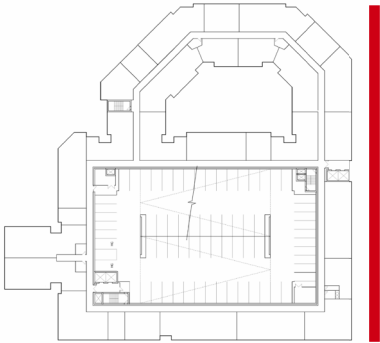
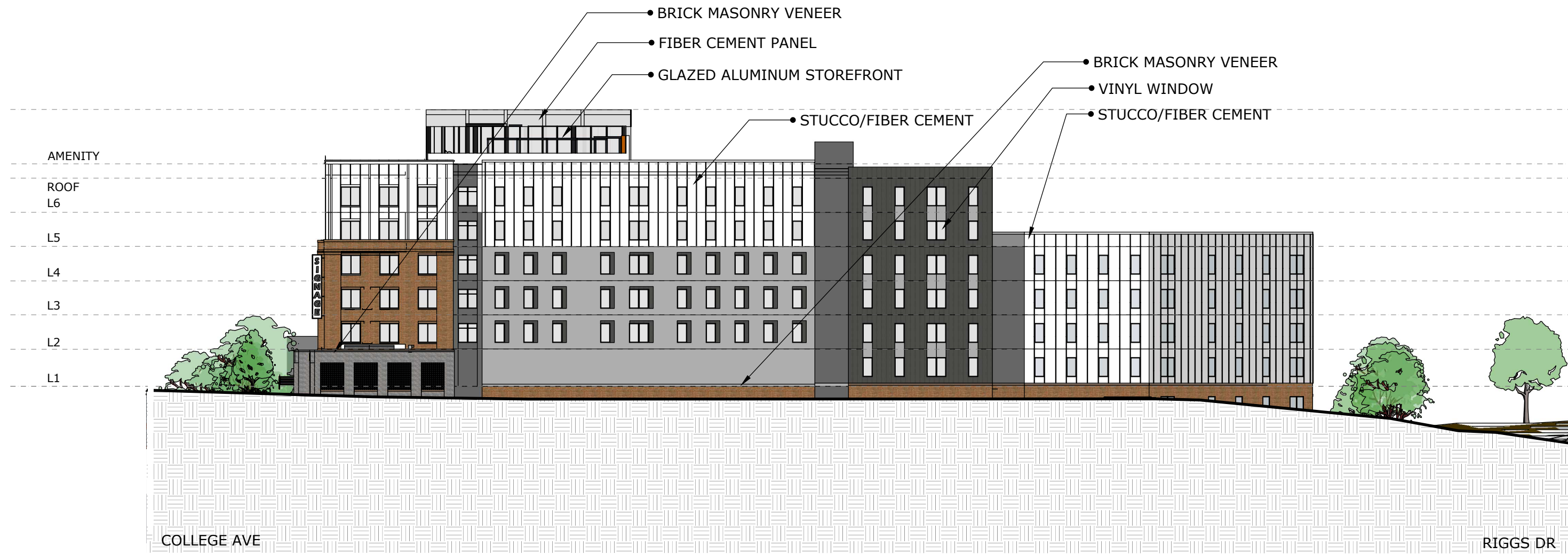
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1/32" = 1'0" SCALE



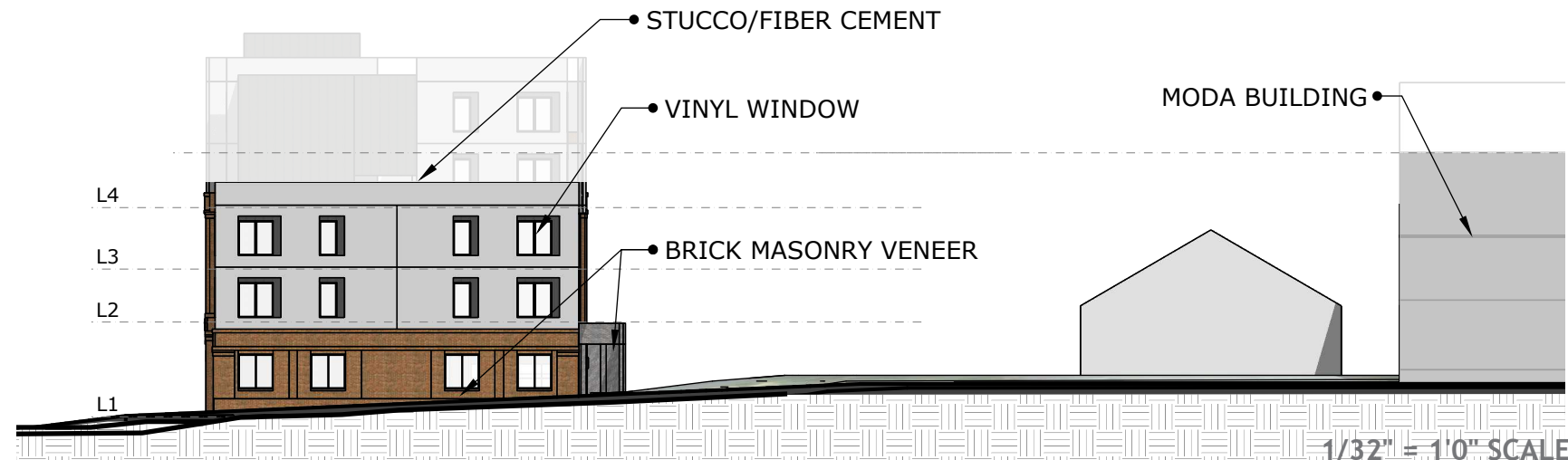
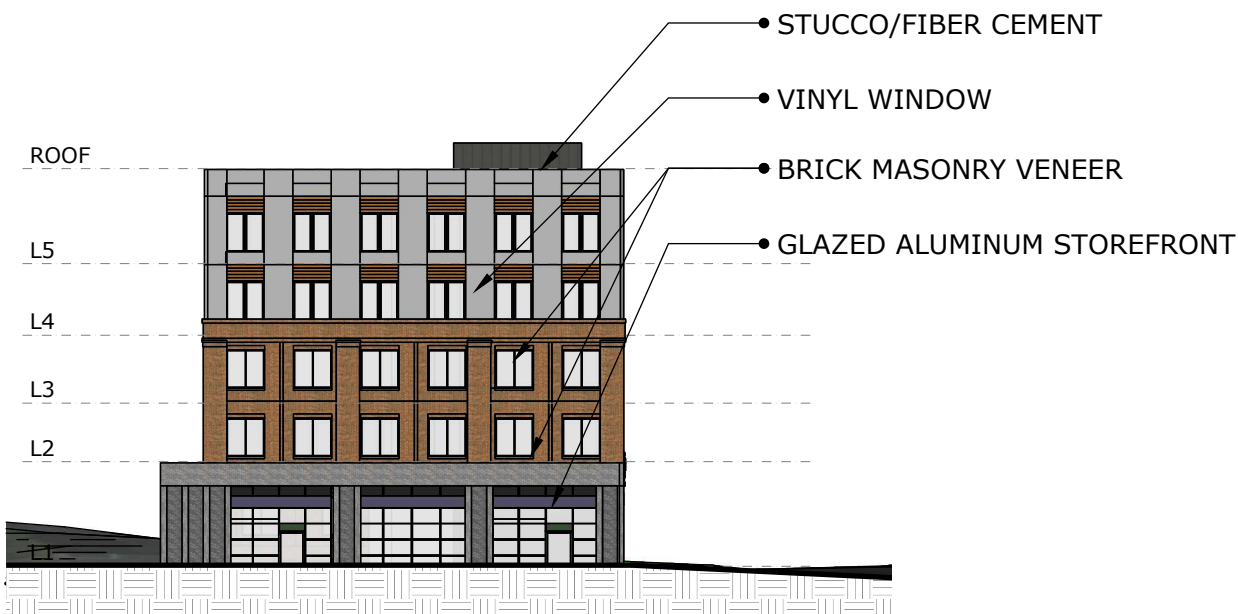
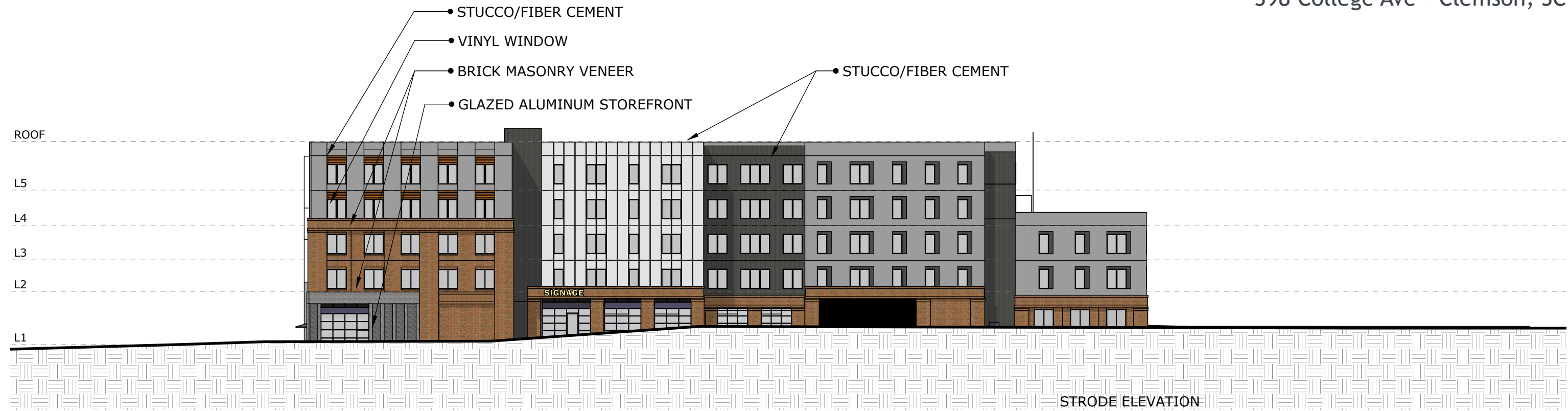
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1/32" = 1'0" SCALE

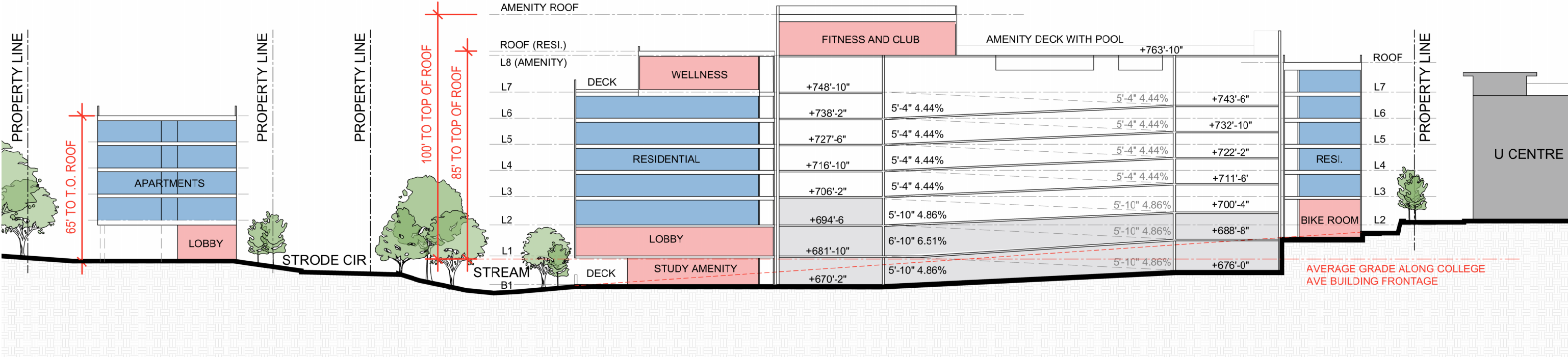
South Elevation

Conceptual Building Elevations - North Parcel
398 College Ave - Clemson, SC

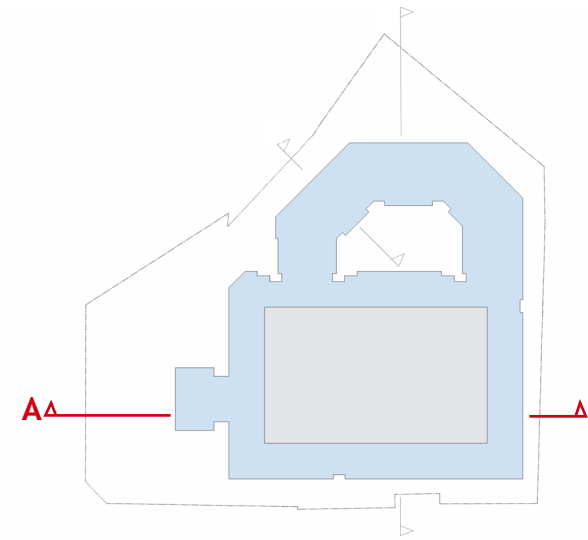


College Ave. Context Elevation
398 College Ave - Clemson, SC

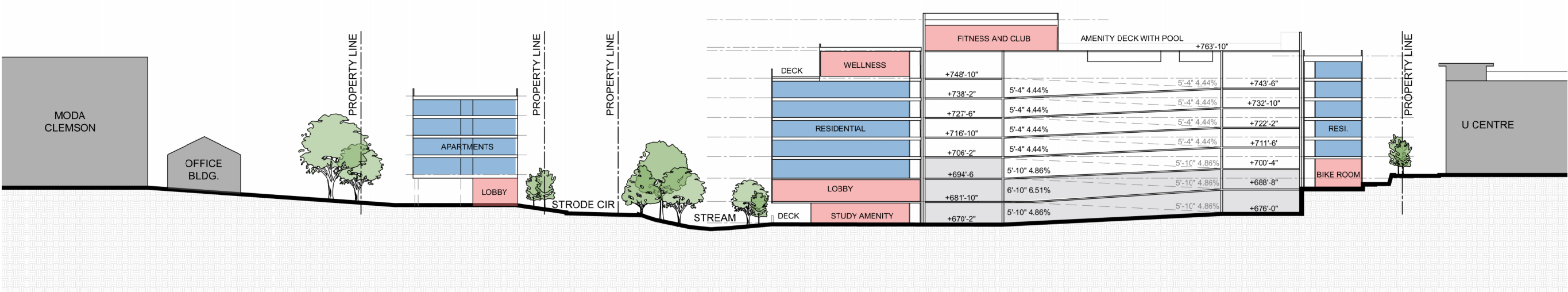




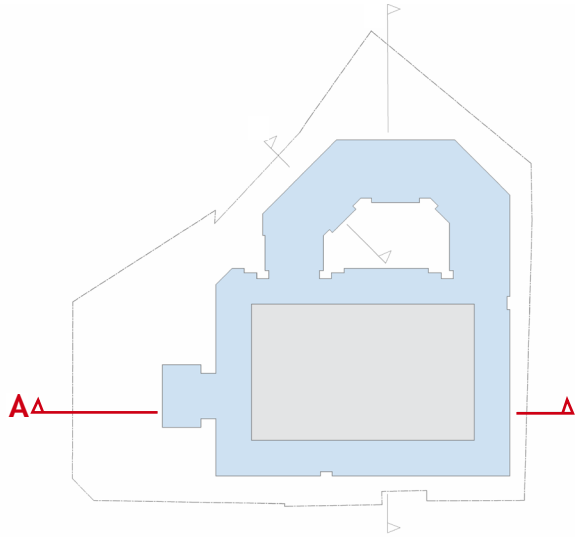
SECTION A - ENLARGED



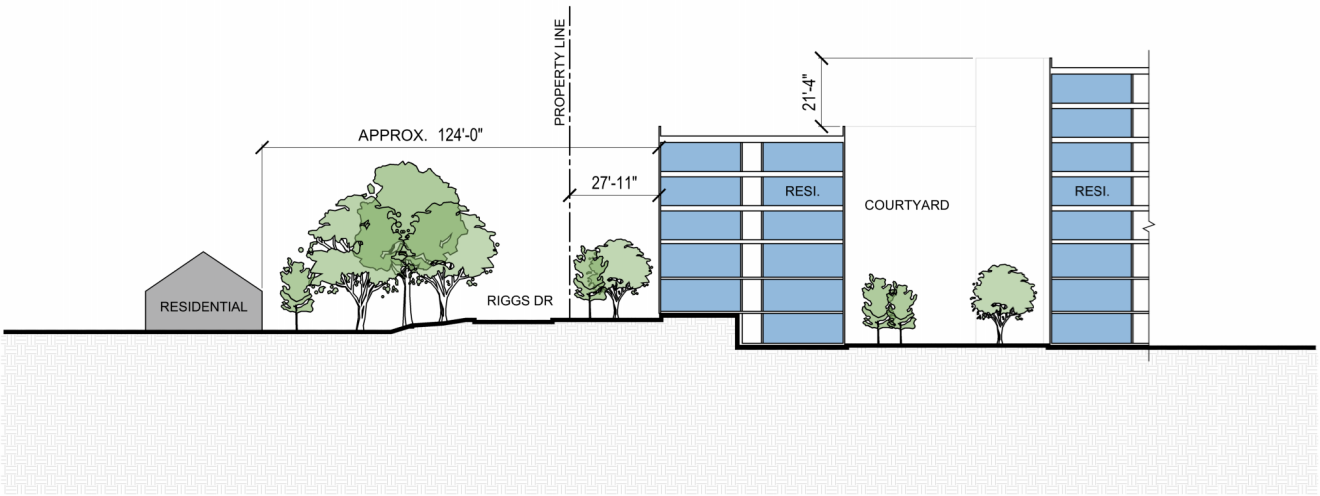
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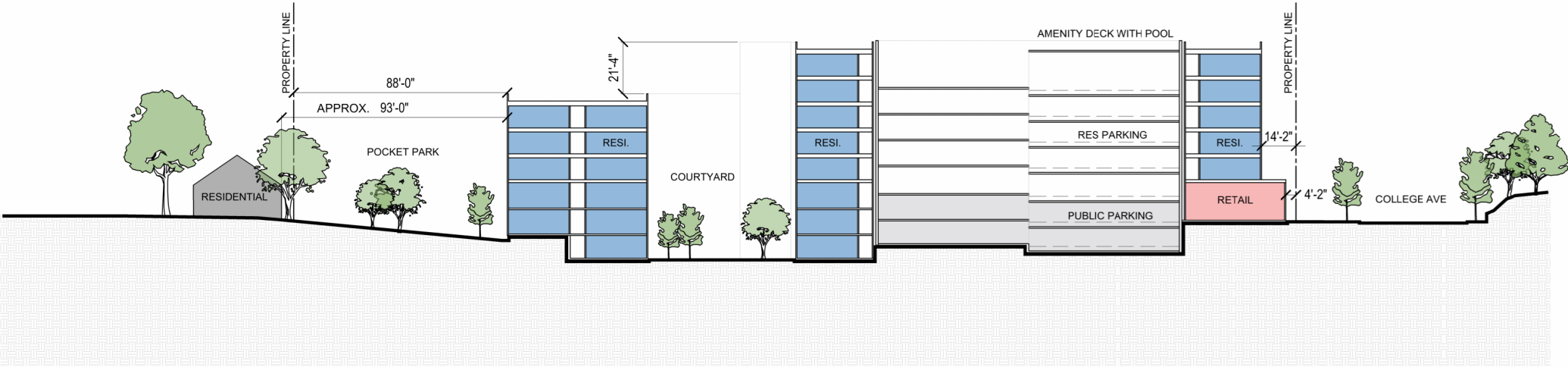
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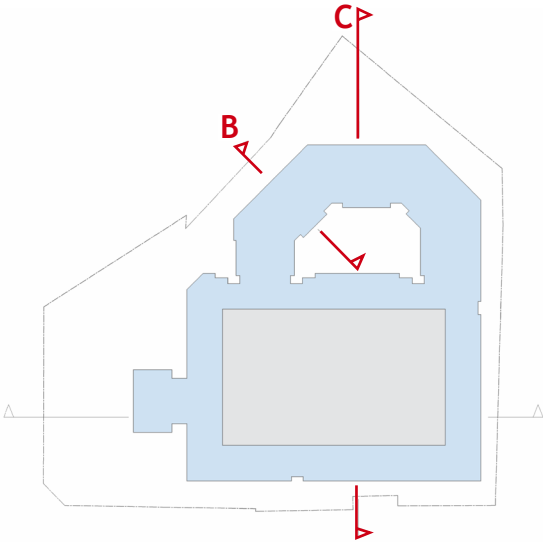
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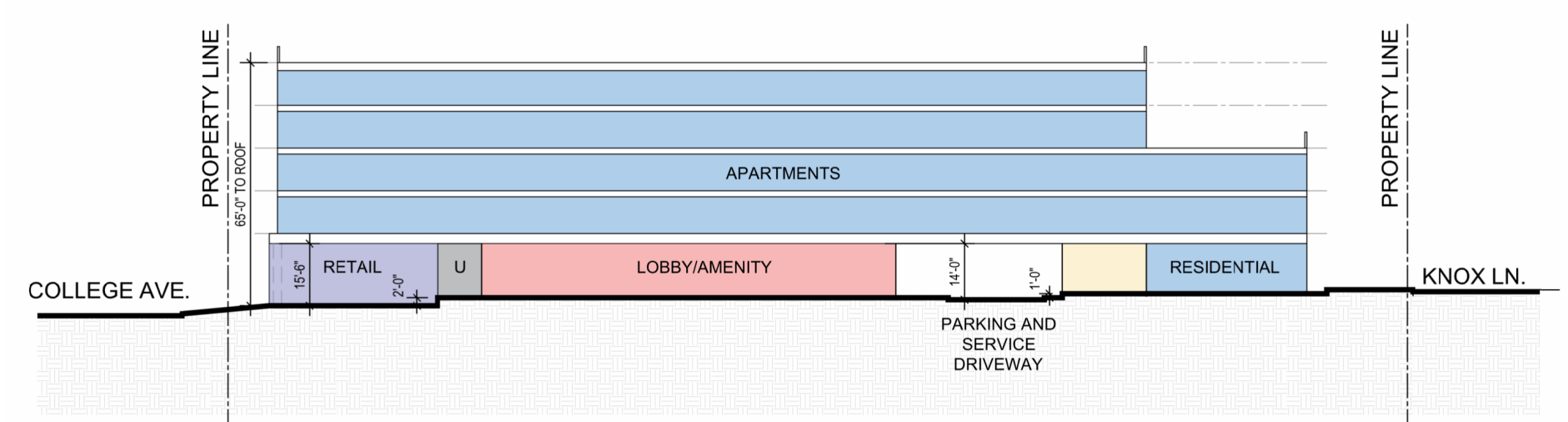
SECTION B



SECTION C



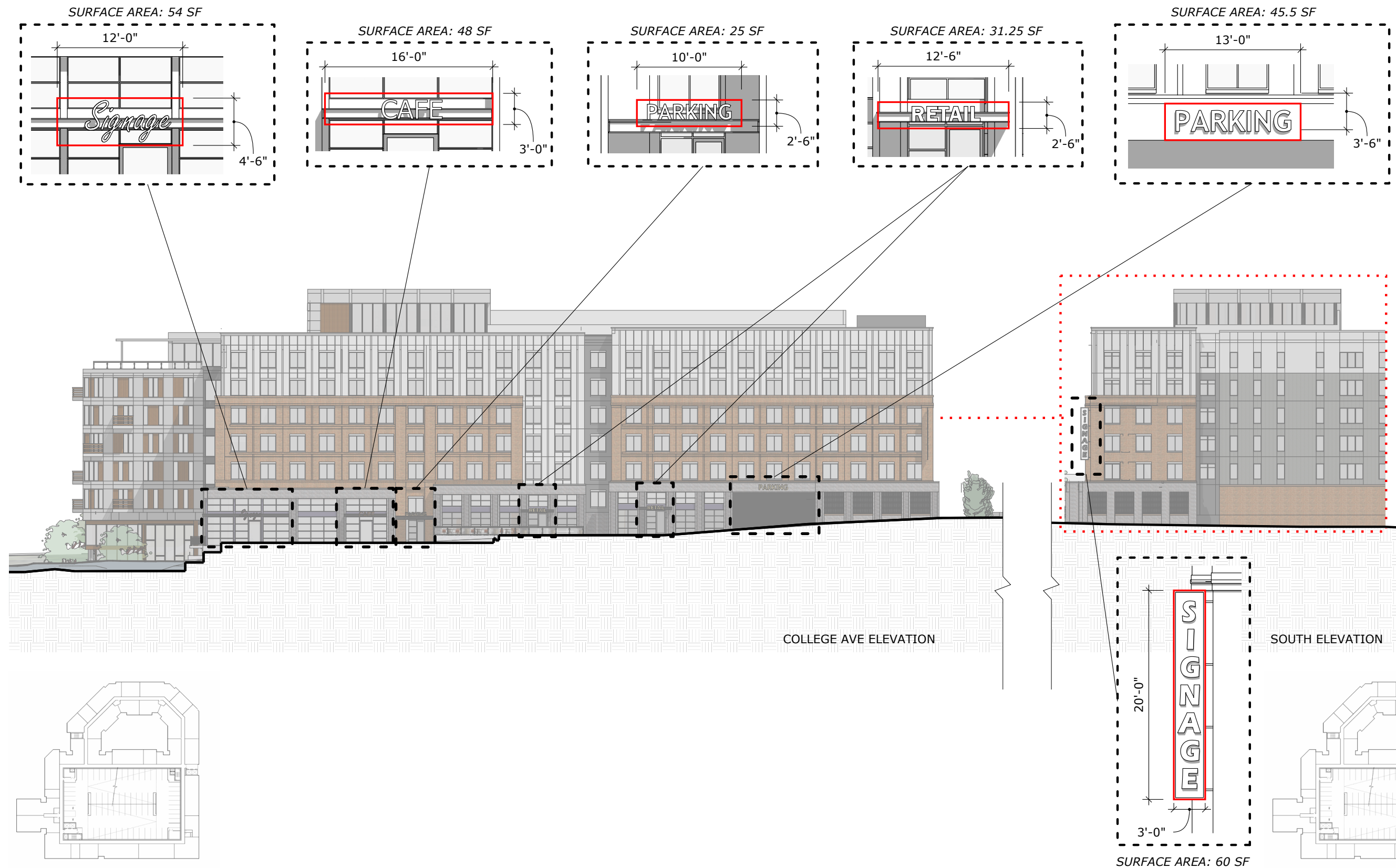
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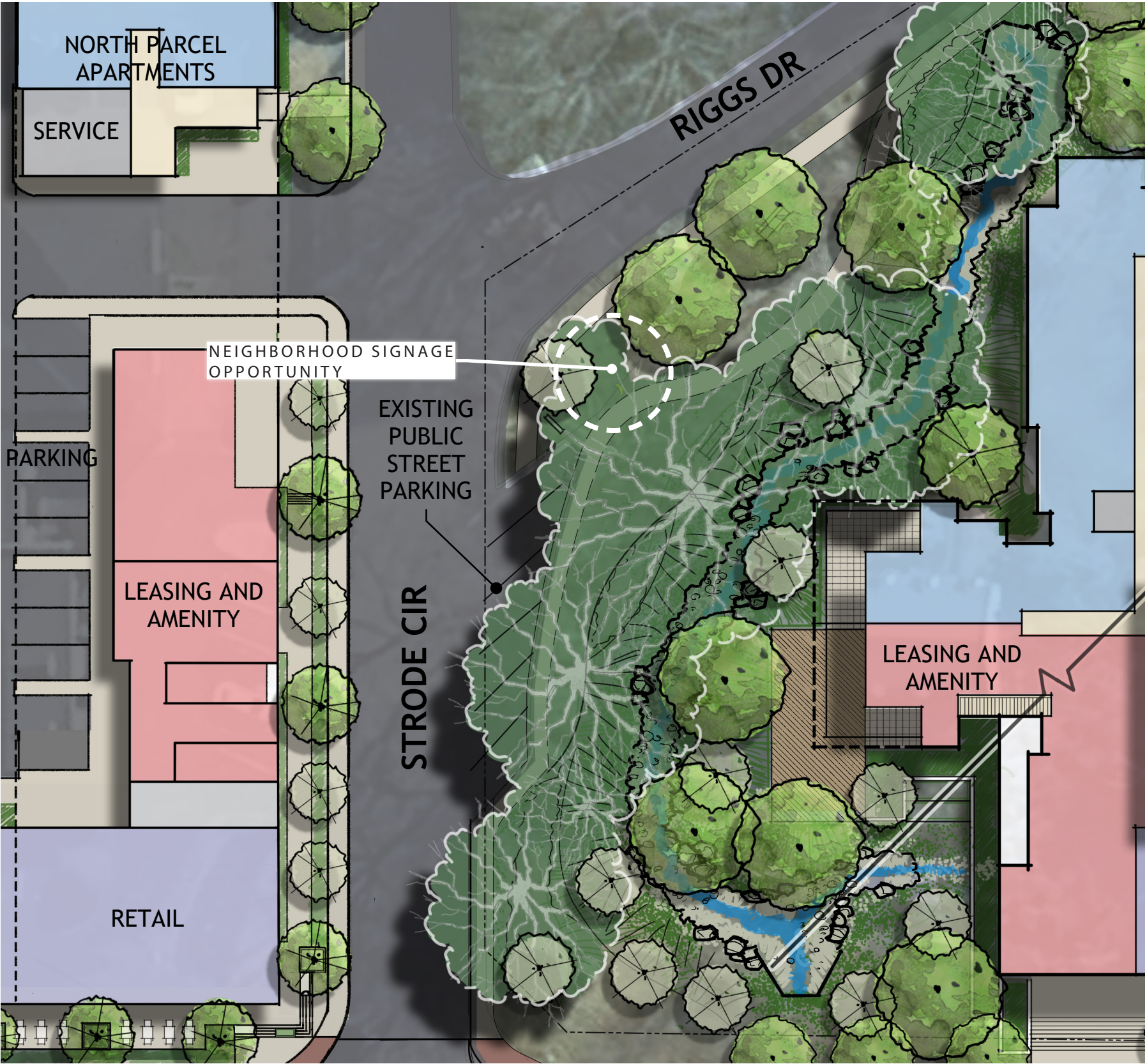
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Signage Diagram

398 College Ave - Clemson, SC



Conceptual Site Signage
398 College Ave - Clemson, SC



398 College Ave - Clemson, SC

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)

—————

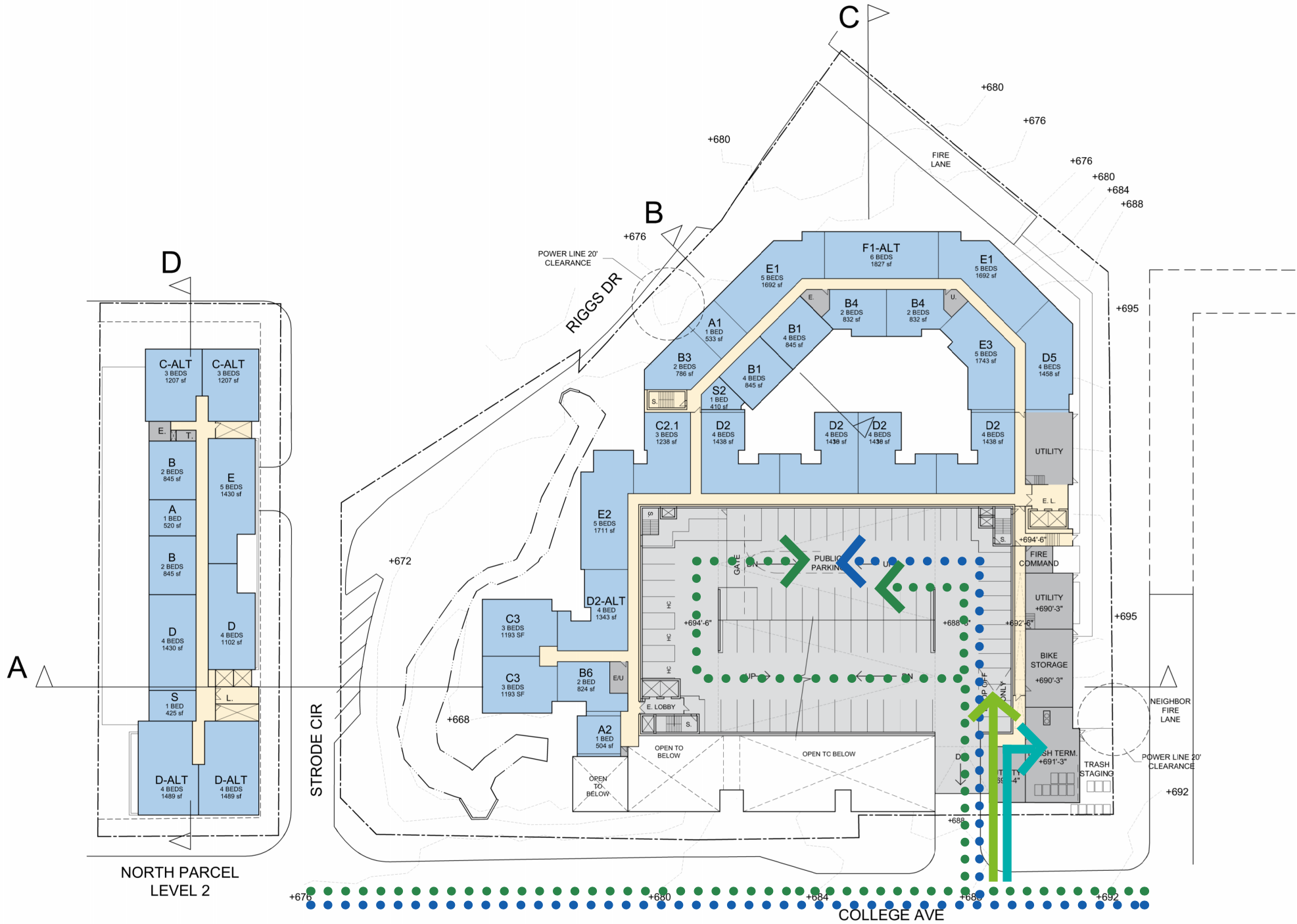


Diagram - Service - Access, Circulation, Locations

398 College Ave - Clemson, SC

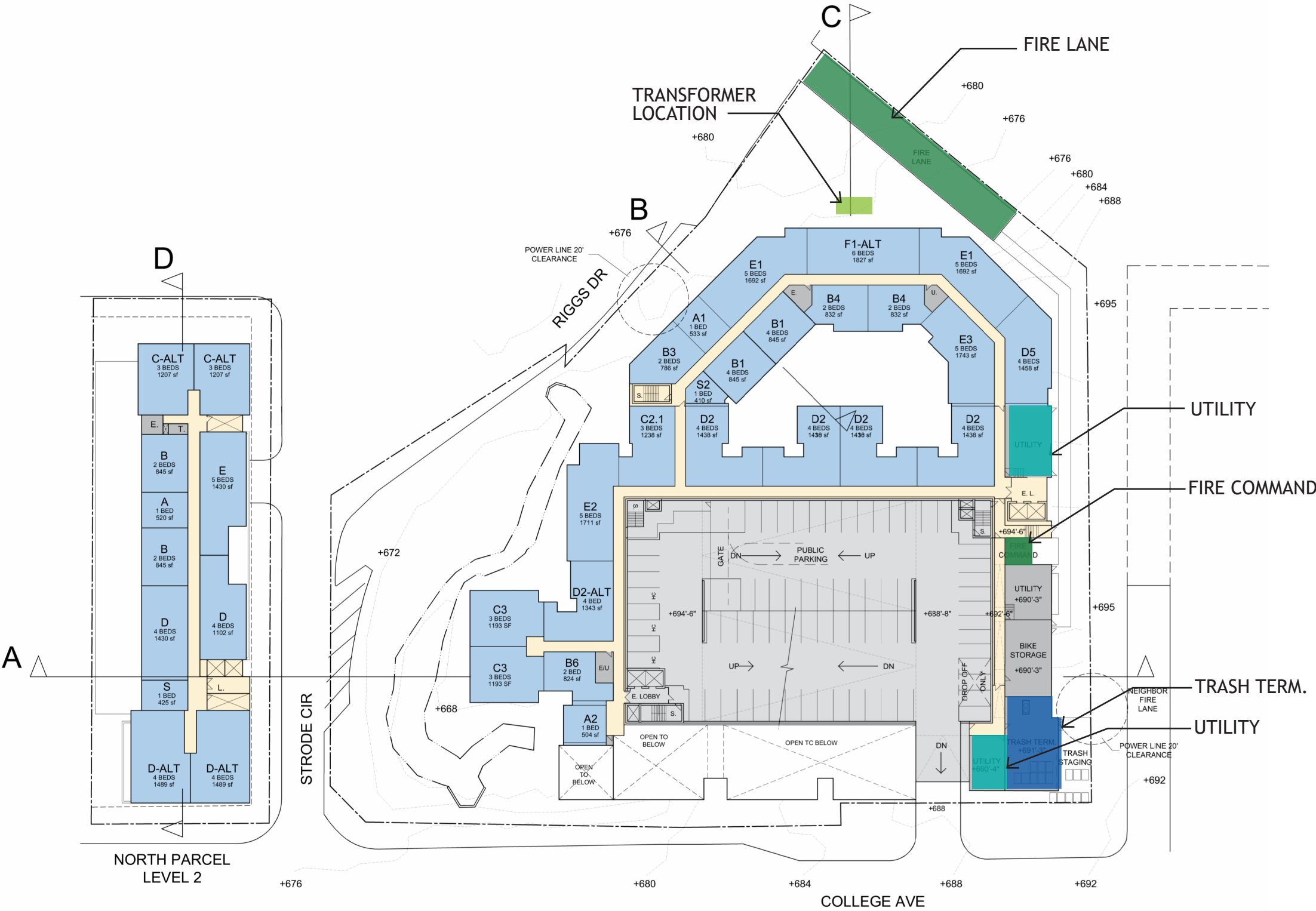
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TRASH (RESIDENTIAL AND RETAIL)

UTILITY

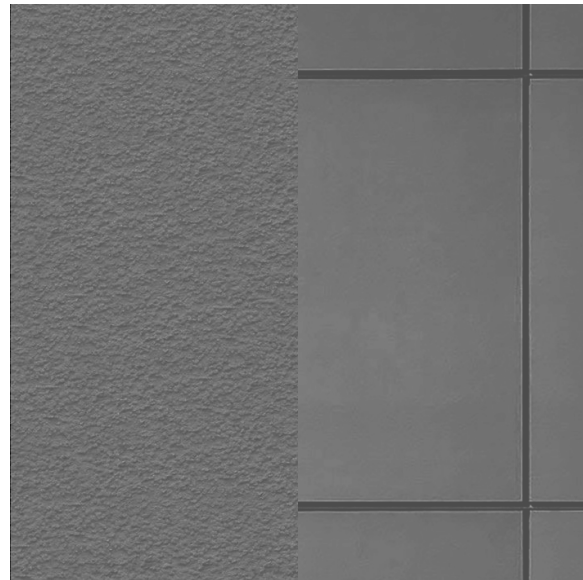
FIRE

TRANSFORMER AND GENERATOR



Material Board

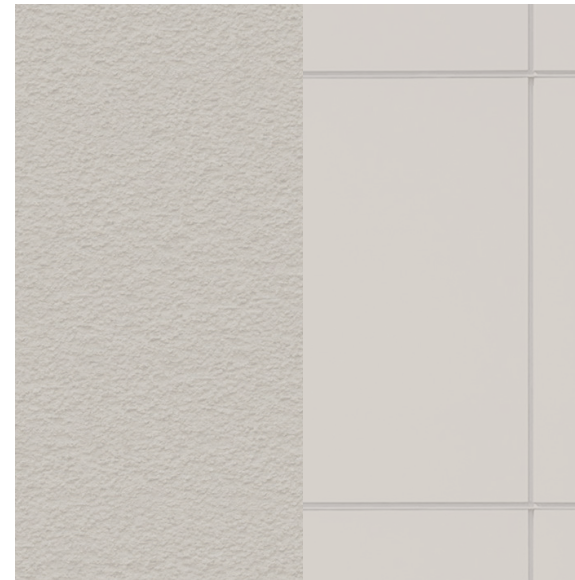
398 College Ave - Clemson, SC



STUCCO/FC PANEL
ACCENT COLOR



STUCCO/FC PANEL
COLOR 1



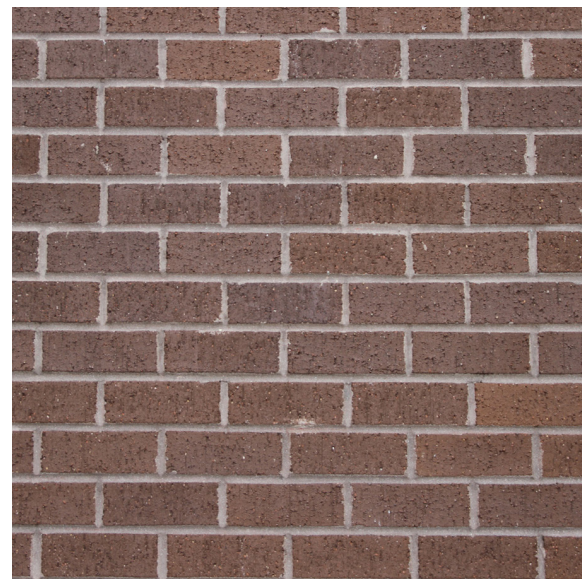
STUCCO/FC PANEL
COLOR 2



STUCCO/FC PANEL
COLOR 3



BRICK VENEER 1
CHARCOAL/IRONSPOT



BRICK VENEER 2
WARM BROWN



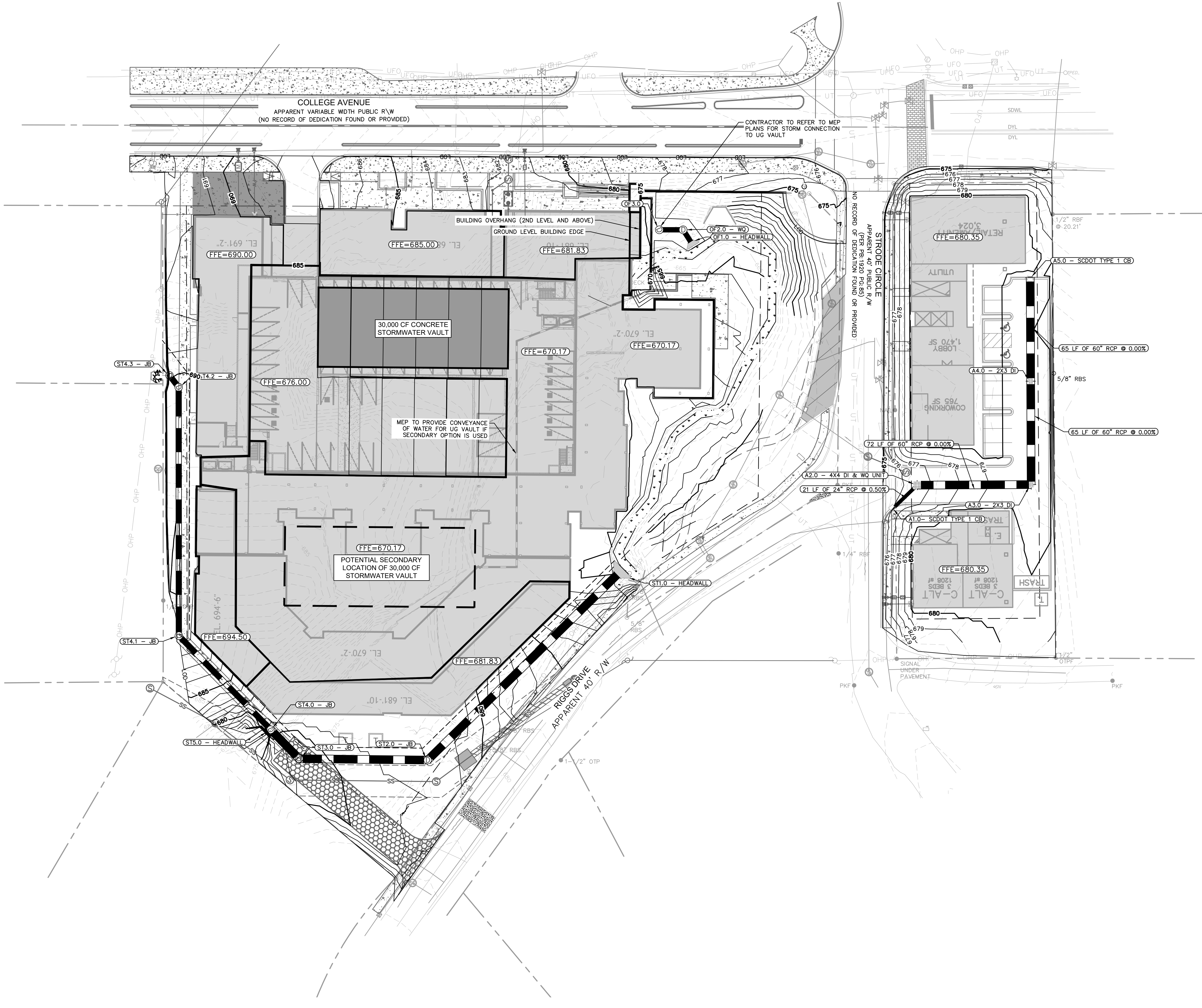
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PANEL



VINYL WINDOWS

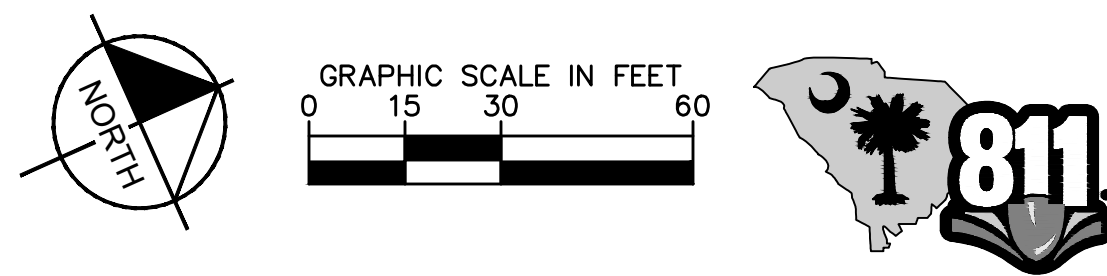


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Drawing Name: K:\GPE_DSV\069294105 - LV Collective, Clemson College Ave\02 - DWG\PlanSheets\C5-00 GRADING AND DRAINAGE PLAN.dwg, C5-00 GRADING AND DRAINAGE PLAN, AUG 26, 2025, 10:50 AM, BY: Brian Skala
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GRADING AND DRAINAGE LEGEND	
	PROPERTY LINE
	TEMPORARY CONSTRUCTION EASEMENT
	STORM DRAIN (≥ 12 INCH)
	STORM DRAIN (< 12 INCH)
	ROOF DRAIN
	UNDER DRAIN
	CURB AND GUTTER
	SPILL CURB AND GUTTER
	CLEARING LIMITS
	EXISTING CONTOUR
	PROPOSED CONTOUR
	SPOT ELEVATION
	CATCH BASIN (CB)
	MANHOLE (SDMH)
	CLEANOUT (SDCO)
	DROP INLET (DI)
	AREA DRAIN (AD)
	CONTROL STRUCTURE (CS)
	FLARED END SECTION (FES)
	CONCRETE HEADWALL (HW)
	RIP-RAP APRON
	FLOW ARROW
	TOP OF WALL (GRADE ELEV.)
	BOTTOM OF WALL (GRADE ELEV.)
	TOP OF PAVEMENT (GRADE ELEV.)
	TOP OF CURB (GRADE ELEV.)
	FLUSH CURB (GRADE ELEV.)
	WATER TIGHT JOINTS (WT)

- FINE GRADING NOTES**
- SIDEWALKS TO HAVE A MAXIMUM 2% CROSS SLOPE AND A MAXIMUM 5% LONGITUDINAL SLOPE.
 - PEDESTRIAN CROSSWALKS TO HAVE MAXIMUM 2% CROSS SLOPE AND MAXIMUM 5% LONGITUDINAL SLOPE WITHIN STRIPED AREA.
 - ADA PARKING AREAS AND ACCESSIBLE LOADING AREAS TO HAVE A MAXIMUM 2% SLOPE IN ALL DIRECTIONS.
 - SIDEWALK INTERSECTIONS AND RAMP LANDINGS TO HAVE A MAXIMUM 2% SLOPE IN ALL DIRECTIONS.
 - THE PURPOSE OF THIS PLAN IS TO CONVEY DESIGN INTENT. CONTRACTOR TO VERIFY ALL DIMENSIONS AND SLOPES TO ENSURE POSITIVE DRAINAGE IN THE FIELD AND IS RESPONSIBLE FOR ALL COORDINATION WITH THE LOCAL JURISDICTION AND SCDOT INSPECTORS.
 - CONTRACTOR TO ENSURE A SMOOTH GRADE IS MAINTAINED ALONG ALL NEW CURB AND GUTTER AND SHALL ENSURE POSITIVE DRAINAGE ACROSS ALL PAVED AREAS.



PROJECT: LV COLLECTIVE CLEMSON COLLEGE AVE CITY OF CLEMSON SC	TITLE: GRADING AND DRAINAGE PLAN	DATE 08/22/2025	No. REVISIONS	BY DATE
		PROJECT NO. 069294105		
		SHEET NUMBER		
		C5-00		

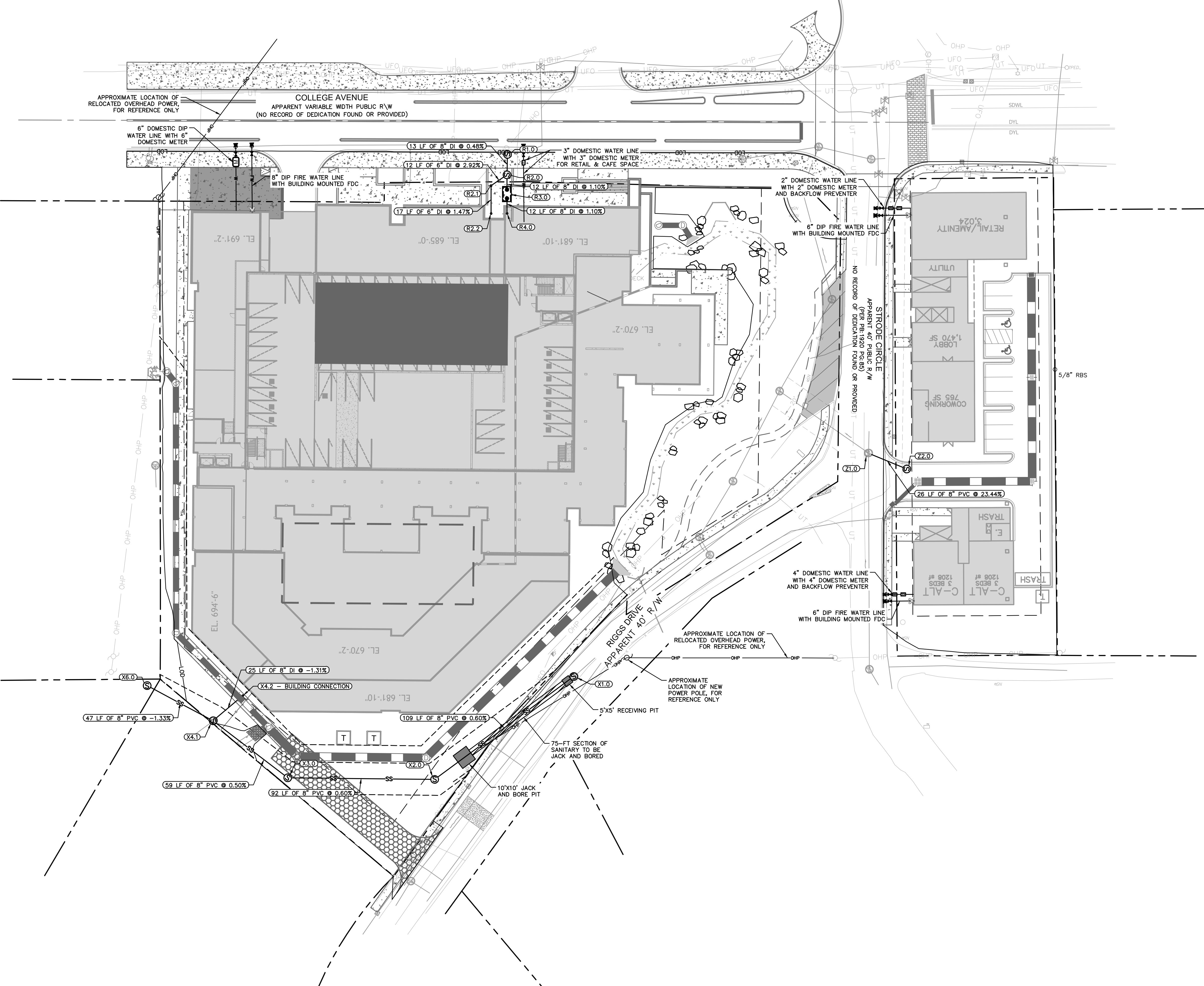
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3520 S. MAIN ST. SUITE 300,
GREENVILLE, SC 29601
PHONE (704) 333-5131
WWW.KIMLEY-HORN.COM

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

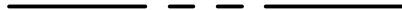
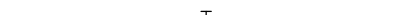
CLIENT:
LV COLLECTIVE
801 CONGRESS AVE, SUITE 200
AUSTIN, TX 78701

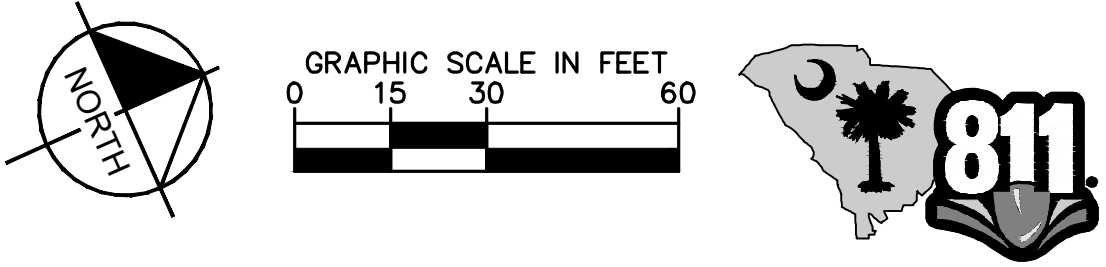
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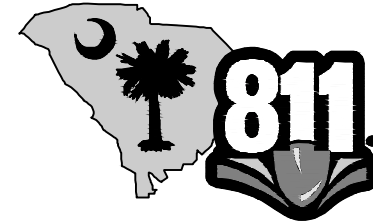
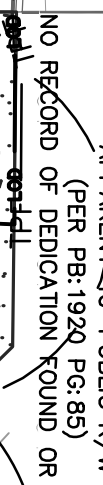
UTILITY LEGEND

	PROPERTY LINE
	WATER LINE
	FIRE LINE
	SANITARY SEWER LINE
	ELECTRIC
	FIBER OPTIC
	GAS
	POWER
	TELECOMMUNICATION
	CABLE
	LIGHT POLE
	WATER METER
	GATE VALVE
	POINT OF CONNECTION
	BACKFLOW PREVENTOR
	PIPE TEE/BENDS
	REDUCER
	FIRE HYDRANT (FH)
	FIRE DEPARTMENT CONNECTION (FDC)
	SANITARY SEWER CLEANOUT (SSCO)
	SANITARY SEWER MANHOLE (SSMH)
	SANITARY SEWER GREASE TRAP



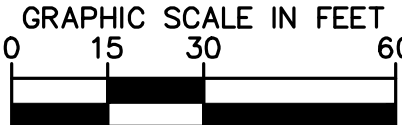
PROJECT: LV COLLECTIVE CLEMSON COLLEGE AVE		CITY OF CLEMSON SC		DATE 08/22/2025		PROJECT NO. 069294105		SHEET NUMBER C6-00	
TITLE: UTILITY PLAN									
CLIENT: LV COLLECTIVE 801 CONGRESS AVE, SUITE 200 AUSTIN, TX 78701				SCALE: AS SHOWN DRAWN BY: KHA DESIGNED BY: KHA CHECKED: KHA WITH:					
LV COLLECTIVE 801 CONGRESS AVE, SUITE 200 AUSTIN, TX 78701				Professional Engineer KIMLEY-HORN AND ASSOCIATES, INC. No. C20166 STATE OF SOUTH CAROLINA Professional Engineer KIMLEY-HORN AND ASSOCIATES, INC. No. C20166 STATE OF SOUTH CAROLINA CRIMINAL RECORD STATE OF SOUTH CAROLINA PROFESSIONAL ENGINEER NO. C20166 EXPIRATION DATE 12/31/2025					
© 2025 KIMLEY-HORN AND ASSOCIATES, INC. 550 S. MAIN ST., SUITE 300, GREENVILLE, SC 29601 (864) 606-1100 WWW.KIMLEY-HORN.COM				Kimley»Horn					
				No.		REVISIONS		DATE	
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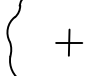
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TREE PROTECTION LEGEND

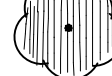
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CANOPY TREES

	ULM AME	AMERICAN ELM
	OAK-NT2	NUTTALL OAK
	TUL-TT2	TULIP TREE

EVERGREEN TREES

	MAG-LG1	DWARF SOUTHERN MAGNOLIA - FULL TO GROUND
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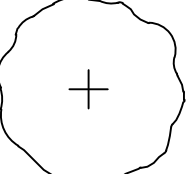
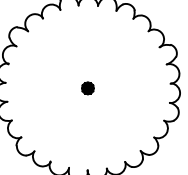
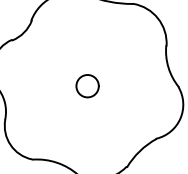
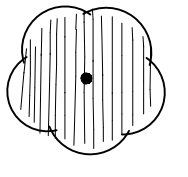
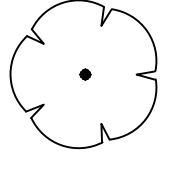
UNDERSTORY TREES

	MAP-TR2	TRIDENT MAPLE
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PROJECT: LV COLLECTIVE CLEMSON COLLEGE AVE		CLIENT: LV COLLECTIVE		SCALE: AS SHOWN		 © 2025 KIMLEY-HORN AND ASSOCIATES, INC. 550 S. MAIN ST., SUITE 300, GREENVILLE, SC 29601 PHONE (704) 333-5131 WWW.KIMLEY-HORN.COM	No. C00166 SOUTH CAROLINA PROFESSIONAL ENGINEERING EXPIRATION DATE 12/31/2025	DATE		BY	
CITY OF CLEMSON		CITY OF CLEMSON		DRAWN BY: KHA							
TITLE: SC		801 CONGRESS AVE, SUITE 200 AUSTIN, TX 78701		DESIGNED BY: KHA							
DATE		08/22/2025		CHECKED BY:							
PROJECT NO.		069294105		WITH							
SHEET NUMBER		L1-00		TREE REPLACEMENT PLAN				No. REVISIONS		DATE	

Printed By: Sola Brigg, Sheet: LV COLLECTIVE CLEMSON COLLEGE AVE - LAYOUT L1-01 PLANT LIST & CALCS - August 26, 2025, 11:10:34am - K:\GRE_DS\069294105 - LV COLLECTIVE CLEMSON COLLEGE AVE\02 - DWG\PopSheets\L1-00 TREE REPLACEMENT PLAN.dwg
Drawing name: K:\GRE_DS\069294105 - LV COLLECTIVE CLEMSON COLLEGE AVE\02 - DWG\PopSheets\L1-00 TREE REPLACEMENT PLAN.dwg, L1-01 PLANT LIST & CALCS, Aug 26, 2025, 11:10am, by: Brian Skol
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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

- GENERAL LANDSCAPE NOTES
1.

CONTRACTOR TO REVIEW CONTRACT DOCUMENTS AND EXISTING CONDITIONS PRIOR TO SUBMITTING BID PROPOSAL OR STARTING WORK.
2.

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.
3.

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.
4.

CONTRACTOR TO PROVIDE UNIT PRICING FOR ALL PLANT MATERIALS WITH INSTALLED COST LISTED ON PLANT SCHEDULE.
5.

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.
6.

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.
7.

PERFORM ALL WORK IN COMPLIANCE WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS PER LOCAL CODES AND OBTAIN ALL PERMITS REQUIRED.
8.

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.
9.

LOCATE ALL PLANT MATERIAL SO THAT THE BEST SIDE OF PLANT IS FACING VIEWING AREA.
10.

BROKEN ROOT BALLS WILL BE REJECTED ON SITE.
11.

ANY PLANT MATERIALS SHIPPED / DELIVERED TO SITE IN UNCOVERED VEHICLES OR TRAILERS SHALL BE REJECTED.
12.

ENSURE ALL SPACES OF SHRUBS, GROUND COVERS AND SEASONAL COLOR IS EQUALLY SPACED AND IN STRAIGHT ROWS.
13.

ANY TREES WITH MAJOR SCARING WILL BE REJECTED.
14.

TRIM ANY EXCESS GROWTH ON TREES AND SHRUBS AS DIRECTED BY LANDSCAPE ARCHITECT.
15.

ALL PLANTS TO BE LAID OUT PER LANDSCAPE PLANS. NOTIFY LANDSCAPE ARCHITECT IF LAYOUT NEEDS TO BE CHANGED TO AVOID EXISTING UTILITIES.
16.

MULCH TO BE PINE MULCH AT A MIN. DEPTH OF 3" WHEN SETTLED.

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

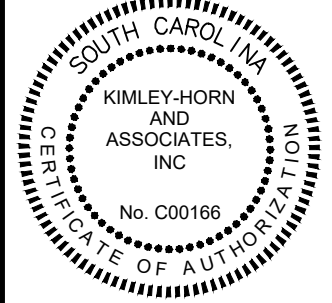
55,000 - 55,000 = 0 SF OF CANOPY EXCESS

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	

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DRAWN BY: KHA
DESIGNED BY: KHA
CHECKED BY: WTH

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

PROJECT:
LV COLLECTIVE CLEMSON COLLEGE AVE
CITY OF CLEMSON
SC
TITLE:
PLANT LIST & CALCS

DATE
08/22/2025
PROJECT NO.
069294105
SHEET NUMBER
L1-01

Printed By: Sula, Brian, Sheet: L1-02 PLANTING NOTES & DETAILS - LV Collective, Clemson College Ave\02 - LV Tree Replacement Plan.dwg
Drawing name: K:\GE-DIS\069294105 - LV Tree Replacement Plan.dwg
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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. REQUESTS FOR APPROVAL OF SUBSTITUTE PLANT MATERIAL SHALL INCLUDE COMMON AND BOTANICAL NAMES AND THE SIZE OF SUBSTITUTE MATERIAL. ONLY THOSE SUBSTITUTIONS OF AT LEAST EQUIVALENT SIZE AND HAVING ESSENTIAL CHARACTERISTICS SIMILAR TO THE ORIGINALLY SPECIFIED MATERIAL WILL BE APPROVED. ACCEPTANCE OR REJECTION OF SUBSTITUTE PLANT MATERIAL WILL BE ISSUED IN WRITING BY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE.
- 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. THEY HAVE THE RIGHT TO REJECT ANY AND ALL MATERIALS, AND ANY WORK AND ALL WORK WHICH, IN THEIR OPINION, DOES NOT MEET THE REQUIREMENTS OF THE CONTRACT DOCUMENTS AT ANY STAGE OF THE OPERATIONS. REMOVE REJECTED WORK OR MATERIALS FROM THE PROJECT SITE AND REPLACE PROMPTLY AT NO ADDITIONAL COST TO THE OWNER.
- 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. REPLACEMENT MATERIALS WILL BE GUARANTEED FOR ONE YEAR FROM THE DATE OF REPLACEMENT. THE 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. TOPSOIL SHALL BE FREE OF SUBSOIL, BRUSH, ORGANIC LITTER, OBJECTIONABLE WEEDS, CLAY, CLOTS, STUMPS, ROOTS OR OTHER MATERIAL HARMFUL TO PLANT GROWTH OR HINDERANCE TO PLANTING OR MAINTENANCE OPERATIONS. SHOULD REGENERATIVE MATERIALS BE PRESENT IN THE SOIL, CONTRACTOR SHALL ERADICATE AND REMOVE SUCH GRASS AND ROOT, WHICH MAY APPEAR IN THE IMPORTED MATERIAL WITHIN ONE YEAR FOLLOWING ACCEPTANCE OF THE WORK. TOPSOIL SHALL NOT BE HANDLED IN A FROZEN OR MUDDY CONDITION. THE ACIDITY RANGE SHALL BE BETWEEN 5.5 AND 7.0 INCLUSIVE. THE MECHANICAL ANALYSIS OF THE SOIL SHALL BE AS FOLLOWS:

SIEVE SIZE PERCENT PASSING:
1 INCH MESH 99 - 100 PERCENT
½ INCH MESH 97 - 99 PERCENT
NO. 100 MESH 40 - 60 PERCENT
NO. 200 MESH 20 - 40 PERCENT
- B. FOR ALL TURF AND PLANTING AREAS, MINIMUM OF 4" 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. LANDSCAPE CONTRACTOR TO VERIFY CONDITIONS PRIOR TO BIDDING OF LANDSCAPE SCOPE TO VERIFY IF ADDITIONAL TOPSOIL IS REQUIRED IN SCOPE OF LANDSCAPE CONTRACTOR. CULTIVATE EXISTING AREA TO A DEPTH OF 6" HANDRAKE FINISHED GRADES TO MEET GRADING PLANS. CONTRACTOR TO ENSURE ALL AREAS DRAIN PROPERLY AND NO AREAS ARE HOLDING WATER PRIOR TO ANY PLANTING.

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. ¾-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 (AAN), CURRENT EDITION OF AMERICAN STANDARD FOR NURSERY STOCK, PUBLISHED BY THE AAN, 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, INSECTS, 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 ABORTIE (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, CORDS, AND BURLAP FROM TOP OF ROOT BALL. HAND TAMP CAREFULLY AROUND AND UNDER BALL TO FILL ALL VOIDS. WATER DURING BACKFILL. 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 TRANSPANTING. REQUESTED AND REQUIRED ADDITIONAL PRUNING MAY BE NECESSARY AT THE DISCRETION OF THE LANDSCAPE ARCHITECT.
- B. EVERGREEN TREES AND SHRUBS SHALL BE PRUNED ONLY TO THIN OUT HEAVY GROWTH.
- C. CUTS OVER ¾ 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 DRIVEN 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 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 MANUFACTURE'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-FIBRES PLUS" AS MANUFACTURED BY WEYERHAUSER AT A RATE OF 30 LBS/1000 SQUARE FEET.

b. SEED MIX: COMMON BERMUDA 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 LAID 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.

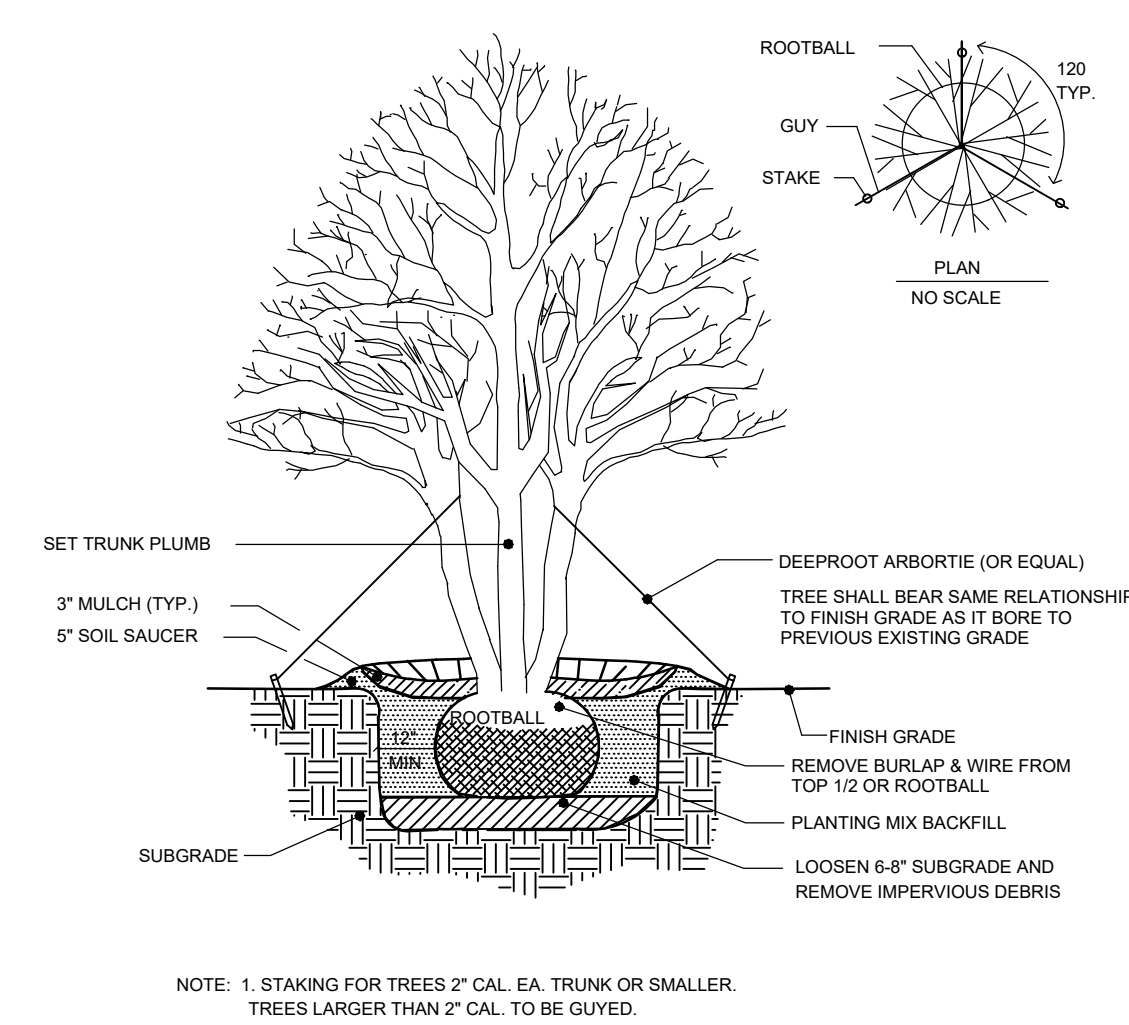
5.2 GUARANTEE

- 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.

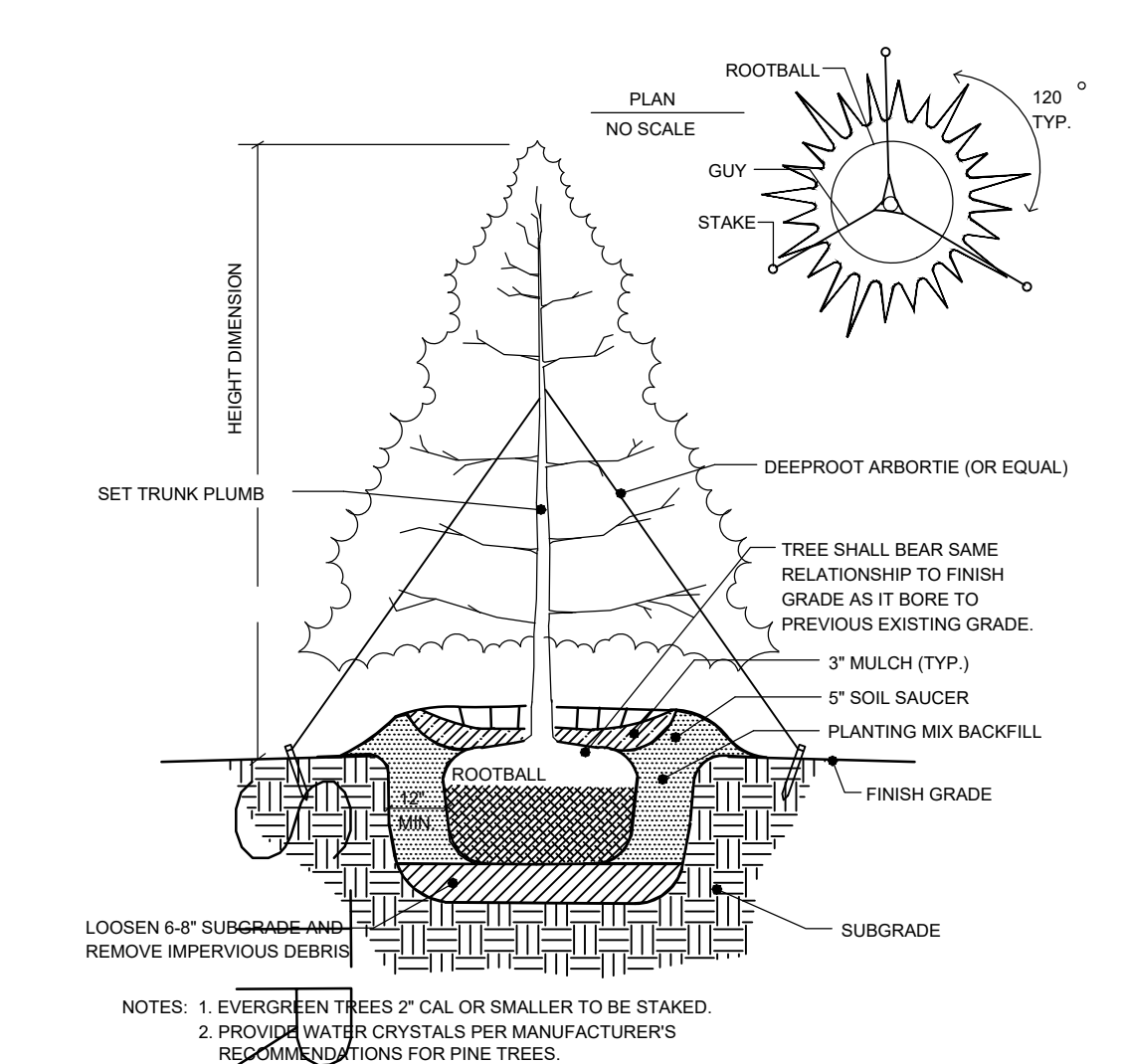
5.3 FINAL INSPECTION AND ACCEPTANCE

- 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.

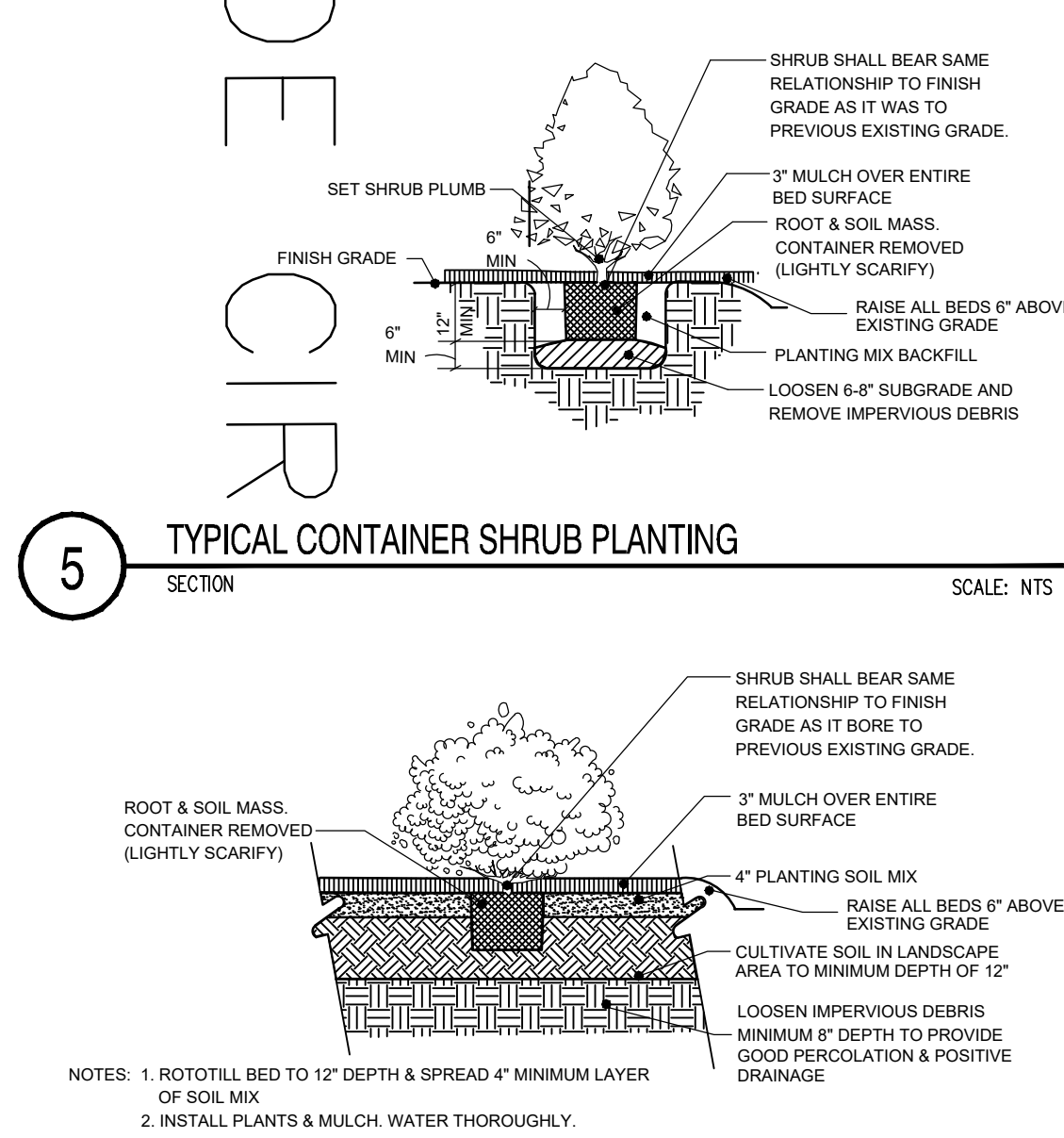
END OF LANDSCAPE PLANTING SECTION



1 MULTI-TRUNK TREE PLANTING AND GUYING
SECTION SCALE: NTS



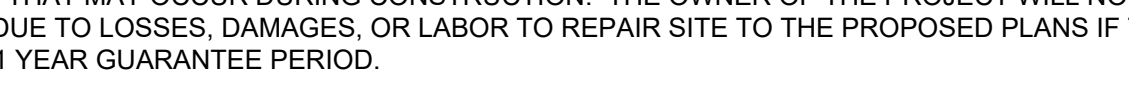
2 SHADE TREE PLANTING AND GUYING
SECTION SCALE: NTS



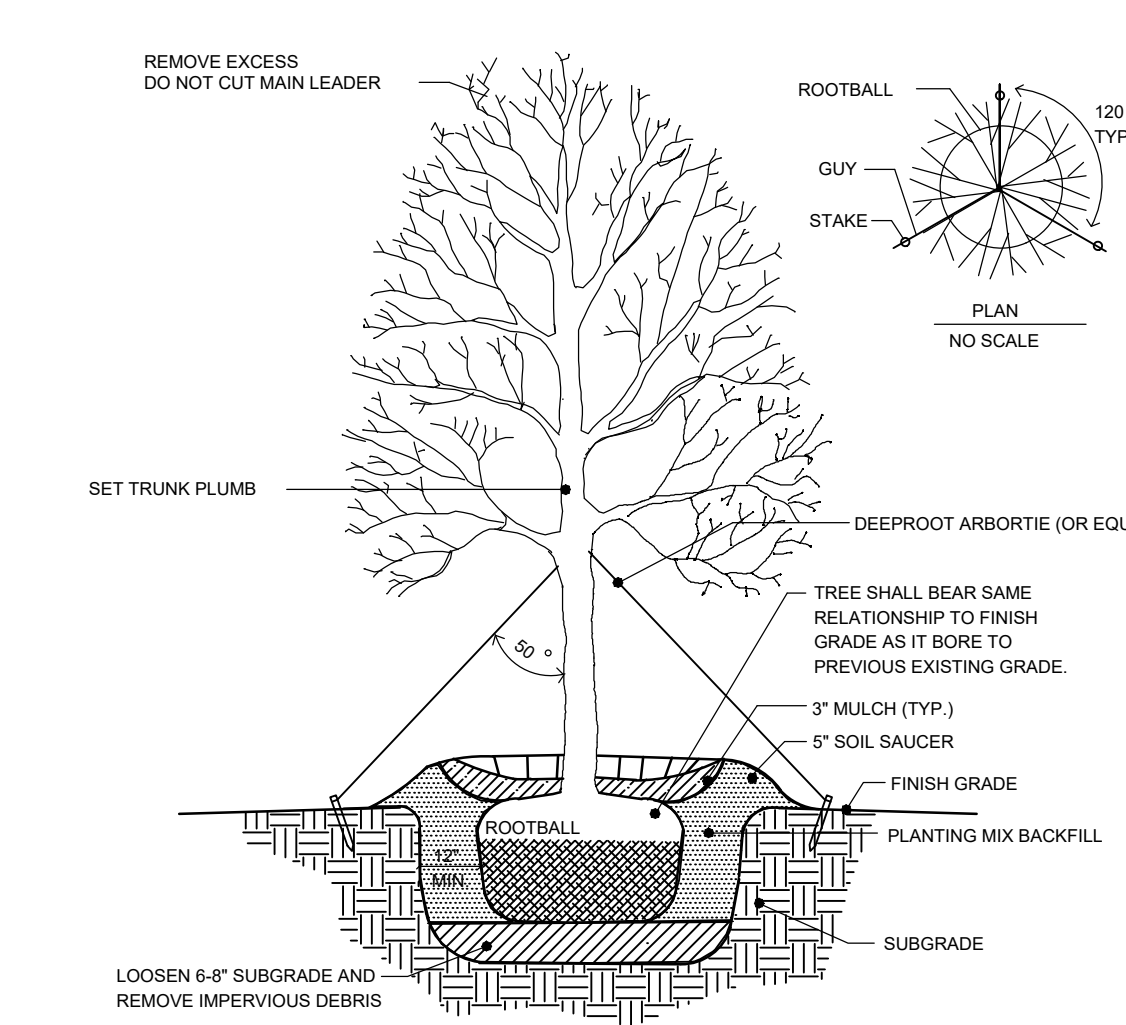
3 EVERGREEN TREE PLANTING AND GUYING
SECTION SCALE: NTS



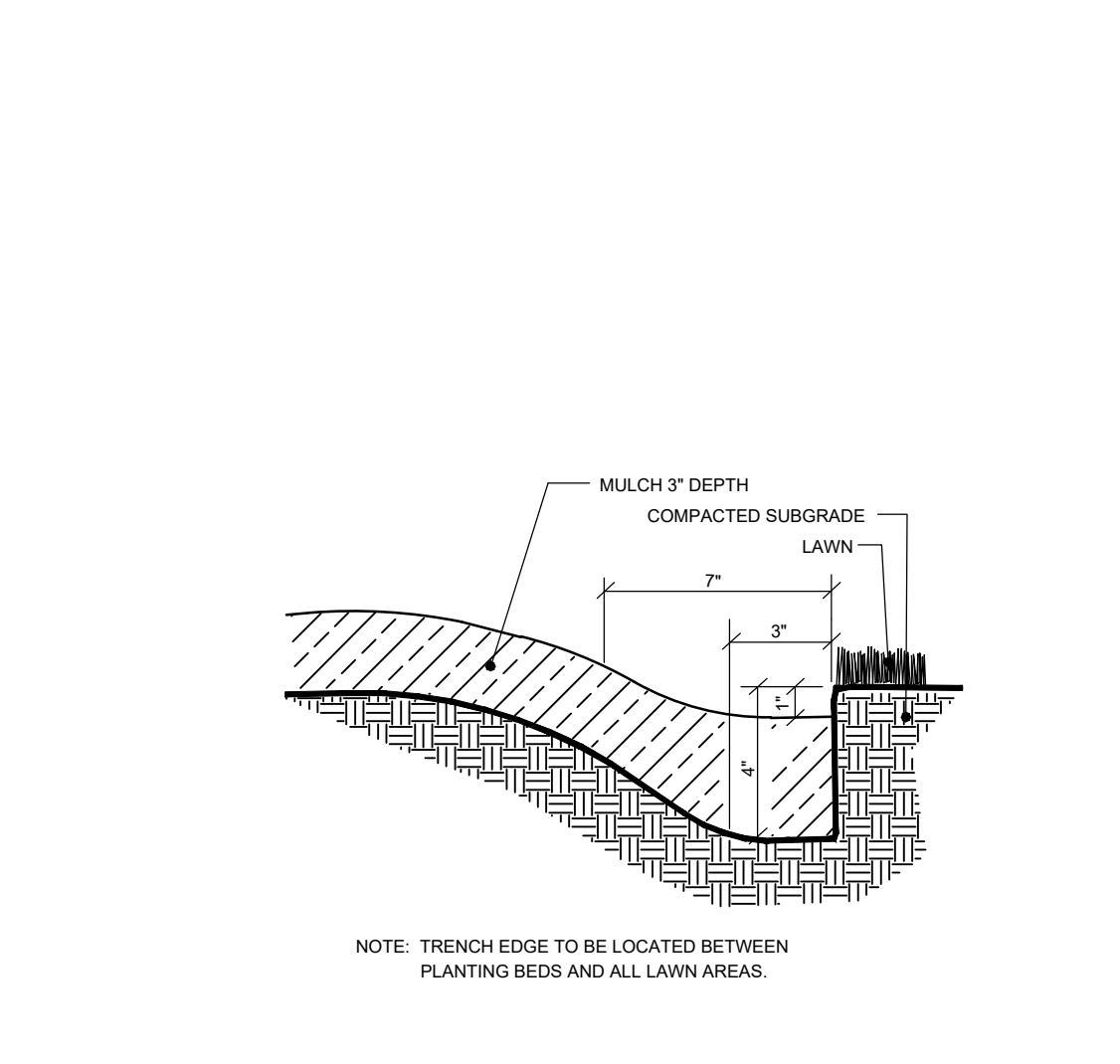
4 TRENCH EDGER DETAIL FOR ALL BEDS
SECTION SCALE: NTS



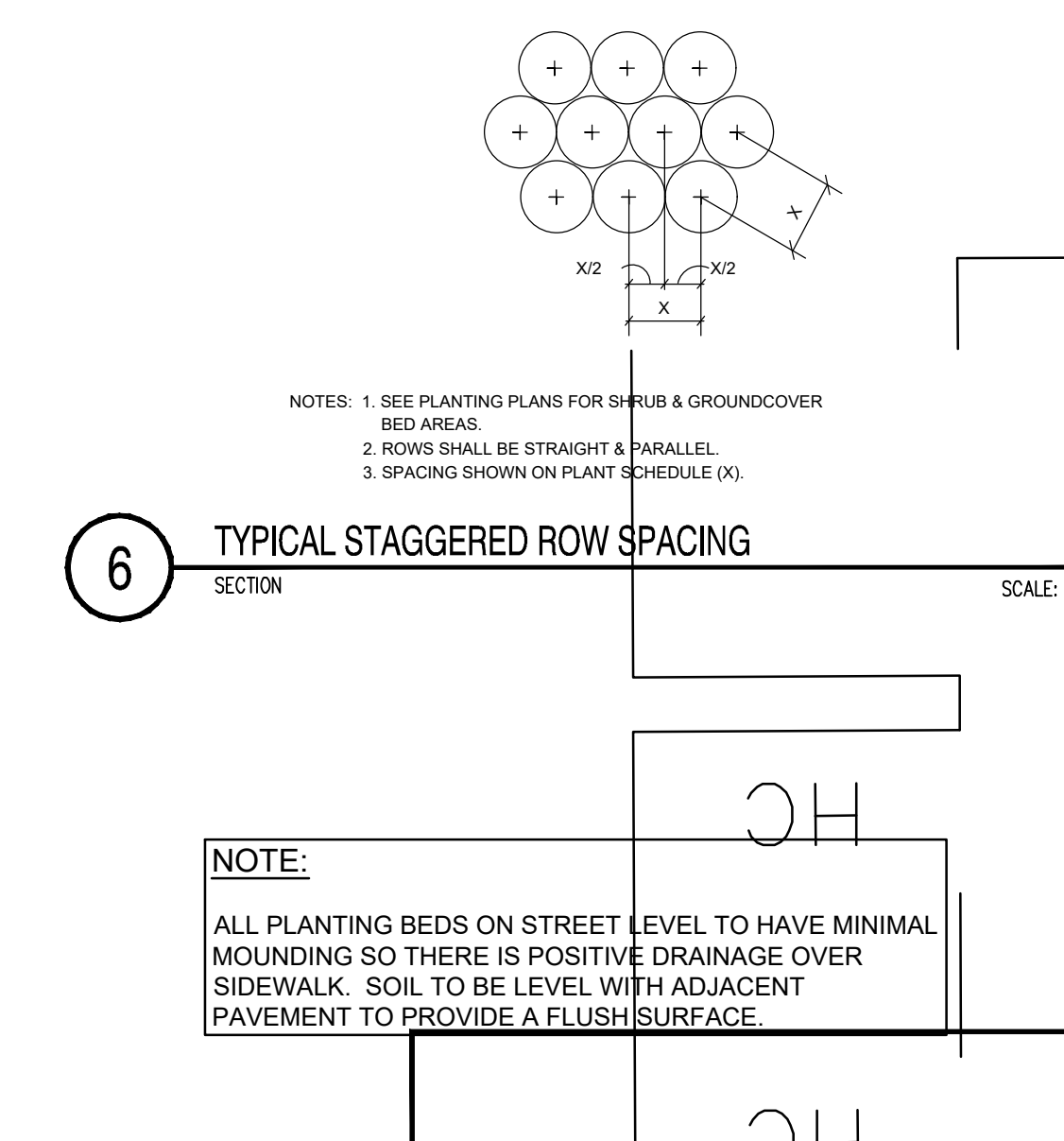
5 TYPICAL CONTAINER SHRUB PLANTING
SECTION SCALE: NTS



6 TYPICAL STAGGERED ROW SPACING
SECTION SCALE: NTS



7 TYPICAL BEDDING FOR PLANTS SPACED LESS THAN 36" O.C.
SECTION SCALE: NTS



8 SEVERE WEATHER CONDITION
SECTION SCALE: NTS

PROJECT: LV COLLECTIVE CLEMSON COLLEGE AVE		CITY OF CLEMSON		DATE: 08/22/2025	
DRAWN BY: KHA		DESIGNED BY: KHA		PROJECT NO. 069294105	
SCALE: AS SHOWN		CHECKED BY: WTH		SHEET NUMBER	
CLIENT: LV COLLECTIVE		TITLE: PLANTING NOTES & DETAILS		DATE: 08/22/2025	
801 CONGRESS AVE, SUITE 200		AUSTIN, TX 78701		PROJECT NO. 069294105	
SC		CITY OF CLEMSON		SHEET NUMBER	
KIMLEY-HORN AND ASSOCIATES, INC.		KIMLEY-HORN AND ASSOCIATES, INC.		KIMLEY-HORN AND ASSOCIATES, INC.	
550 S. MAIN ST., SUITE 300		GREENVILLE, SC 29601		GREENVILLE, SC 29601	
PHONE (704) 333-5131		WWW.KIMLEY-HORN.COM		WWW.KIMLEY-HORN.COM	
No. REVISIONS		DATE		BY	



CITY OF CLEMSON
AGENDA ITEM REQUEST FORM

Requested By:

Date Submitted:

Council Meeting Date:

Type of Request: (check only one)

☐ Report/Discussion

☒ Policy/Action

☐ Executive Session

Agenda Item Summary: (brief for public information and posted agenda)

Consider First Reading of a zoning map amendment on parcels located on Cochran Rd.

Agenda Item Detail: (expand as necessary for clarification)

An application for a zoning map amendment (rezoning) was submitted by Mr. Robert L. York, property owner, on May 9, 2025. As proposed, 3 parcels of land totaling approximately 1.35 acres located along on Cochran Road (currently addressed #105, #107, and #109) would be rezoned from RM-1 Two-family Residential District to RM-3 Multi-family Residential District. No proposed development project is currently associated with the requested rezoning.

The Planning Commission approved a positive recommendation on the matter on June 17, 2025; and a public hearing was held on September 15, 2025.

Attachment:
Report

Report on RZNE-000439-2025 (Cochran Road Parcels)

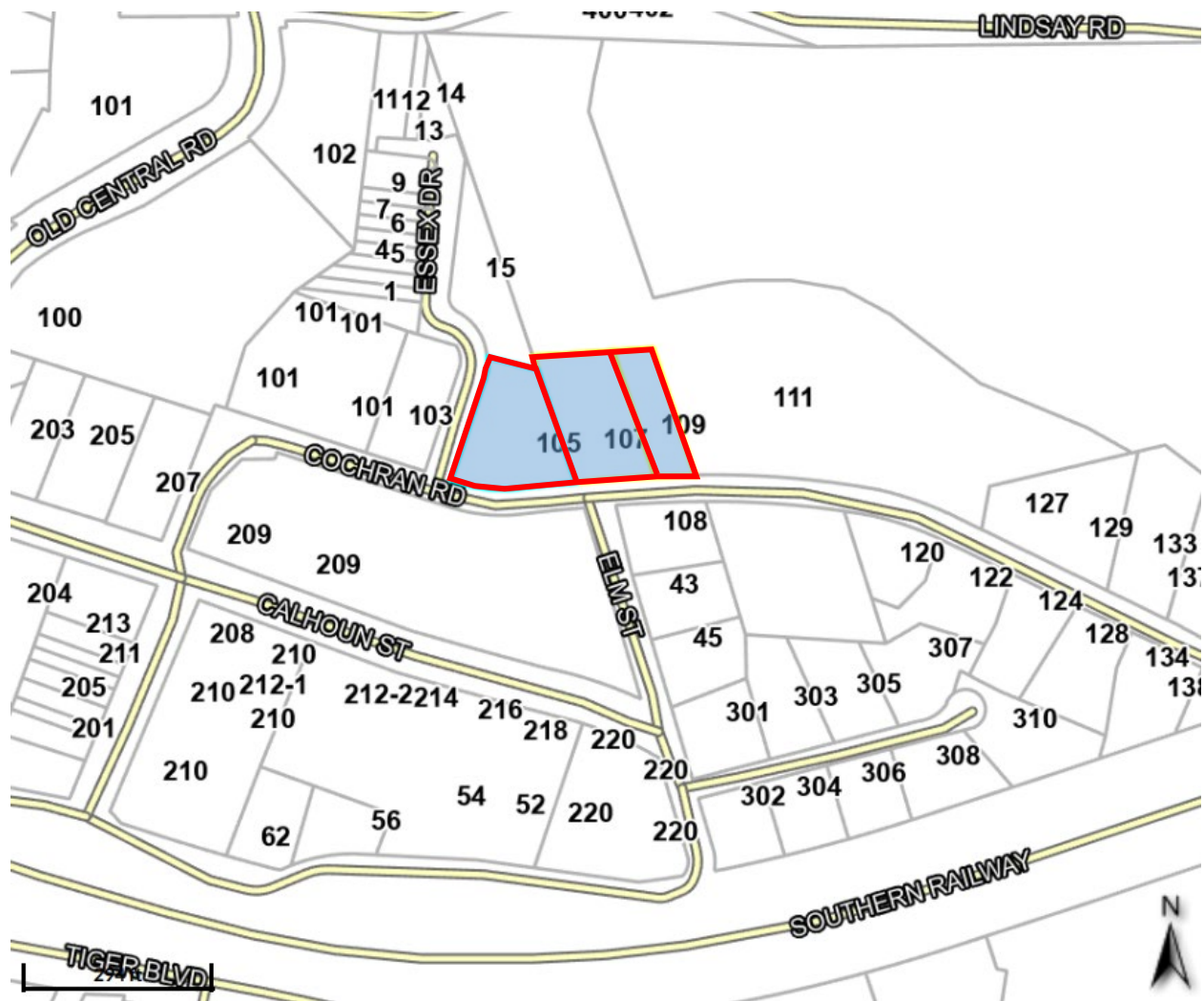
Approved by Planning Commission 06/17/25 Public Hearing 09/15/25

**Report on RZNE-000439-2025 Proposed Map Amendment (Cochran Road
Parcels)**

First Reading
October 6, 2025

An application for a zoning map amendment (rezoning) was submitted by Mr. Robert L. York, property owner, on May 9, 2025. As proposed, 3 parcels of land (TMP#'s 4054-09-05-3283, 4054-09-05-5205, and 4054-09-05-5296) totaling approximately 1.35 acres located along on Cochran Road (currently addressed #105, #107, and #109) would be rezoned from *RM-1 Two-family Residential District* to *RM-3 Multi-family Residential District*. No proposed development project is currently associated with this requested rezoning.

LOCATION OF PARCELS



Existing Condition Images

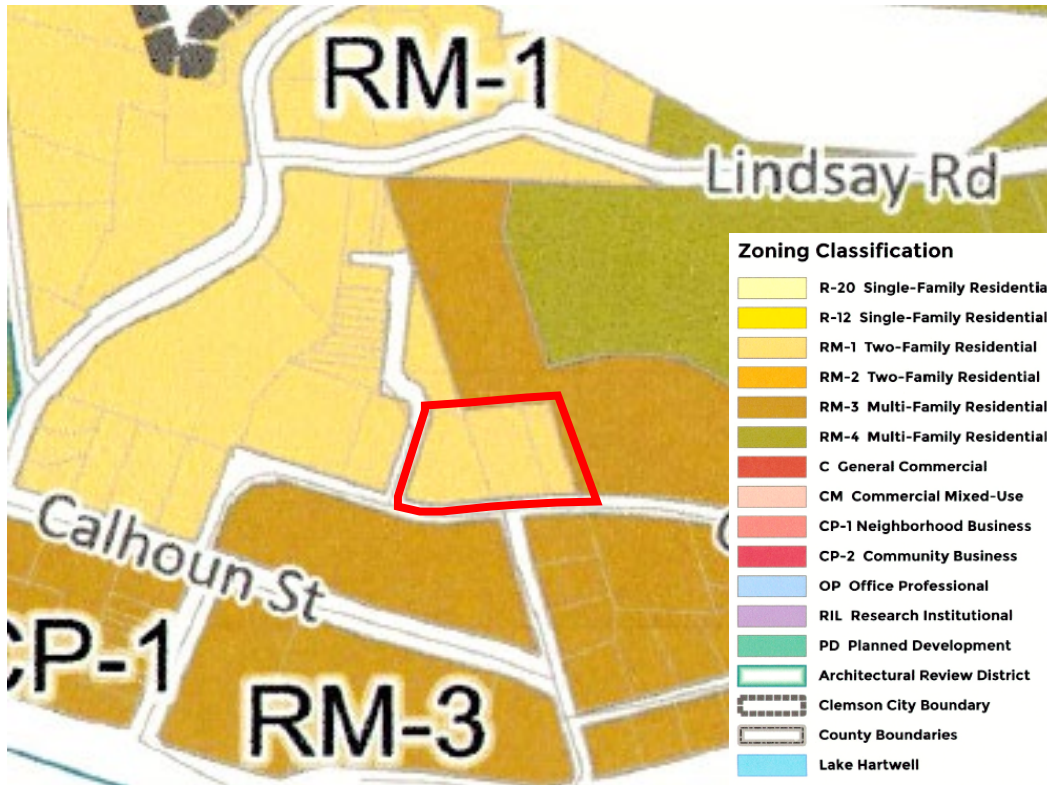




Current Zoning

As stated above, the parcels proposed for rezoning are all currently zoned RM-1 Two-family District, which is a district intended for conventional residential development, patio home, zero-lot-line housing, and two-family dwellings on relatively small lots. If approved as requested, the zoning of the parcels will be changed to RM-3 Multi-family Residential District, which is intended to allow for a range of housing types that includes moderate density multi-family residences in order to serve the needs of the City's multi-generational housing market. Additionally, it is worth noting that the 1.35 acre total area of the parcels falls short of the 2-acre minimum area needed to permit changing the zoning to a district different from that abutting it; however, due to the fact that the parcels are situated at the edge of existing RM-3 District properties, the proposed rezoning is permitted as proposed.

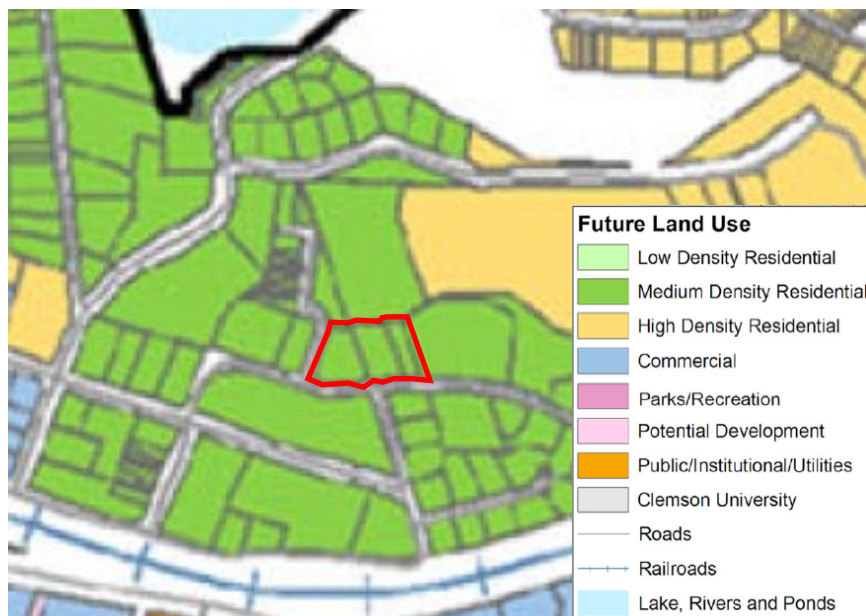
See map below:



Comprehensive Plan

The Comprehensive Plan's Future Land Use Map shows the properties situated in an area identified for medium-density residential, which is consistent with the requested rezoning. No specific redevelopment recommendations are made for the properties.

See map below:



Impact On Services

A review of the proposed rezoning was conducted by City departments in an effort to identify issues that may negatively impact service delivery. The comments received include:

The City Engineer stated that he had no issues with the proposal.

The Utilities Director stated that existing sewer infrastructure may need to be upgraded or otherwise changed during future development, and that the water main, which was installed decades ago and is undersized, will likely require replacement as part of any future development. He also noted the traffic increase from development on Cochran Road has impacted the response times of utility crews.

The Stormwater Manager stated that as the stormwater system and ponds would be required to be privately owned and maintained, no impact on the City system would be imposed by future development. He also noted the increased traffic on Cochran Road impacting response times of his crews.

Review Status

The Planning Commission took the rezoning up on June 17, 2025 and approved a positive recommendation on the matter to City Council. A public hearing was held on September 15, 2025, and First Reading on the matter is scheduled for October 6, 2025..

Application



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

PC

PLANNING COMMISSION ZONING AMENDMENT APPLICATION

Please complete in ink and return to the Planning and Codes Administration Department with required attachments, information, and filing fee. Zoning Map Amendment (Rezoning) applications require a filing fee of \$250, a current survey of the property, a copy of the deed, and a designation of agent if owner is not the applicant. **Both sides of this application must be completed; incomplete applications will not be accepted.**

- An amendment to the zoning ordinance text or the zoning map may be initiated by the city council, the planning commission, or the board of zoning appeals.
- An amendment to the zoning map for changing a zoning district designation of property may be initiated by the owner of the property affected or by an agent authorized by the owner in writing.

RZNE-000439-2025

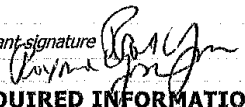
File no.: R - - -	PIN: - - - - -	Date submitted: 5/9/25	Planning Commission meeting date: 1/1
Amendment type: ☒ Map amendment (Rezoning) ☐ Text amendment			
Initiated by: ☒ Owner/Agent ☐ City Council ☐ Planning Commission ☐ Board of Zoning Appeals			

OWNER(S) INFORMATION			
Last name: YORK	First: ROBERT	Middle: J	Interest: ☐ Sole owner ☐ Co-owner
Mailing address: P.O. Box 1131	City: CLEMSON	State: SC	ZIP Code: 29633
Daytime phone no.: (864) 654-2348	Fax no.: ()	E-mail: HOWMUCH@AOL.COM	

APPLICANT INFORMATION			
<i>To be completed only if Owner is not Applicant:</i>			
Applicant's last name: YORK	First: ROBERT	Middle: J	
Mailing address: P.O. Box 1131	City: CLEMSON	State: SC	ZIP Code: 29633
Daytime phone no.: (864) 654-2348	Fax no.: ()	E-mail: HOWMUCH@AOL.COM	

PROPERTY INFORMATION		
THE OWNER/APPLICANT HEREBY REQUESTS that the property described below be rezoned from RM-1 to RM-3		
Property address: 105,107,109 COCHRAN RD.	Property dimensions: SEE SURVEY	Property area: 1.35-1.4 ACRE APPROX

DESIGNATION OF AGENT		
<i>To be completed by Owner(s) only if Owner is not Applicant. All owners must sign.</i>		
I (we) hereby appoint the person named as Applicant as my (our) agent to represent me (us) in this request for a zoning map amendment.		
Owner name	Owner signature	Date
<i>To be completed by Applicant:</i>		
I certify that the information in this request is correct.		

Applicant name **ROBERT YORK** Applicant signature  Date **MAY 9, 2025**
Rev. 12-09-05; 06-15-07

REQUIRED INFORMATION

REASONS FOR ZONING AMENDMENT REQUEST: I (we) request the rezoning for the following reasons:

FOR FUTURE IMPROVEMENT AND DEVELOPMENT
THAT WILL BETTER SERVE THE GROWING HOUSING NEEDS
OF CLEMSON AND APPEARANCE BY BLENDING IN WITH
THE EXISTING SURROUNDING STRUCTURES.

CURRENTLY THESE 3 PARCELS (105, 107, 109 COCHRAN RD)
ARE SINGLE FAMILY HOMES SURROUNDED BY "CLEMSON
LOFTS" APARTMENT COMPLEX, "ESSEX DRIVE TOWN HOUSES"
"OAKLEDGE" GATED APARTMENT COMPLEX AND DUPLEX
APARTMENTS.

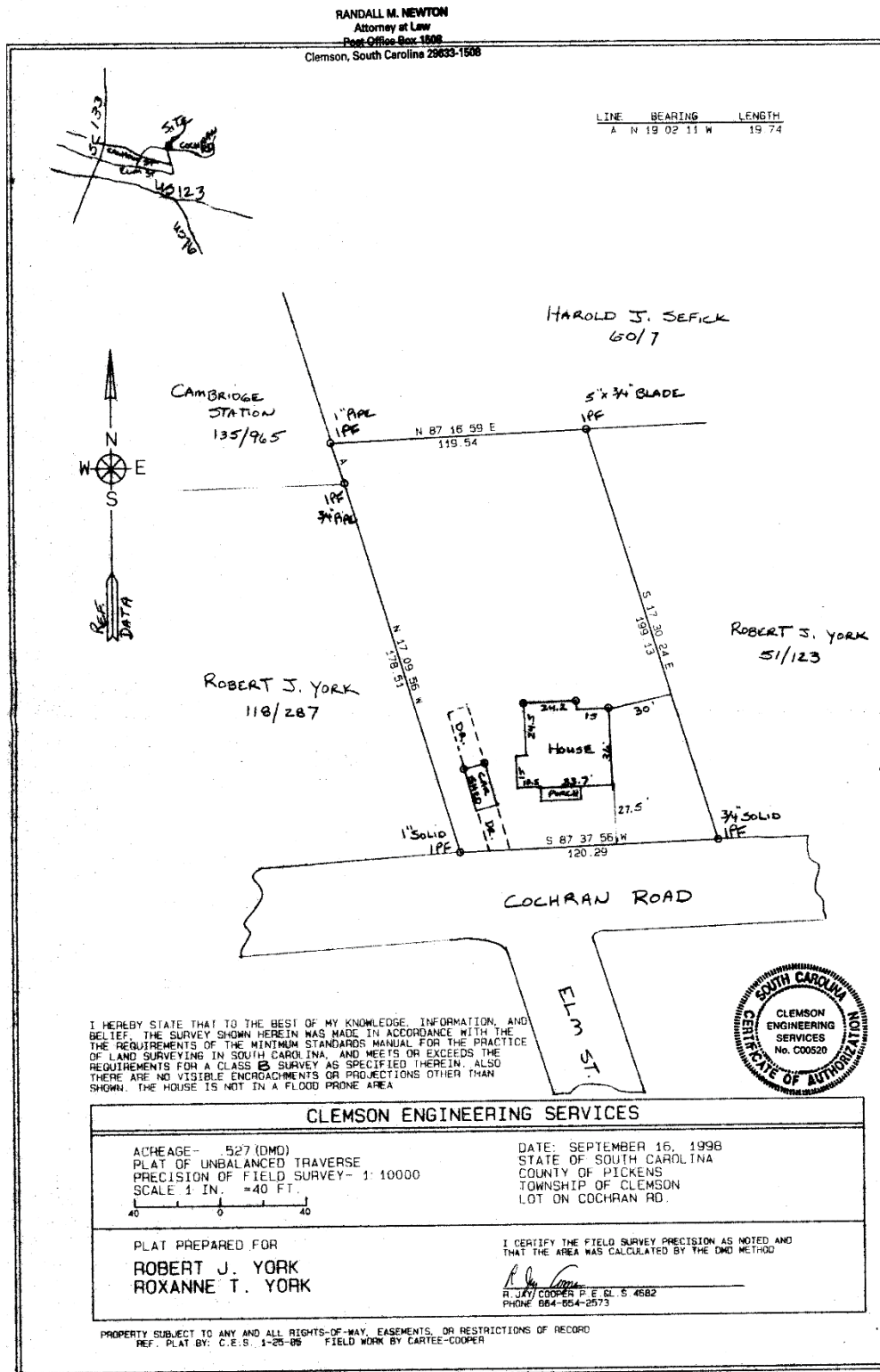
THESE 3 PARCELS 105, 107, 109 COCHRAN RD
DO NOT FIT IN THESE SURROUNDING DEVELOPMENTS

DEVELOPING AND IMPROVING THESE 3 PARCELS
WOULD SOLVE THIS AS WELL AS SERVING THE GROWING NEEDS
FOR HOUSING IN CLEMSON

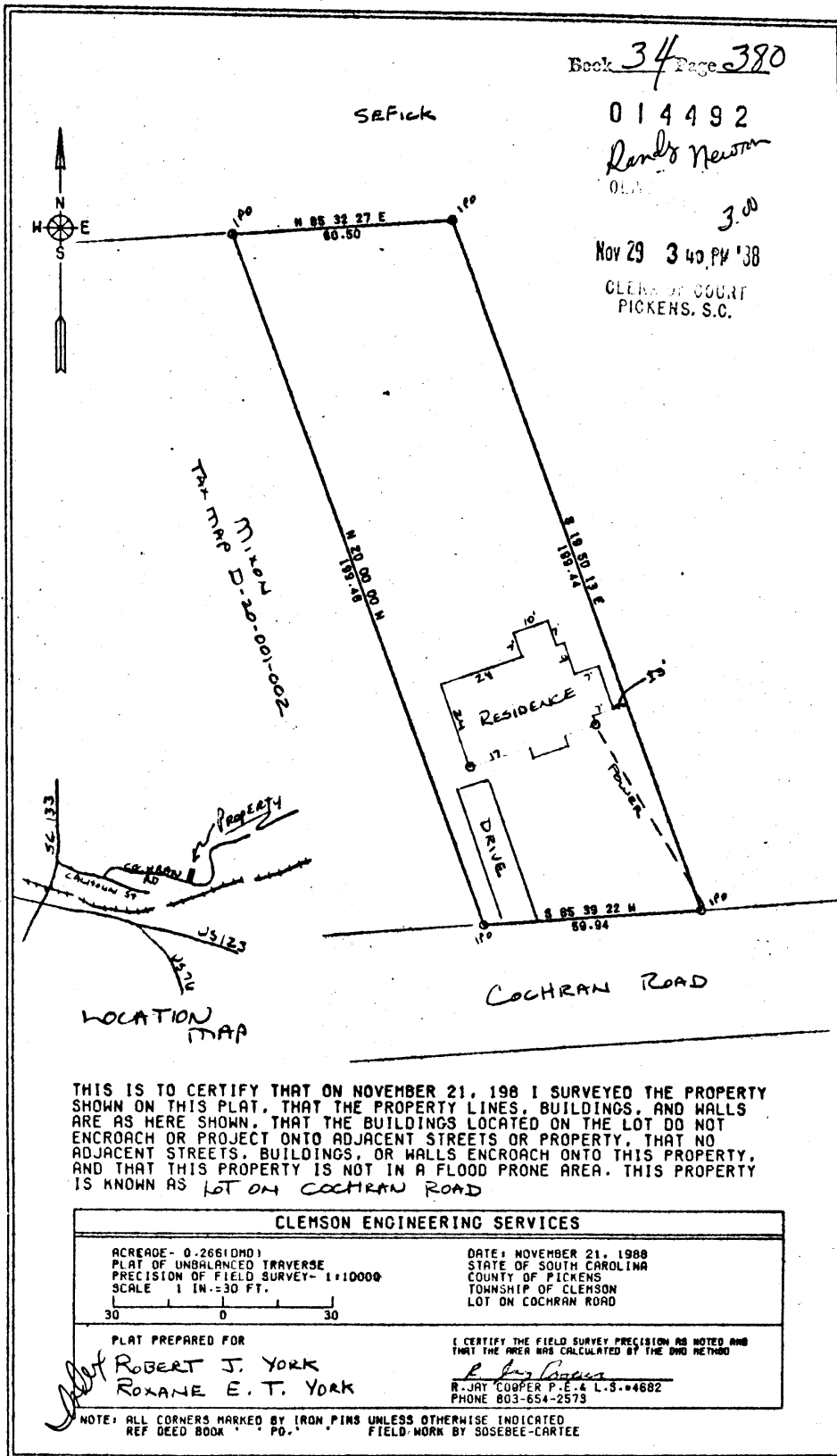
TMP# 4054-09-05-3283



TMP# 4054-09-05-5205



TMP# 4054-09-05-5296



**CITY OF CLEMSON
AGENDA ITEM REQUEST FORM**

Requested by:

Date Submitted:

Council Meeting Date:

Type of Request: (check only one)

☐ **Report/Discussion**

☐ **Policy/Action**

☐ **Executive Session**

Agenda Item Summary: (brief for public information and posted agenda)

Consider authorizing the City Administrator to enter into a contract with Amick Equipment for the purchase of a TYMCO Model 435 street sweeper in the amount of \$235,971

Agenda Item Detail: (expand as necessary for clarification)

Staff recommends the purchase of a new TYMCO Model 435 street sweeper in the amount of \$235,971. Amick Equipment is the supplier of this piece of equipment and will be honoring the Sourcewell Cooperative Purchasing pre-negotiated price. Funds for this purchase were allocated in the FY26 Budget.

The recommended street sweeper is significantly larger than our current sweeper, which means crews can sweep more streets in less time. This allows us to expand routine curb sweeping operations across the entire city, not just the downtown area, improving overall public cleanliness and drainage. The street sweeper is on the lot and ready for pick-up upon approval.

MODEL 435® SWEEPER STANDARD EQUIPMENT

Auxiliary Engine: Kubota V2403-CR-TE48 Final Tier-4 turbocharged diesel liquid cooled; 4 cyl.; 148.5 CID; 56 HP @ 2100 RPM; Torque: 140 ft. lbs. @ 2100 RPM; includes fuel/water separator, Donaldson PowerCore® air filter with pre-cleaner. Includes Kubota Standard Warranty coverage 2 Years / 2000 Hours, contact factory for details.

Abrasion Protection Package: Standard hopper screen; separator liner; pick-up head suction nozzle liner and pressure wear pads; heavy duty pressure and suction hoses.

Auxiliary Engine Protection System: Engine ECU to provide automatic engine monitoring with derate or shutdown when engine problem is detected such as high coolant temperature, low coolant level or low oil pressure.

Auxiliary Fuse Panel: A +12VDC fused power source panel for any needed additional electrical components or accessories i.e. radios, warning lights, controls, etc.

Back-Up Alarm: ECCO Model 510; SAE Type C 97dB

BlueLogic® Control System: Multiplexed electrical system includes hardware and TYMCO designed software that integrates the in-cab controls to the auxiliary engine and all sweeper functions; as well as provides intelligent safety features. The BlueLogic Control System provides sweeper and auxiliary engine data to the operator through the touchscreen display and the multiplexed switch pack. The display is pedestal mounted for improved visibility and includes hour meters (Trip and Total) for the auxiliary engine, pick-up head, blower, gutter brooms and water pump if applicable; sweeper odometer (records curb miles swept and sweeping hours). service reminders. custom reminders. overspeed warning. low water audible alarm. dust control system

Duo Skids: Warranted for 2 Years / 2000 hours prorated

Dust Control System: 150 gallon capacity translucent polyethylene water tank; 5 gpm electric diaphragm type pump; low water warning/indicator; spray nozzles at gutter broom and spray nozzle inside hopper, individually controlled; flexible 20-foot long water fill hose with 2-1/2" quick disconnect coupling; 3/4" garden hose fill connection. 150 Gallon Capacity only available on Conventional Truck Package & Isuzu NQR 150" wheel base trucks

Dust Separator Cleanout Plug Extension Handle

Gutter Broom, Left; LED Floodlight and Parabolic Mirror: Left side mounted 36" diameter steel vertical digger type; 10.5" parabolic mirror.

Hopper Drip-Edge Extension: Rubber belting extends horizontal reach 7".

Hopper Door Opening: Dimension 77-1/4" X 70", screen lifts with door.

Hopper Inspection Door

Hopper Safety Prop: Integral with frame and hopper.

Hydraulic System Filter Restriction Indicator: External; mounted in filter manifold.

Hydraulic Tank Sight/Temperature Gauge: External; mounted on tank.

LED Alternating Warning Light Set: Rear mounted oval lights (2).

LED Stop/Turn/Tail/Clearance Lights

Pressure Bleeder: Air pressure deflected out, allowing additional suction across front of pick-up head. Cable operated.

Rear Bumper Pads

Rear Mounted LED Floodlight (1)

Rear Storage Compartments: Two rear storage compartments with a total 26.6 cubic foot capacity.

Rubber Lined Blower: Warranty: 1 Year / 1,000 Hours Prorated

435 Storage Compartment: A modular design multi-chamber compartment with a combined 55 cubic foot protected storage capacity, accessible from left or right hand side through large gull wing doors; auxiliary engine and blower area is easily accessed through swing away side access panels.

Sweeper Warranty: 1 Year / 1000 Hours. Contact factory for details.

Section / Type	Qty	Model 435® Sweeper and Cab/Chassis Equipment	Sourcewell Price	Sourcewell Ext (Includes 5% Discount)
435000	1	Model 435® Sweeper with Standard Equipment (Base Price)	\$114,317.00	\$108,601.00
1		AUXILIARY ENGINE HYDRAULIC OPTIONS:		
Unpublished	1	Auxiliary Engine - Gas (Exchange)	\$4,211.00	\$4,000.00
Unpublished	1	Auxiliary Engine Air Filter Restriction Indicator w/ Gauge (In-Cab)	\$527.00	\$500.00
435053	1	Auxiliary Hydraulic System	\$1,232.00	\$1,170.00
Unpublished	1	Hydraulic Level/Temperature Shutdown System	\$790.00	\$750.00
2		GUTTER BROOM OPTIONS:		
435013	1	Gutter Broom, Twin; LED Floodlights & Parabolic Mirrors	\$3,032.00	\$2,880.00
435069	1	Gutter Broom Drop Down: Right *Not Available w/ 132.5" Wheel Base Trucks: NPR-XD, NQR	\$900.00	\$855.00
435069	1	Gutter Broom Drop Down: Left *Not Available w/ 132.5" Wheel Base Trucks: NPR-XD, NQR	\$900.00	\$855.00
435093	1	Gutter Broom Tilt Adjuster: Right	\$900.00	\$855.00
435093	1	Gutter Broom Tilt Adjuster: Left	\$900.00	\$855.00
435070	1	Gutter Broom Variable Speed: Right and Left	\$853.00	\$810.00
3		DUST CONTROL SYSTEM OPTIONS:		
435087	1	Low Emissions Package *South Coast AQMD Rule 1186 Compliant	\$711.00	\$675.00
4		HOPPER OPTIONS:		
435084	1	Dump Switch in Cab	\$237.00	\$225.00
435061	1	Hopper Load Indicators	\$474.00	\$450.00
435088	1	Hopper "Up" Alarm	\$237.00	\$225.00
Unpublished	1	Hopper Vibrator - Electric	\$2,369.00	\$2,250.00
5		PICK-UP HEAD OPTIONS:		
435085	1	Linear Actuator w/Gauge - Pressure Bleeder	\$522.00	\$495.00
435063	1	Pick-Up Head Curtain Lifter	\$1,706.00	\$1,620.00
Unpublished	1	Pick-Up Head Pressure Inlet Water Injection System	\$1,895.00	\$1,800.00
Unpublished	1	Removable Front Curtain Set	\$264.00	\$250.00
Unpublished	1	Skid Bumper Extension Set (3")	\$264.00	\$250.00
6		AUXILIARY HAND HOSE OPTIONS:		
7		STAINLESS STEEL OPTIONS:		

Section / Type	Qty	Model 435® Sweeper and Cab/Chassis Equipment	Sourcewell Price	Sourcewell Ext (Includes 5% Discount)
435097	1	Stainless Steel Hopper (Exchange)	\$11,085.00	\$10,530.00
Unpublished	1	Stainless Steel Blower Housing (Exchange)	\$1,579.00	\$1,500.00
Unpublished	1	Stainless Steel Dust Separator (Exchange)	\$1,790.00	\$1,700.00
8	CONVENTIONAL TRUCK OPTION:			
9	SWEEPER ADDITIONAL OPTIONS:			
Unpublished	1	CurbView™ Camera System: Right Side Gutter Broom View	\$6,316.00	\$6,000.00
Unpublished	1	CurbView™ Pick-Up Head Camera (Additional)	\$1,053.00	\$1,000.00
Unpublished	1	Sweeper Paint: TYMCO Standard White	\$0.00	\$0.00
10	UNPUBLISHED SPECIAL SWEEPER OPTIONS:			
Unpublished	1	Auto Sweep Assist (ASA)	\$2,632.00	\$2,500.00
Unpublished	1	Surcharge - Base Sweeper Unit	\$2,635.00	\$2,500.00
Section / Type	Qty	Model 435® Cab/Chassis Equipment	Sourcewell Price	Sourcewell Ext
11	CAB CHASSIS:			
435703	1	2024 Isuzu NQR, 17,950 lb. GVWR, 150" WB, Diesel *Incl. Mechanical Seat & Power Mirrors	\$74,970.00	\$74,970.00
Unpublished	1	DEDUCT: 2025 Isuzu NQR (150"), 17,950 lb. GVWR, 150" WB, Gasoline *Incl. Mechanical Seat & Power Mirrors	-\$2,750.00	-\$2,750.00
12	CHASSIS ADDITIONAL OPTIONS:			
Unpublished	1	LED Alternating Warning Light Set: Front Bumper (Isuzu Only)	\$450.00	\$450.00
Unpublished	1	LED Amber Light Bar: Cab Mounted	\$1,800.00	\$1,800.00
Unpublished	1	LED Amber Traffic Directing Light: Rear Mounted	\$800.00	\$800.00
Unpublished	2	Parabolic Mirror Head: 12" (Exchange)	\$75.00	\$150.00
Unpublished	1	Truck Paint: Standard Factory White	\$0.00	\$0.00
13	UNPUBLISHED SPECIAL CHASSIS OPTIONS:			
Unpublished	1	Battery Disconnect Switch	\$450.00	\$450.00
14	DEALER UNPUBLISHED OPTIONS:			
15	TOTAL COST OF ACQUISITION COSTS			
	1	Freight / PDI / Inservice	\$4,000.00	\$4,000.00

Purchasing Details: Issue Purchase Orders to TYMCO, Inc., ATTN: Kaye Morgan

(kaye.morgan@tymco.com | 254-799-5546).

Quote is Good for 30 Days (Unless Otherwise Noted Above) | Pricing is Quoted in US Dollars (USD) | Payment Terms: Net 30 Days

Total Price: \$235,971.00

FOB: Clemson, SC

Delivery ARO: In Stock Subject to Prior Sale

**Pricing Details: TYMCO, Inc. offers Sourcewell Members a 5% discount on all base sweeper models and sweeper options from the Sourcewell Price Catalog (Base + Items in Sections 1 through 10). Chassis, chassis options, dealer unpublished options and Total Cost of Acquisition Costs (Items in Sections 11 – 15) are not discountable. The Sourcewell Discount shown above is reflective of 5% of all applicable items on this quote.*

Notes 1. Based on TPO 23616 - In Stock Subject to Prior Sale

Sourcewell Quote Form v2.0A - Sourcewell Contract #111522-TYM
Feb. 2, 2023 - Feb. 3, 2027



Customer / Sourcewell Member:	City of Clemson, SC
Sourcewell Member #:	80416
Customer Contact Name:	Cody Lingefelt
Customer Phone #:	864-624-1172
Customer E-Mail:	clingefelt@cityofclemson.org
Quote Date:	9/15/25
Quote Validity:	30 Days
Quoted By:	Craig Cook / JR
TYMCO Dealer:	Amick Equipment
TYMCO Dealer Contact:	Chip Johnson

Purchasing Details: Issue Purchase Orders to TYMCO, Inc., ATTN: Kaye Morgan
(kaye.morgan@tymco.com | 254-799-5546).

Quote is Good for 30 Days (Unless Otherwise Noted Above) | Pricing is Quoted in US Dollars (USD) | Payment Terms: Net 30 Days

****Pricing Note****

Sweeper and chassis are quoted using current pricing. Due to the current market situation, all cost increases for major components, and government mandated requirements, tariff surcharges, tariffs, and raw material surcharges may be added should they apply.