

Sunset at Valley Walk A Planned Development District (PD) in Clemson, South Carolina

Article One

Jurisdiction, Description and Phasing

101.0 Jurisdiction of the Ordinance

The provisions of this Ordinance shall apply to the Planned Development known as "Sunset at Valley Walk", located within the corporate limits of the City of Clemson, State of South Carolina, and described and shown in the Boundary Survey, signed and sealed, attached hereto as Exhibit "A" and incorporated herein by reference, the Site Plan, attached hereto as Exhibit "B" and incorporated herein by reference, the Plans and Elevations, attached hereto as Exhibit "C" and incorporated herein by reference, and the Landscape Plan attached hereto as Exhibit "D" and incorporated herein by reference.

Exhibit "A"	Boundary Survey
Exhibit "B"	Site Plan
Exhibit "C"	Plans and Elevations
Exhibit "D"	Landscape Plan

102.0 Legal Description of the Property.

The Provisions of the Ordinance shall apply to Sunset at Valley Walk, which is in the Corporate Limits of the City of Clemson, State of South Carolina, and further described on the Boundary Survey prepared by Stephen R. Edwards & Associates, Inc. on 9/13/2004, with subsequent revisions made thereto (final revision dated 4/4/2007), attached hereto as Exhibit "A", and incorporated herein by reference.

103.0 Description of Sunset at Valley Walk, a Planned Development District (hereinafter referred to as the "PD")

The site currently consists of three single-family houses that are being rented by students and approximately 100 grass parking spaces. The houses are located on Sunset Avenue with private access to each dwelling. The area borders a commercial zoning (CP-1) and more (RM-3) multi-family. Much of the newer construction in the past twenty years has been condominiums (Sunset Court and Houston Street).

This development will replace the older single-family houses, which are in disrepair, and will continue to enhance the property that has been previously developed into grass parking spaces.

The "PD" shall be comprised of (18) eighteen two-bedroom condominiums dwelling units, approximately 150 grass parking spaces (including what is currently in existence), a restroom facilities building, a dumpster enclosure, and various pervious and impervious parking spaces necessary for the development (see Exhibit "B").

The target market is Clemson University alumni seeking second homes for special events at the university and within the City of Clemson. An additional market will be professionals who desire a low maintenance living with close proximity to the university. Specific language within the Master Deed will restrict how the units are rented. A management company will provide services within the complex with regime fees paid by the owners.

The sloping topography will be used to build three levels of condominiums with garage parking under the complex. The height of the building will not exceed 50 feet per Section 19-314 of the City of Clemson Code of Ordinances. An elevator will also be provided from the garage area to each floor. Parking for the complex will have two spaces per dwelling unit and additional parking to service the adjacent development. A covenant has been put in place to ensure that a portion of the PD will serve as additional parking and be utilized for football condominium space parking and/or for cooperative parking for the adjacent development. Vehicular access to the complex will be either from the existing access on Oak Street or from Sunset Avenue (see Exhibit "B").

The grass parking spaces are deeded spaces that will be individually owned. These spaces will be pervious and constructed of sod. The large oak trees shown on Exhibit "D" will be retained as part of the green space. A manual gate has been installed on Oak Street to serve as ingress and egress to and from the grass parking spaces. A restrictive covenant has also been put in place to ensure that no additional residential buildings will be constructed in the future on the grass parking spaces, and with the exception of parking for special events at the university, this area will serve as a green space for the surrounding development.

It is the intent of the developers to share amenities from the adjacent property. The sidewalk heading north on Oak Street and following Sunset Avenue east previously installed by the developer will be extended to the University Dikes and walking trails. The fence that has been constructed along Oak Street and Sunset Avenue consisting of rock columns and wrought aluminum fencing will be extended east on Sunset Avenue (see Exhibit "B").

104.0 Development Phases and Timetables for Initiation and Completion.

The Developer started the construction of the PD in March 2005 by installing some of the grass parking spaces. The Developer intends to construct the restroom facilities building in the summer of 2007 and intends to begin construction on the condominiums and the remainder of the grass parking spaces in the winter of 2007. The Developer intends to commence marketing condominium units prior to construction, and shall continue marketing activities throughout the construction and until all condominium units have been "Sold".

Article Two

District Regulations

201.0. Description.

The Sunset at Valley Walk Planned Development consists of 112,994 square feet of property, intended for 18 two-bedroom residential condominiums and approximately 150 grass parking spaces. Other project features shall include a restroom facilities building, a dumpster enclosure, garage (basement) parking and additional parking spaces. Parking spaces are indicated on the Site Plan (see Exhibit "B").

202.0 Landscape

The Bufferyard and Landscape Areas are indicated on the Landscape Plan enclosed hereto as Exhibit "D" and inserted herein by reference, and will be planted and completed upon final construction. Existing trees to be protected are indicated on Exhibit "D". Protection of these trees during construction will be done according to Sec. 19-456 (b) of the Clemson Zoning Ordinance.

203.0 Open Space

"Open Space" consists of 78,535 square feet, which equates to approximately 70 percent of the total Planned Development parcel. The "Open Space" is shown more fully on Site Plan attached hereto as Exhibit "B" and incorporated herein by reference.

204.0. Impervious Surface

Impervious Surface consists of 27,223 square feet, which equates to approximately 24 percent of the Planned Development parcel. The allowable maximum is 60 percent. The Impervious Surface is shown more fully on the Site Plan attached hereto as Exhibit "B" and incorporated herein by reference. The pervious parking surface makes up the remaining 6 percent of the parcel.

205.0. Maintenance

The dumpster location and screening for the Planned Development parcel is shown on the Site-Plan, attached hereto as Exhibit "B" and incorporated herein by reference. The Roads and the Parking Areas within the Planned Development parcel will be owned and ultimately maintained by the Homeowner's Association. There will be on-site management for special events in order to keep the area organized and make certain only property owners and their guests enter the facility

206.0 Provided Amenities.

The restroom facilities building will be approximately 624 square feet and located within the boundaries of the grass parking spaces (see Exhibit “C”).

The total parking spaces provided for the condominium building is 82. Of those 82, 18 spaces are located under the building and are considered as covered, and the additional 64 spaces are outside the building (21 of which are impervious and 43 are pervious) as shown on the Site Plan (see Exhibit “B”). The required amount of spaces is 36. All the additional spaces beyond the required 36 can serve as cooperative parking for the adjacent development.

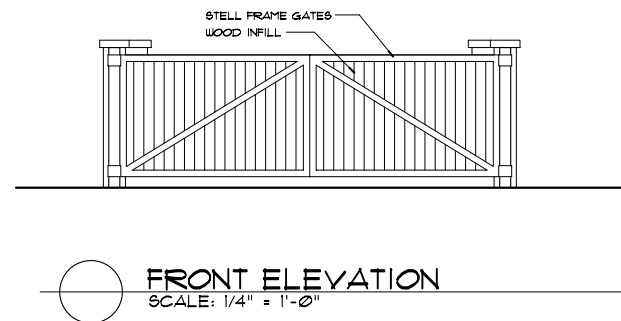
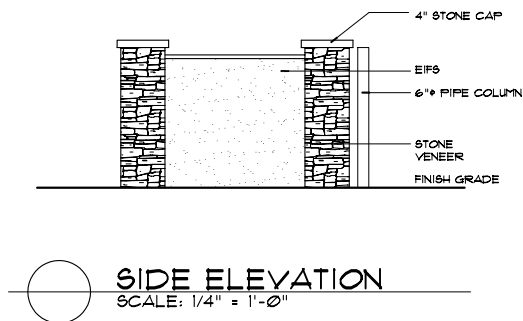
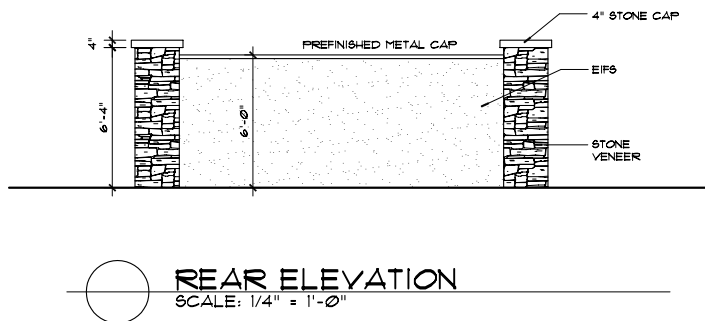
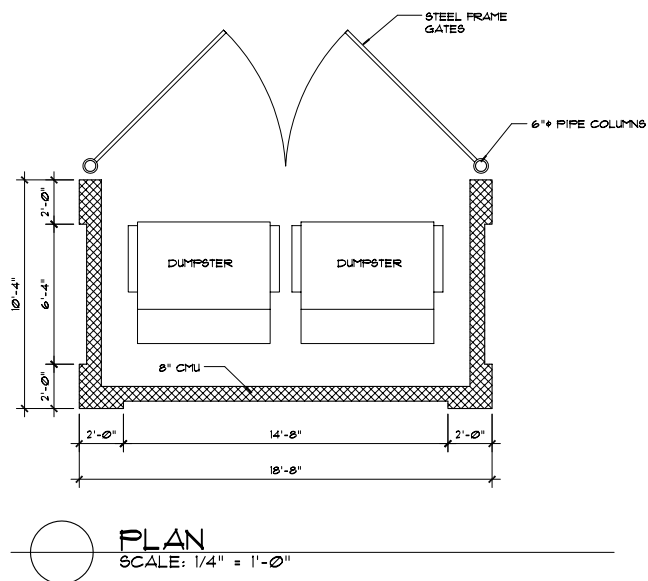
207.0 Planned Development Parcel Regulations

The following regulations apply to all uses in the Planned Development Parcel:

- a. Lot Area: 112,994 square feet
- b. Minimum lot width at front building line: See Site Plan (Exhibit “B”)
- c. Minimum front, side and rear setbacks: See Site Plan (Exhibit “B”)
- d. Maximum Occupancy: One (1) Family defined as two (2) or more persons related by blood, adoption, marriage, or guardianship, or two (2) Occupants as defined by the Clemson Zoning Ordinance
- e. Maximum Development and Spacing: 18 Units as indicated on Plans and Elevations (Exhibit “C”)
- f. Maximum Structure Height: 42’ as indicated on Plans and Elevations (Exhibit “C”)
- g. Accessory Uses allowed in Setbacks: See Site Plan (Exhibit “B”)
- h. Elevation requirements: See Plans and Elevations (Exhibit “C”)
- i. Maximum Height / Site Lighting Fixtures: The maximum height of outdoor site lighting fixtures shall not exceed (18’) eighteen feet, as indicated on the Site Plan, (Exhibit “B”).

THE PARK AT VALLEY WALK - PHASE II

Clemson, South Carolina

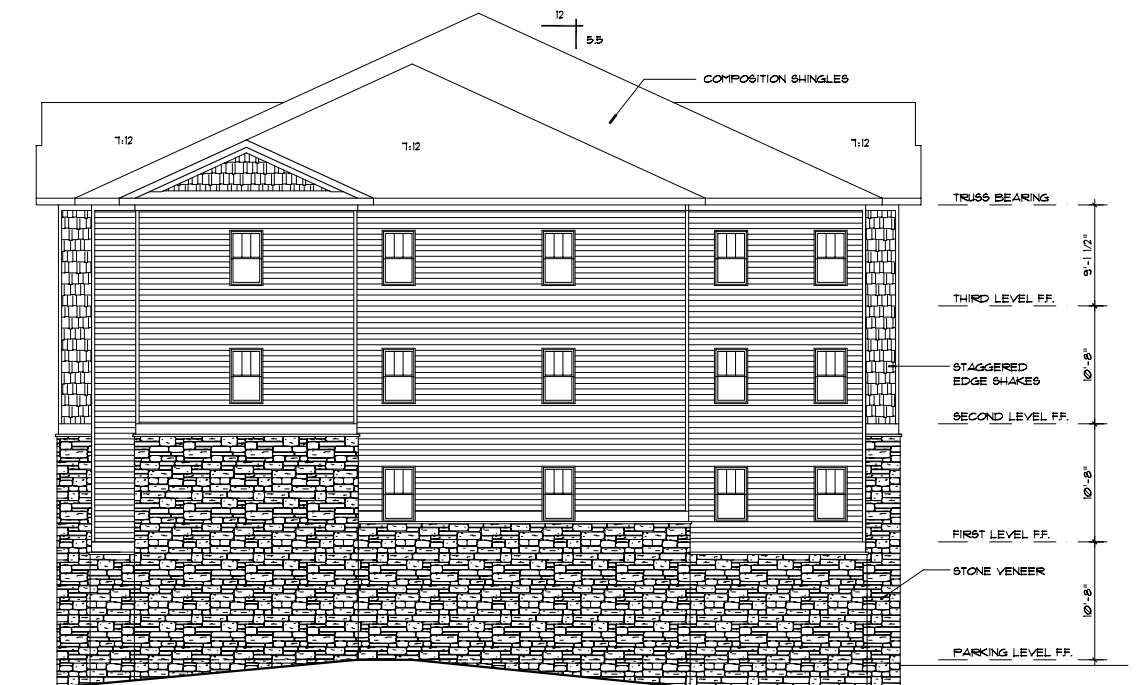


SUNSET AT VALLEY WALK

Clemson, South Carolina



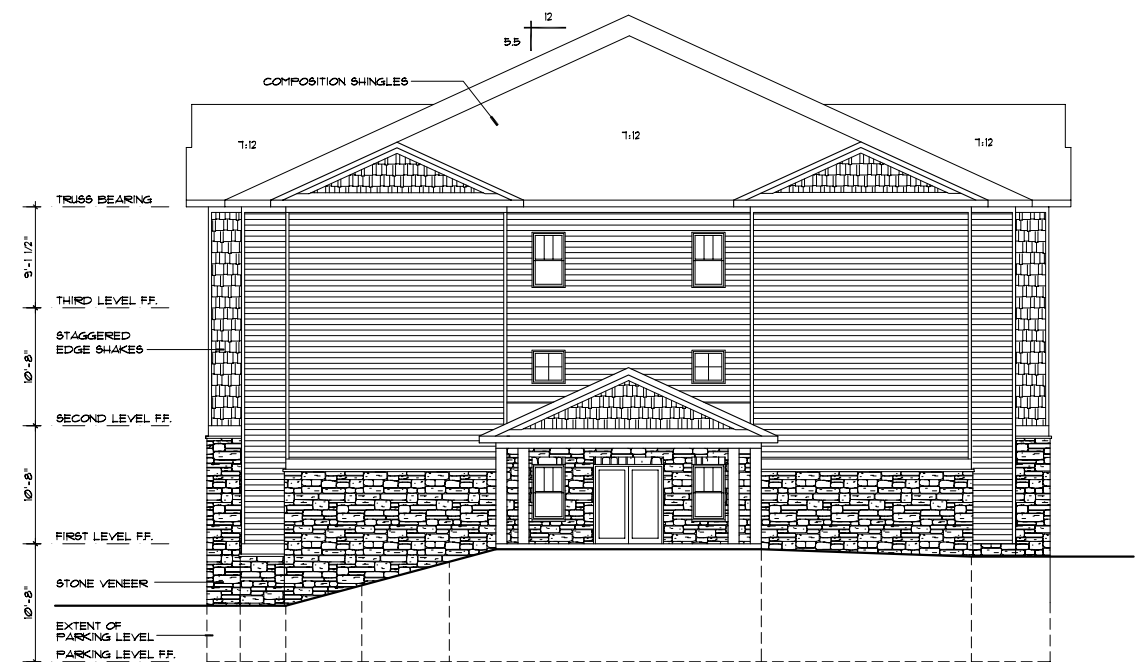
 **EAST ELEVATION**
SCALE: 1/8" = 1'-0"



 **SOUTH ELEVATION**
SCALE: 1/8" = 1'-0"



 **WEST ELEVATION**
SCALE: 1/8" = 1'-0"



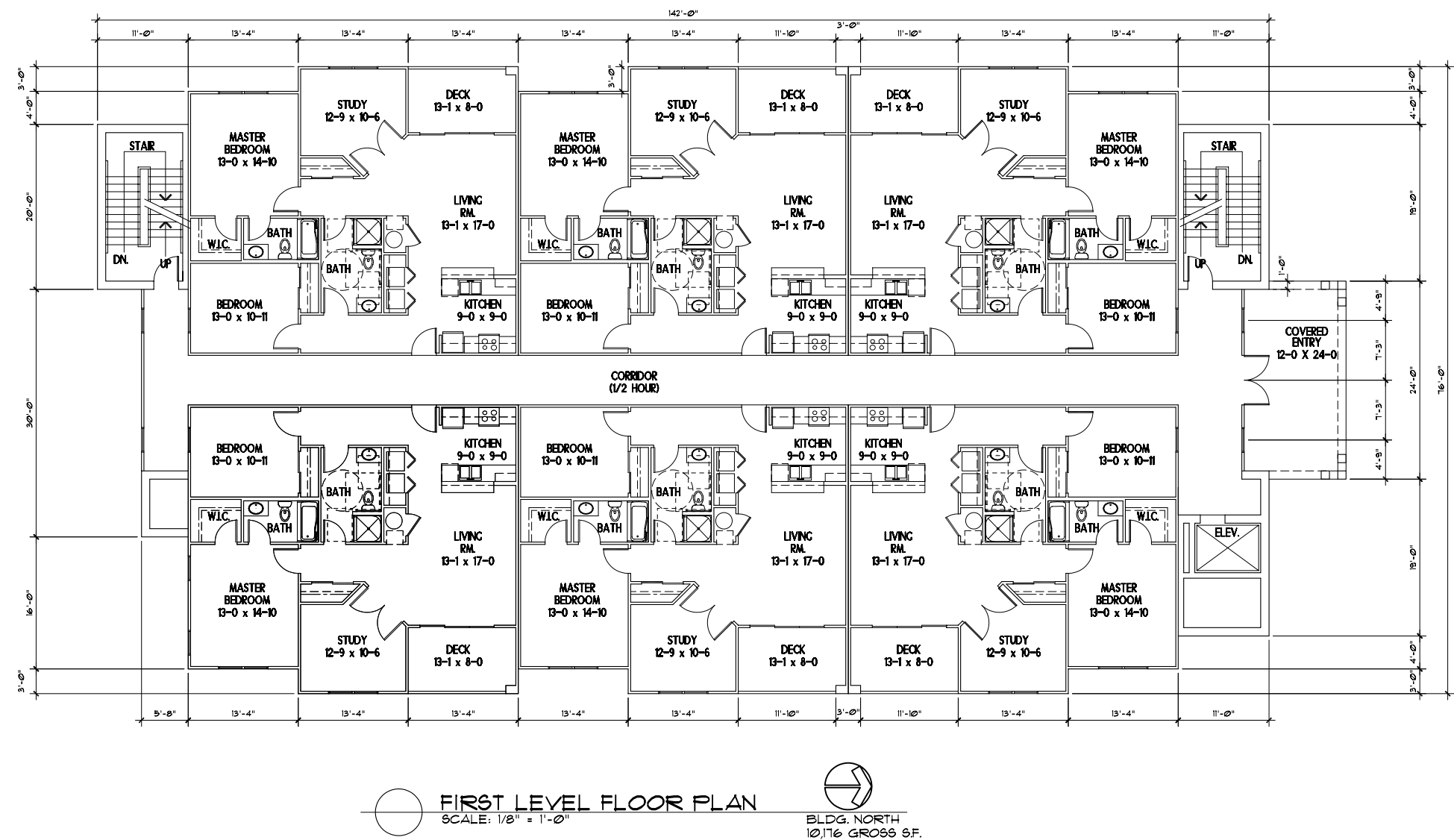
 **NORTH ELEVATION**
SCALE: 1/8" = 1'-0"

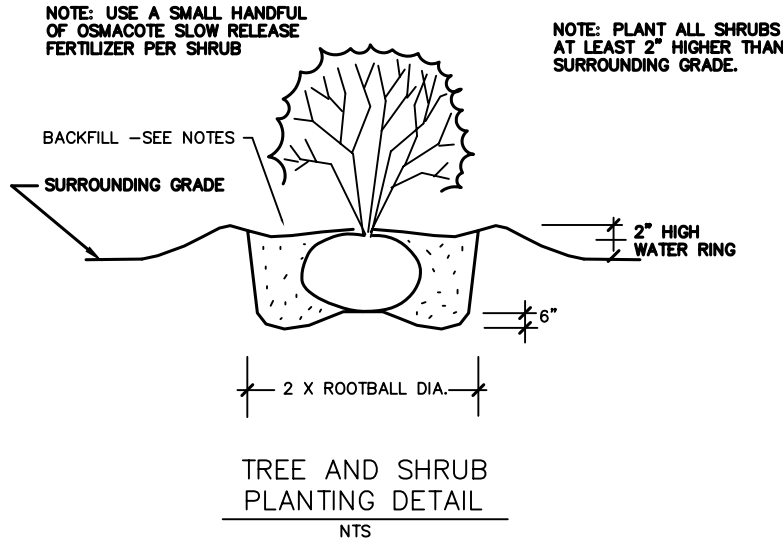
EXHIBIT - C

© APRIL 4, 2007

SUNSET AT VALLEY WALK

Clemson, South Carolina

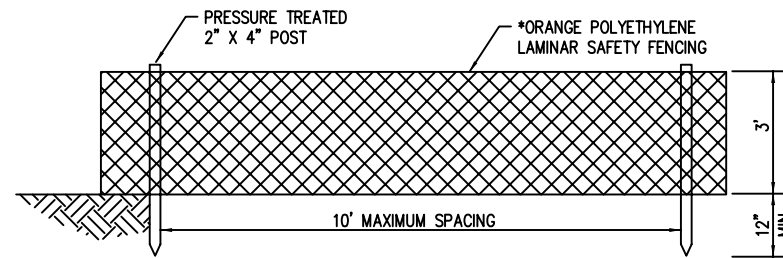




GENERAL PLANTING NOTES

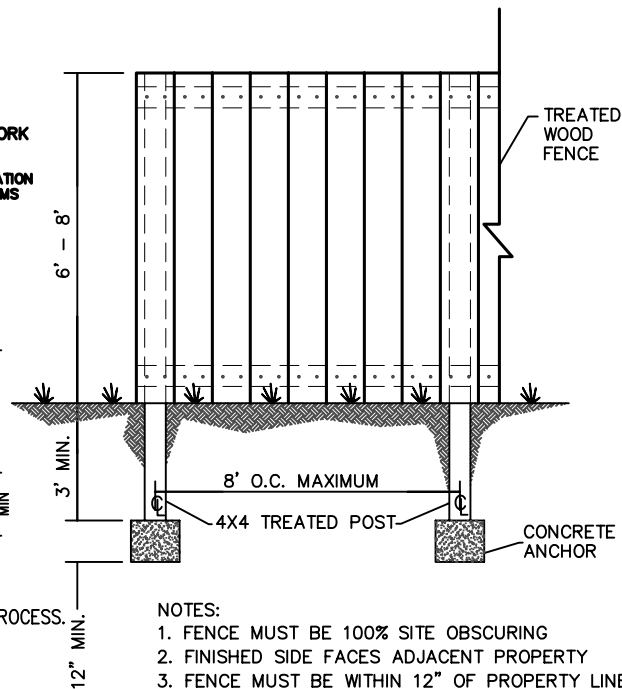
- BACKFILL MIX FOR ALL TREES AND SHRUBS SHALL BE:
 - 1/4 SAND
 - 1/4 PEAT MOSS OR ROTTED BARK
 - 1/2 CLEAN, LOAMY TOP SOIL
 - BED PREPARATION:
 - a. COMPLETELY TILL OR ROTATE ALL PLANTING BEDS AND RAKE OUT ALL GRASS TO ENSURE THAT A MINIMUM OF EXISTING GRASS STOLONS SHALL GERMINATE WITHIN BED AREAS IN THE SPRING.
 - APPLY RONSTAR HERBICIDE PER MANUFACTURERS RECOMMENDATIONS
 - MULCH WITH SHREDDED BARK MULCH 2" THICK MIN. SUBMIT SAMPLE TO OWNER FOR APPROVAL.
 - SEED THE FOLLOWING SPECIES OF GRASS PER THE FOLLOWING SPECIFICATIONS:
 - ANNUAL RYE GRASS AND COMMON BERMUDA (UNHULLED)
 - a. SEEDING RATE - (1) ANNUAL RYE GRASS - 5 LBS/1,000 SQ. FT.
 - (2) COMMON BERMUDA - 3 LBS/1,000 SQ. FT.
 - FERTILIZER - 20 LBS. 10-10-10/1,000 SQ. FT.
 - DOLOMITIC LIMESTONE - 100 LBS/1,000 SQ. FT.
 - PLANTING TIME - EARLY NOVEMBER
 - COMMON BERMUDA (HULLED)
 - a. SEEDING RATE - 2 LBS/1,000 SQ. FT.
 - b. FERTILIZER - 20 LBS. 10-10-10/1,000 SQ. FT.
 - c. DOLOMITIC LIMESTONE - 100 LBS/1,000 SQ. FT.
 - d. PLANTING TIME - APRIL
- FERTILIZER:
 - a. APPLY OSMACOTE SLOW RELEASE FERTILIZER TO ALL PROPOSED SHRUBS AND TREES PER MANUFACTURERS' RECOMMENDATIONS.
 - b. APPLY DRAGON PLANT STARTER TO ALL PROPOSED SHRUBS AND TREES PER MANUFACTURERS' RECOMMENDATIONS.
- PLANT GUARANTEE:

ALL TREES, SHRUBS, GROUNDCOVERS, AND PERENNIALS SHALL BE GUARANTEED FOR A PERIOD OF 12 MONTHS FROM THE TIME OF PRELIMINARY ACCEPTANCE OF THE PROJECT. IF PLANTS DIE WITHIN THE GUARANTEE PERIOD, THEY SHALL BE REPLACED AT THE EXPENSE OF THE CONTRACTOR WITH LIKE KIND AND SIZE.
- CONTRACTOR SHALL PROVIDE ALL MATERIAL AND LABOR TO PERFORM THE SCOPE OF WORK DESCRIBED IN THE NOTES, DETAILS, AND PLANS UNLESS OTHERWISE INDICATED.
- THE CONTRACTOR IS TO PROTECT ALL EXISTING STRUCTURES, PLANTS, CURB, SIDEWALKS, ASPHALT, IRRIGATION LINES AND ASSOCIATED COMPONENTS AND UNDERGROUND UTILITIES. ANY DAMAGE TO THE ABOVE STATED ITEMS WILL BE REPAIRED OR REPLACED AT THE EXPENSE OF THE LANDSCAPE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR HAVING ALL UNDERGROUND UTILITIES MARKED BY PALMETTO UTILITY LOCATING SERVICE (1-800-922-0983).



- PROTECTIVE TREE BARRIERS SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PROCESS.
- * CAN USE 1"x4" RAILS IN PLACE OF LAMINAR SAFETY FENCING.
- NO ACTIVITY IS ALLOWED WITHIN THE TREE PROTECTION AREA.

PROTECTIVE TREE BARRIER
NOT TO SCALE



- NOTES:
- FENCE MUST BE 100% SITE OBSCURING
 - FINISHED SIDE FACES ADJACENT PROPERTY
 - FENCE MUST BE WITHIN 12" OF PROPERTY LINE

WOODEN FENCE DETAIL
N.T.S.

PLANT MATERIAL LIST

UPPERSTORY TREES

	ACER RUBRUM 'OCTOBER GLORY' RED MAPLE	3" CALIPER MIN.	REQUIRES STAKING
	QUERCUS COCINEA SCARLET OAK	3" CALIPER MIN.	REQUIRES STAKING
	BETULA NIGRA HERITAGE RIVER BIRCH	3" CALIPER MIN.	REQUIRES STAKING

UNDERSTORY TREES

	ILEX 'NELLE R. STEVENS' NELLE STEVENS HOLLY	12' HEIGHT
	CORNUS FLORIDA FLOWERING DOGWOOD	12' HEIGHT

SHRUBS

	COMBINATION OF: ILEX VOMITORIA 'NANA' DWARF YAUPOH HOLLY	3 GAL.
	KURUME AZALEA FLAME	3 GAL.

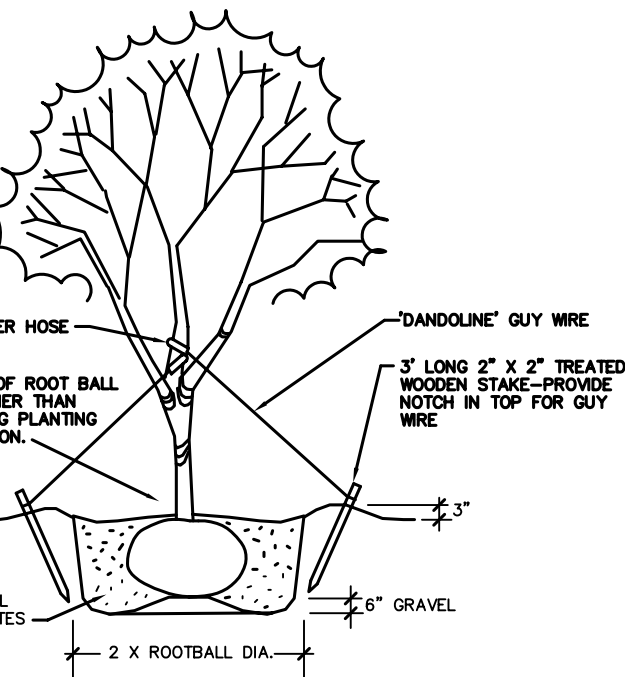
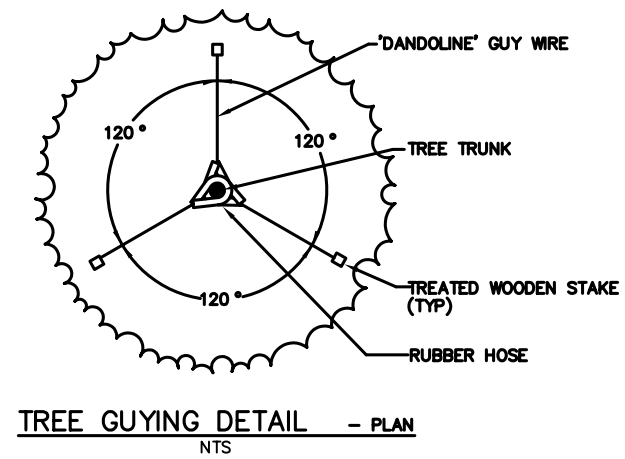
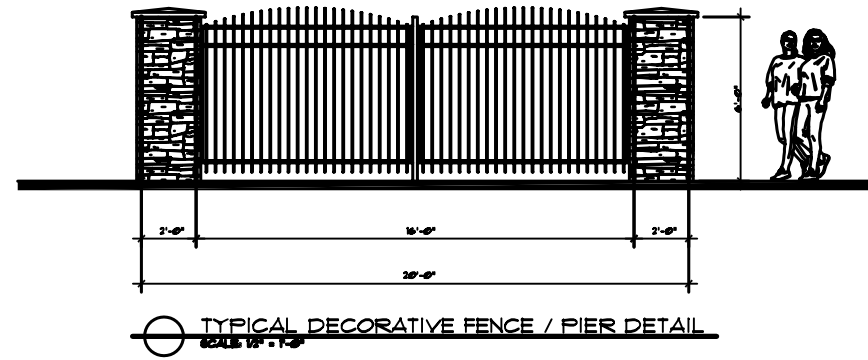
GROUND COVERS

	JUNIPERUS 'SARGENTI VIRIDIS' SARGENTS JUNIPER	3 GAL.
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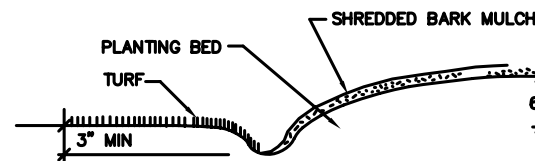
PERENNIALS

	ASTER OBLONGIFOLIA ASTER	3 GAL.
	HEMOROCALLIS 'STELLA D'ORO' STELLA D'ORO DAYLILLY	BARE ROOT
	VERBENA 'HOMESTEAD PURPLE' PURPLE VERBENA	3 GAL.

- NOTES:
- OWNER SHALL SELECT SPECIFIC SPECIES TO BE PLANTED BASED ON CATEGORIES LISTED ABOVE. TREES, SHRUBS, ETC. MAY BE SINGLE SPECIES OR MIX OF THE ABOVE AS OWNER SEES FIT.
 - UPPERSTORY TREES MUST BE A MINIMUM OF 3" IN CALIPER AT TIME OF PLANTING. UNDERSTORY TREES MUST BE A MINIMUM OF 10 FEET IN HEIGHT AT TIME OF PLANTING. SHRUBS SHALL BE AT LEAST 3 GALLON SIZE AT TIME OF PLANTING.



BUILD ALL PLANTING BEDS 6" MIN. HIGHER THAN ADJACENT TURF ELEVATION. INSURE THAT ALL RAIN WATER RUNOFF DRAINS FROM BEDS INTO TURF AREA.



CONTOUR EDGE BED DETAIL
NTS

TREE GUYING DETAIL - ELEVATION
NTS

3 DAYS BEFORE DIGGING IN
SOUTH CAROLINA
CALL 1-800-922-0983
PALMETTO UTILITY LOCATION SERVICE

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Exhibit D - Landscape Plan

210-A W. NORTH SECOND STREET
SENECA, SOUTH CAROLINA 29678
PHONE: (864) 882-8194
FAX: (864) 882-0851
111-B ANDERSON AVENUE
ANDERSON, SOUTH CAROLINA 29625
PHONE: (864) 505-4039

GOLDIE & ASSOCIATES
ENGINEERING, ENVIRONMENTAL
AND LANDSCAPE ARCHITECTS
P.L.L.C.
SOUTH CAROLINA
LICENSED PROFESSIONAL ENGINEER
No. 000378
SOUTH CAROLINA
LICENSED LANDSCAPE ARCHITECT
No. 000378

ENGINEER'S STAMP

NO.	DATE	DESCRIPTION	BY:
A	5/23/05	RELEASE FOR REVIEW	JWW

CLIENT	Trehel Corporation
PROJECT	Sunset at Valley Walk
SHEET TITLE	Exhibit E - Planting Details

SHEET NO.	OF
2	2
FILE NO.	106.46

SUNSET AT VALLEY WALK

Clemson, South Carolina

CODE SUMMARY - 2003 INTERNATIONAL BUILDING CODE

302.3 MIXED OCCUPANCIES (S-2, R2)
302.3.2 NON-SEPARATED USES R-2 TYPE V-A IS MOST RESTRICTIVE AND APPLIES TO ENTIRE BUILDING INCLUDING SECTION 403 & CHAPTER 9 OF CODE
406.4.1 ENCLOSED PARKING GARAGE
406.4.2 MECHANICAL VENTILATION SHALL BE PROVIDED PER IMC 2003
TABLE 503: ALLOWABLE AREA: 12,000 SQ. FT. / FLOOR - ALLOWABLE HEIGHT: 5'-0"-0"
ACTUAL AREA LOWER LEVEL: 9,936 SQ. FT. / FLOOR
ACTUAL AREA MAIN LEVEL: 10,116 SQ. FT. / FLOOR
ACTUAL AREA 2nd & 3rd LEVELS: 9,809 SQ. FT. / FLOOR

602.5: CONSTRUCTION TYPE FOR ENTIRE BUILDING IS V-A
ALLOWABLE NO. OF STORIES: 3 + 1 FOR SPRINKLER, ACTUAL NO. OF STORIES: 4
TABLE 601: 10'-30' SEPARATION DISTANCE V-A (1 HOUR)
704.8: 25'-30' FIRE SEPARATION DISTANCE - ALLOWED 75% UNPROTECTED OPENINGS

714.2.1 INDIVIDUAL PROTECTION:
COLUMNS, GIRDERS, TRUSSES, BEAMS, LINTELS OR OTHER STRUCTURAL MEMBERS THAT ARE REQUIRED TO HAVE A FIRE-RESISTANCE RATING AND THAT SUPPORT MORE THAN TWO FLOORS OR ONE FLOOR AND ROOF OR SUPPORT A LOAD-BEARING WALL OR A NONLOAD-BEARING WALL MORE THAN TWO STORIES HIGH, SHALL BE INDIVIDUALLY PROTECTED ON ALL SIDES FOR THE FULL LENGTH WITH MATERIALS HAVING THE REQUIRED FIRE-RESISTANCE RATING. OTHER STRUCTURAL MEMBERS REQUIRED TO HAVE A FIRE-RESISTANCE RATING SHALL BE PROTECTED BY INDIVIDUAL ENCASEMENT BY A MEMBRANE OR CEILING PROTECTION AS SPECIFIED IN SECTION 711 OR BY A COMBINATION OF BOTH. COLUMNS SHALL ALSO COMPLY WITH SECTION 714.2.2.

711.2 FIREBLOCKING:
IN COMBUSTIBLE CONSTRUCTION FIREBLOCKING SHALL BE INSTALLED TO CUT OFF CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND SHALL FORM AN EFFECTIVE BARRIER BETWEEN FLOORS, BETWEEN A TOP STORY AND A ROOF OR ATTIC SPACE. FIREBLOCKING SHALL BE INSTALLED IN THE LOCATIONS SPECIFIED IN SECTIONS 711.2.1 THROUGH 711.2.7.

711.3.2 GROUPS R-1, R-2, R-3 AND R-4:
DRAFTSTOPPING SHALL BE PROVIDED IN FLOOR/CEILING SPACES IN GROUP R-1 BUILDINGS, IN GROUP R-2 BUILDINGS AS APPLICABLE IN SECTION 1012 WITH THREE OR MORE DWELLING UNITS, IN GROUP R-3 BUILDINGS AS APPLICABLE IN SECTION 1012 WITH TWO DWELLING UNITS AND IN GROUP R-4 BUILDINGS. DRAFTSTOPPING SHALL BE LOCATED ABOVE AND IN LINE WITH THE DWELLING UNIT AND SLEEPING UNIT SEPARATIONS.
EXCEPTIONS:
1. DRAFTSTOPPING IS NOT REQUIRED IN BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.11.
2. DRAFTSTOPPING IS NOT REQUIRED IN BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.12, PROVIDED THAT AUTOMATIC SPRINKLERS ARE ALSO INSTALLED IN THE COMBUSTIBLE CONCEALED SPACES.

711.4.2 GROUPS R-1 AND R-2:
DRAFTSTOPPING SHALL BE PROVIDED IN ATTICS, MANSARDS, OVERHANGS OR OTHER CONCEALED ROOF SPACES OF GROUP R-2 BUILDINGS WITH THREE OR MORE DWELLING UNITS AND IN ALL GROUP R-1 BUILDINGS. DRAFTSTOPPING SHALL BE INSTALLED ABOVE AND IN LINE WITH SLEEPING UNIT AND DWELLING UNIT SEPARATION WALLS THAT DO NOT EXTEND TO THE UNDERSIDE OF THE ROOF SHEATHING ABOVE.
EXCEPTIONS:
1. WHERE CORRIDOR WALLS PROVIDE A SLEEPING UNIT OR DWELLING UNIT SEPARATION, DRAFTSTOPPING SHALL ONLY BE REQUIRED ABOVE ONE OF THE CORRIDOR WALLS.
2. DRAFTSTOPPING IS NOT REQUIRED IN BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.11.
3. IN OCCUPANCIES IN GROUP R-2 THAT DO NOT EXCEED FOUR STORIES IN HEIGHT, THE ATTIC SPACE SHALL BE SUBDIVIDED BY DRAFTSTOPS INTO AREAS NOT EXCEEDING 3,000 SQUARE FEET (278 M²) OR ABOVE EVERY TWO DWELLING UNITS, WHICHEVER IS SMALLER.
4. DRAFTSTOPPING IS NOT REQUIRED IN BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.12, PROVIDED THAT AUTOMATIC SPRINKLERS ARE ALSO INSTALLED IN THE COMBUSTIBLE CONCEALED SPACES.

SPRINKLER SYSTEMS:
903.3.1.2 - NFPA 13R SPRINKLER SYSTEM REQUIRED THROUGHOUT - REQUIRED PER 903.3.12 & 903.2.9.
STANDPIPES:

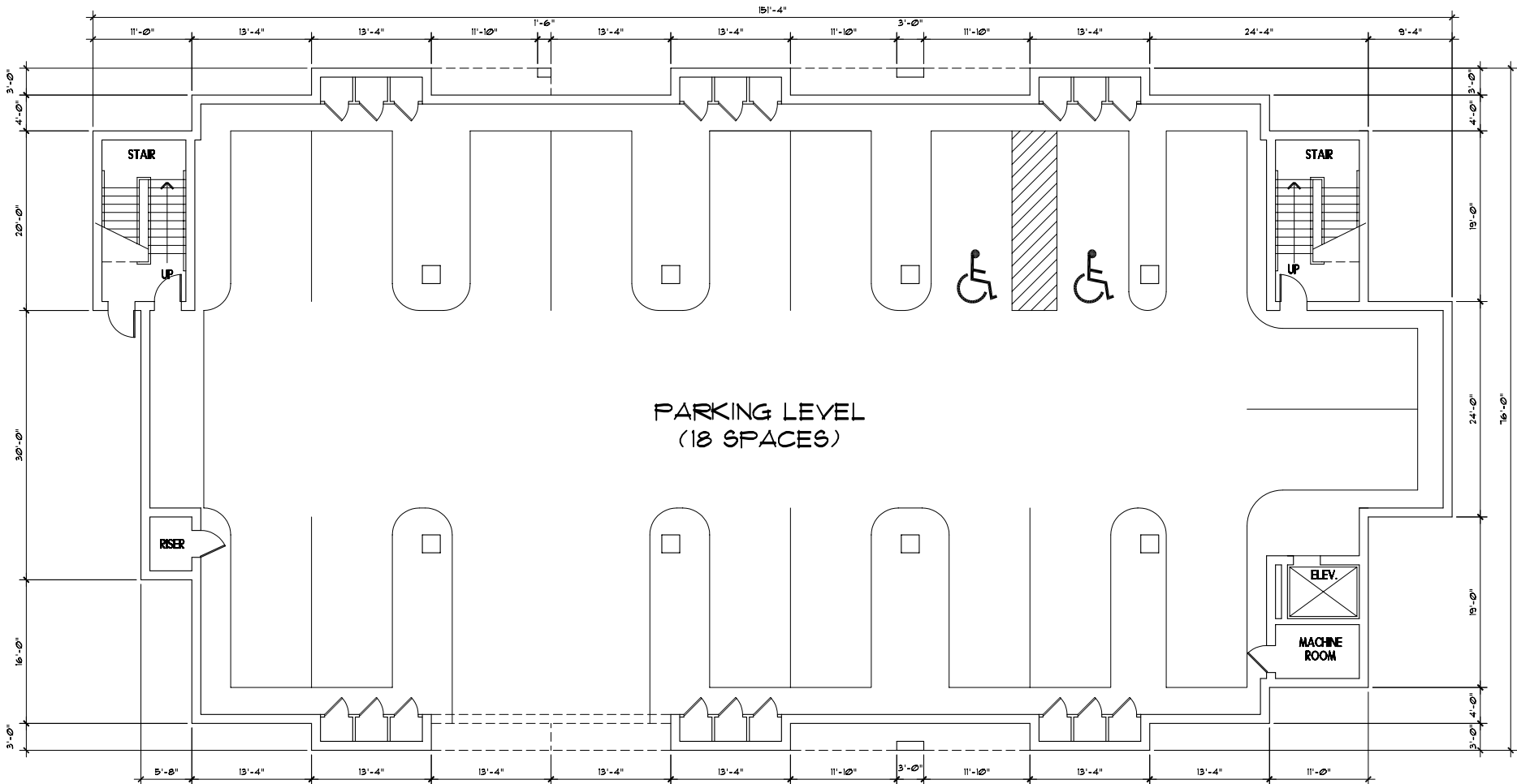
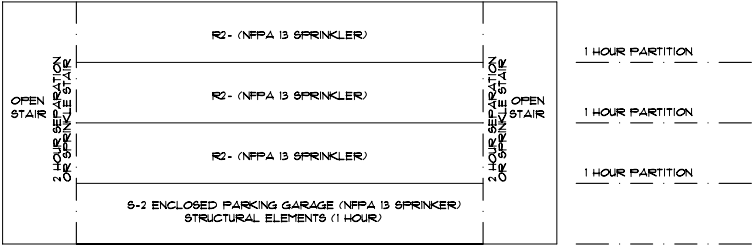
905.3.1 BUILDING HEIGHT:
CLASS III STANDPIPE SYSTEMS SHALL BE INSTALLED THROUGHOUT BUILDINGS WHERE THE FLOOR LEVEL OF THE HIGHEST STORY IS LOCATED MORE THAN 30 FEET (9144 MM) ABOVE THE LOWEST LEVEL OF FIRE DEPARTMENT VEHICLE ACCESS OR WHERE THE FLOOR LEVEL OF THE LOWEST STORY IS LOCATED MORE THAN 30 FEET (9144 MM) BELOW THE HIGHEST LEVEL OF FIRE DEPARTMENT VEHICLE ACCESS.
EXCEPTIONS:
1. CLASS I STANDPIPES ARE ALLOWED IN BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.11 OR 903.3.12.
2. CLASS I MANUAL STANDPIPES ARE ALLOWED IN OPEN PARKING GARAGES WHERE THE HIGHEST FLOOR IS LOCATED NOT MORE THAN 150 FEET (45 720 MM) ABOVE THE LOWEST LEVEL OF FIRE DEPARTMENT VEHICLE ACCESS.
3. CLASS I MANUAL DRY STANDPIPES ARE ALLOWED IN OPEN PARKING GARAGES THAT ARE SUBJECT TO FREEZING TEMPERATURES, PROVIDED THAT THE HOSE CONNECTIONS ARE LOCATED AS REQUIRED FOR CLASS II STANDPIPES IN ACCORDANCE WITH SECTION 905.5.
4. CLASS II STANDPIPES ARE ALLOWED IN BASEMENTS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM.

FIRE ALARM SYSTEMS
907.2.9 GROUP R-2:
A MANUAL FIRE ALARM SYSTEM SHALL BE INSTALLED IN GROUP R-2 OCCUPANCIES WHERE:
1. ANY DWELLING UNIT OR SLEEPING UNIT IS LOCATED THREE OR MORE STORIES ABOVE THE LOWEST LEVEL OF EXIT DISCHARGE;
2. ANY DWELLING UNIT OR SLEEPING UNIT IS LOCATED MORE THAN ONE STORY BELOW THE HIGHEST LEVEL OF EXIT DISCHARGE OR EXITS SERVING THE DWELLING UNIT OR SLEEPING UNIT;
3. THE BUILDING CONTAINS MORE THAN 16 DWELLING UNITS OR SLEEPING UNITS.

EXCEPTIONS:
1. A FIRE ALARM SYSTEM IS NOT REQUIRED IN BUILDINGS NOT OVER TWO STORIES IN HEIGHT WHERE ALL DWELLING UNITS OR SLEEPING UNITS AND CONTIGUOUS ATTIC AND CRAWL SPACES ARE SEPARATED FROM EACH OTHER AND PUBLIC OR COMMON AREAS BY AT LEAST 1-HOUR FIRE PARTITIONS AND EACH DWELLING UNIT OR SLEEPING UNIT HAS AN EXIT DIRECTLY TO A PUBLIC WAY, EXIT COURT OR YARD.
2. MANUAL FIRE ALARM BOXES ARE NOT REQUIRED THROUGHOUT THE BUILDING WHEN THE FOLLOWING CONDITIONS ARE MET:
21. THE BUILDING IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.11 OR 903.3.12.
22. THE NOTIFICATION APPLIANCES WILL ACTIVATE UPON SPRINKLER FLOW.
23. AT LEAST ONE MANUAL FIRE ALARM BOX IS INSTALLED AT AN APPROVED LOCATION.
3. A FIRE ALARM SYSTEM IS NOT REQUIRED IN BUILDINGS THAT DO NOT HAVE INTERIOR CORRIDORS SERVING DWELLING UNITS AND ARE PROTECTED BY AN APPROVED AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3.11 OR 903.3.12, PROVIDED THAT DWELLING UNITS EITHER HAVE A MEANS OF EGRESS DOOR OPENING DIRECTLY TO AN EXTERIOR EXIT ACCESS THAT LEADS DIRECTLY TO THE EXITS OR ARE SERVED BY OPEN-ENDED CORRIDORS DESIGNED IN ACCORDANCE WITH SECTION 1022.6, EXCEPTION 4.

SMOKE DETECTION SYSTEMS
907.10.12 GROUPS R-2, R-3, R-4 AND I-1:
SINGLE OR MULTIPLE-STATION SMOKE ALARMS SHALL BE INSTALLED AND MAINTAINED IN GROUPS R-2, R-3, R-4 AND I-1 REGARDLESS OF OCCUPANT LOAD AT ALL OF THE FOLLOWING LOCATIONS:
1. ON THE CEILING OR WALL OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF BEDROOMS.
2. ON THE CEILING OR WALL OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF BEDROOMS, IN EACH ROOM USED FOR SLEEPING PURPOSES.
3. IN EACH STORY WITHIN A DWELLING UNIT, INCLUDING BASEMENTS BUT NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS, IN DWELLINGS OR DWELLING UNITS WITH SPLIT LEVELS AND WITHOUT AN INTERVENING DOOR BETWEEN THE ADJACENT LEVELS; A SMOKE ALARM INSTALLED ON THE UPPER LEVEL SHALL SUFFICE FOR THE ADJACENT LOWER LEVEL PROVIDED THAT THE LOWER LEVEL IS LESS THAN ONE FULL STORY BELOW THE UPPER LEVEL.

1003.2.2: OCCUPANT LOAD GROUP R-2 - $9,944/200 = 49.2$ PEOPLE PER FLOOR
OCCUPANT LOAD GROUP S-2 - $9,136/200 = 45.68$ PEOPLE
1005.1 & TABLE 1005.1: 2' X 49.2 PEOPLE FOR STAIR = 49.2' OR 5' MIN.
15' X 49.2 PEOPLE FOR DOORS = 3.6' OR 4' MIN. WIDTH.
1007.1.2: ELEVATOR NOT REQUIRED AS AN ACCESSIBLE MEANS OF EGRESS SINCE LESS THAN 4 STORIES TO LEVEL OF EXIT DISCHARGE.
1016.1 1/2 HOUR RATED CORRIDORS REQUIRED.
TABLE 1015.1: EXIT ACCESS TRAVEL DISTANCE FOR SPRINKLERED GROUP R-2 IS 250' (ACTUAL 210')
EXIT ACCESS TRAVEL DISTANCE FOR GROUP S-2 IS 102'
TABLE 1018.1: (2) EXITS REQUIRED ACTUAL: (2)
1006.2: GROUP R-2 REQUIRED TO HAVE H.C. PARKING IN PARKING GARAGE
1006.5: VAN ACCESSIBLE SPACE SHALL BE PROVIDED IN PARKING GARAGE
1022 - OPEN STAIRS ALLOWED



LOWER LEVEL FLOOR PLAN
SCALE: 1/8" = 1'-0"
BLDG. NORTH
9,936 SF.

EXHIBIT - C

© APRIL 4, 2007



SIGNATURE
ARCHITECTS

NOTES:

1. FOR LANDSCAPE MEDIANS, EIGHT (8) 3-GALLON SHRUBS ARE REQUIRED FOR EVERY 150 SF OF AREA.
2. ALL PLANT MATERIALS MUST BE HEALTHY, WELL BRANCHED, FREE OF DISEASE & INSECT INFESTATION, AND SHALL CONFORM TO THE AMERICAN STANDARDS FOR NURSERY STOCK, ANSI.Z60.1, WITH MINIMUM SIZE AS APPROPRIATE FOR THE CALIPER OR CONTAINER DESIGNATED.
3. GROUND COVER SHALL COVER ALL PORTIONS OF LANDSCAPE AREA NOT OCCUPIED BY LANDSCAPE MATERIALS. GROUND COVER MAY CONSIST OF GRASS, SHRUBS UNDER 12" AT MATURITY, ORGANIC MULCH OR OTHER MATERIAL APPROVED BY ZONING ADMINISTRATOR.
4. PROTECTIVE TREE BARRIERS MUST BE MAINTAINED AROUND EXISTING TREES TO BE PRESERVED UNTIL THE COMPLETION OF CONSTRUCTION. THERE SHALL BE NO GRADING, FILLING, PARKING, STORAGE OF DEBRIS, MATERIALS OR TOPSOIL; DISPOSAL OF HAZARDOUS WASTE OR CONCRETE WASHOUT WITHIN THE PROTECTIVE TREE BARRIERS. DO NOT ATTACH NAILS, ROPES, CABLES, SIGNS OR FENCING TO PRESERVED TREES.

TYPE "B" BUFFERYARD
MATERIAL PER 100 LINEAL FEET:
6 UPPERSTORY TREES
4 UNDERSTORY TREES
40 SHRUBS

TYPE "C" BUFFERYARD
MATERIAL PER 100 LINEAL FEET:
6 UPPERSTORY TREES
4 UNDERSTORY TREES
40 SHRUBS
6'-8' HIGH WALL

LANDSCAPING INFO:

- EXISTING TREE
TP TREE PROTECTION BARRIER
- UNDERSTORY TREES
FLOWERING DOGWOOD
NELLIE R. STEVENS HOLLY
NEW SHRUBS ARE A COMBINATION OF HOLLY & AZALEAS
- UPPERSTORY TREES
SCARLET OAK
RIVER BIRCH
RED MAPLE

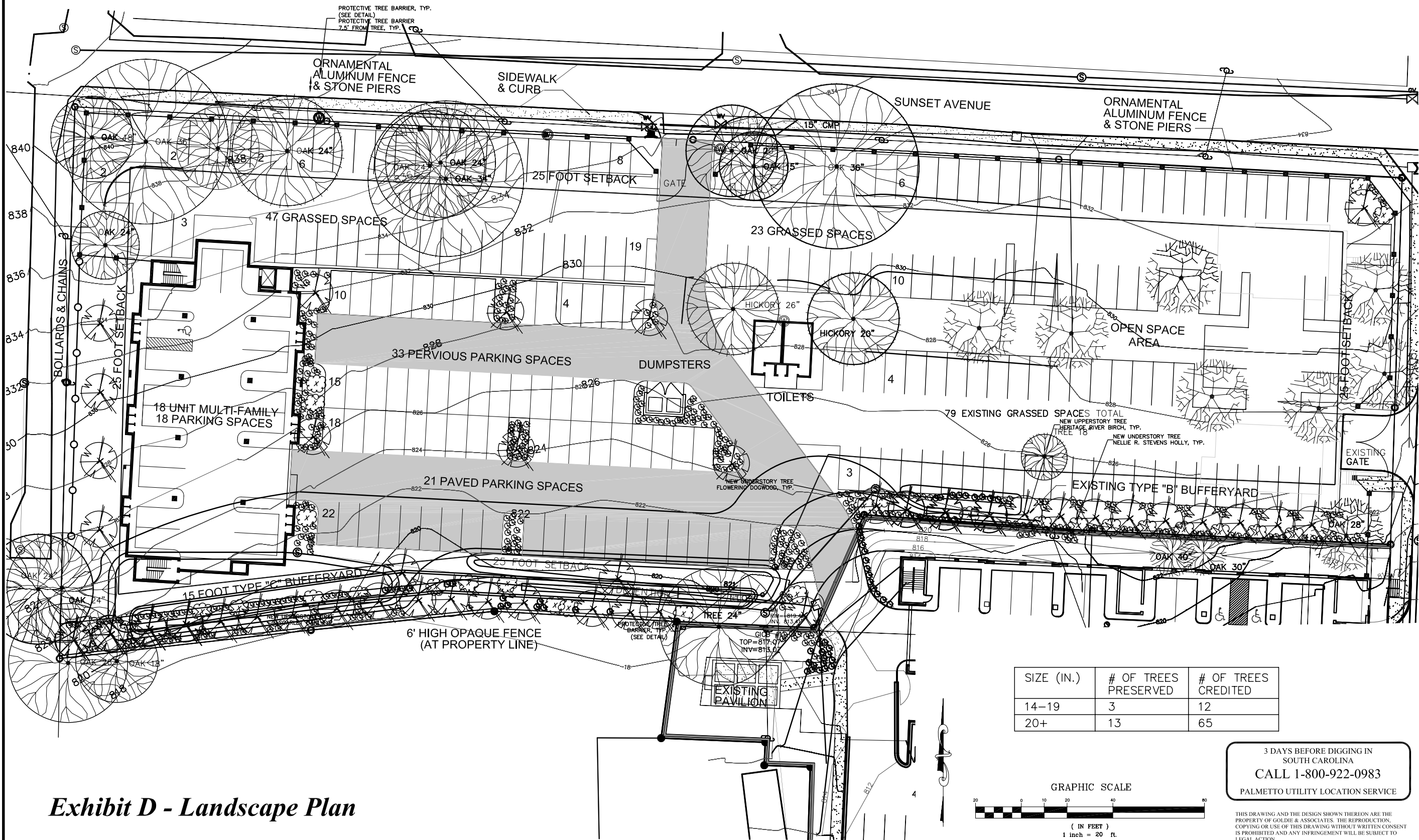


Exhibit D - Landscape Plan

210 W. NORTH SECOND STREET
SENECA, SOUTH CAROLINA 29678
PHONE: (864) 882-8194
FAX: (864) 882-4851

111-B ANDERSON AVENUE
ANDERSON, SOUTH CAROLINA 29625
PHONE: (864) 505-4039

GOLDIE & ASSOCIATES
ENGINEERING, ENVIRONMENTAL
AND LANDSCAPE ARCHITECTS

ENGINEER'S STAMP

BY: JWW
DATE: 5/23/05
DESCRIPTION: RELEASE FOR REVIEW

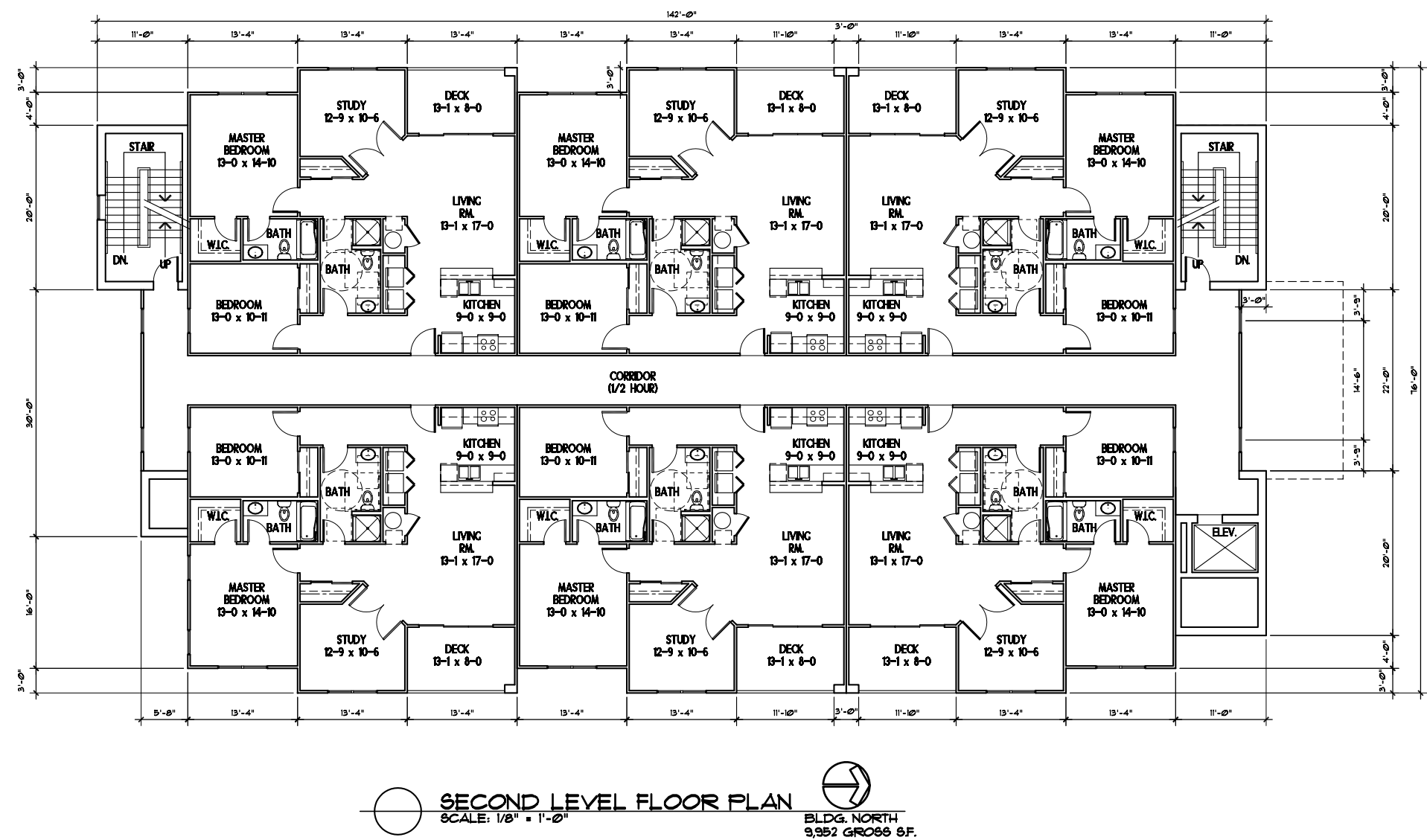
NO.	DATE	DESCRIPTION
A	5/23/05	RELEASE FOR REVIEW

CLIENT: Trehel Corporation
PROJECT: Sunset at Valley Walk
SHEET TITLE: Exhibit E - Landscape Plan

SHEET NO. 1 OF 2
FILE NO. 106.46

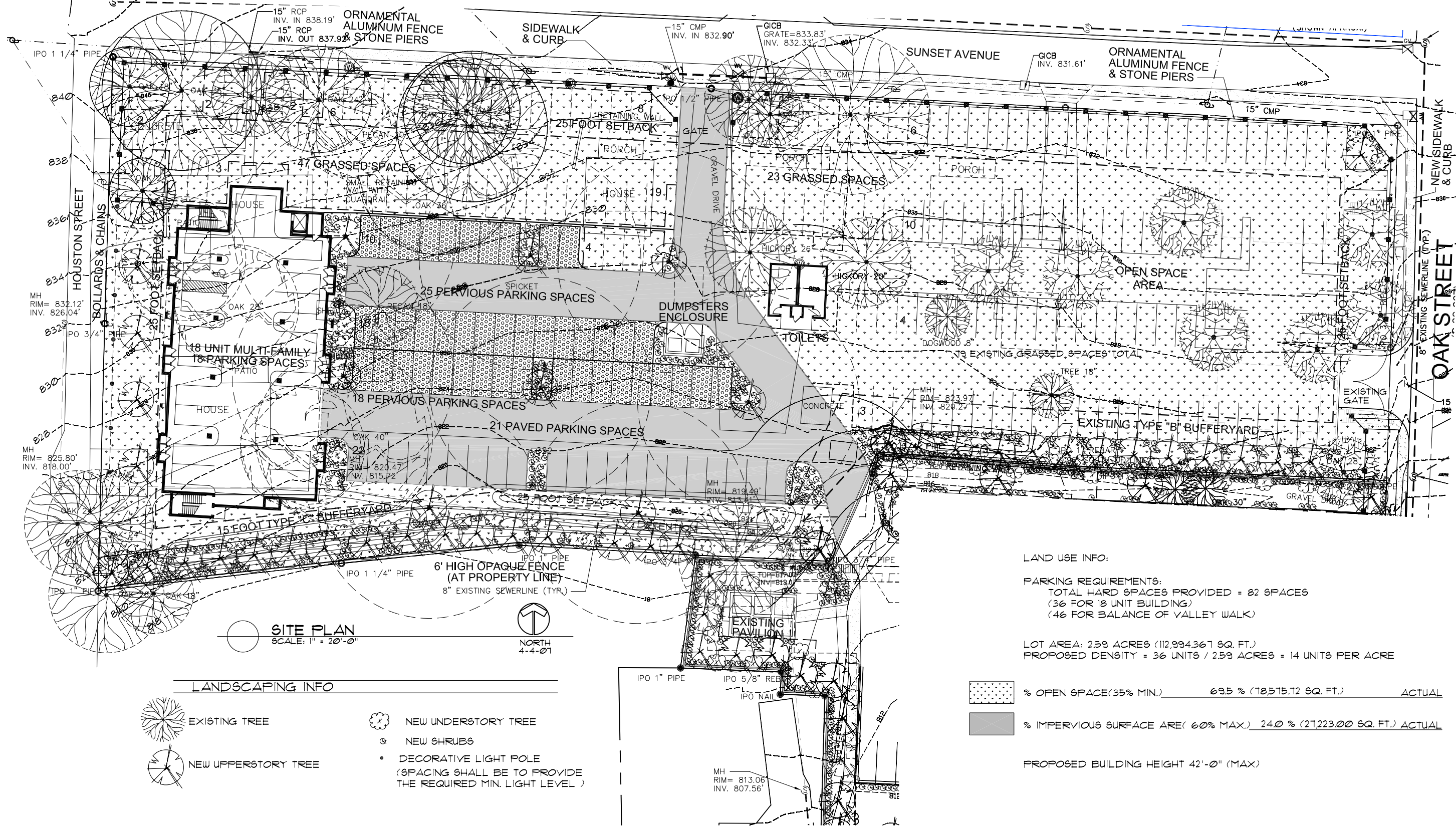
SUNSET AT VALLEY WALK

Clemson, South Carolina



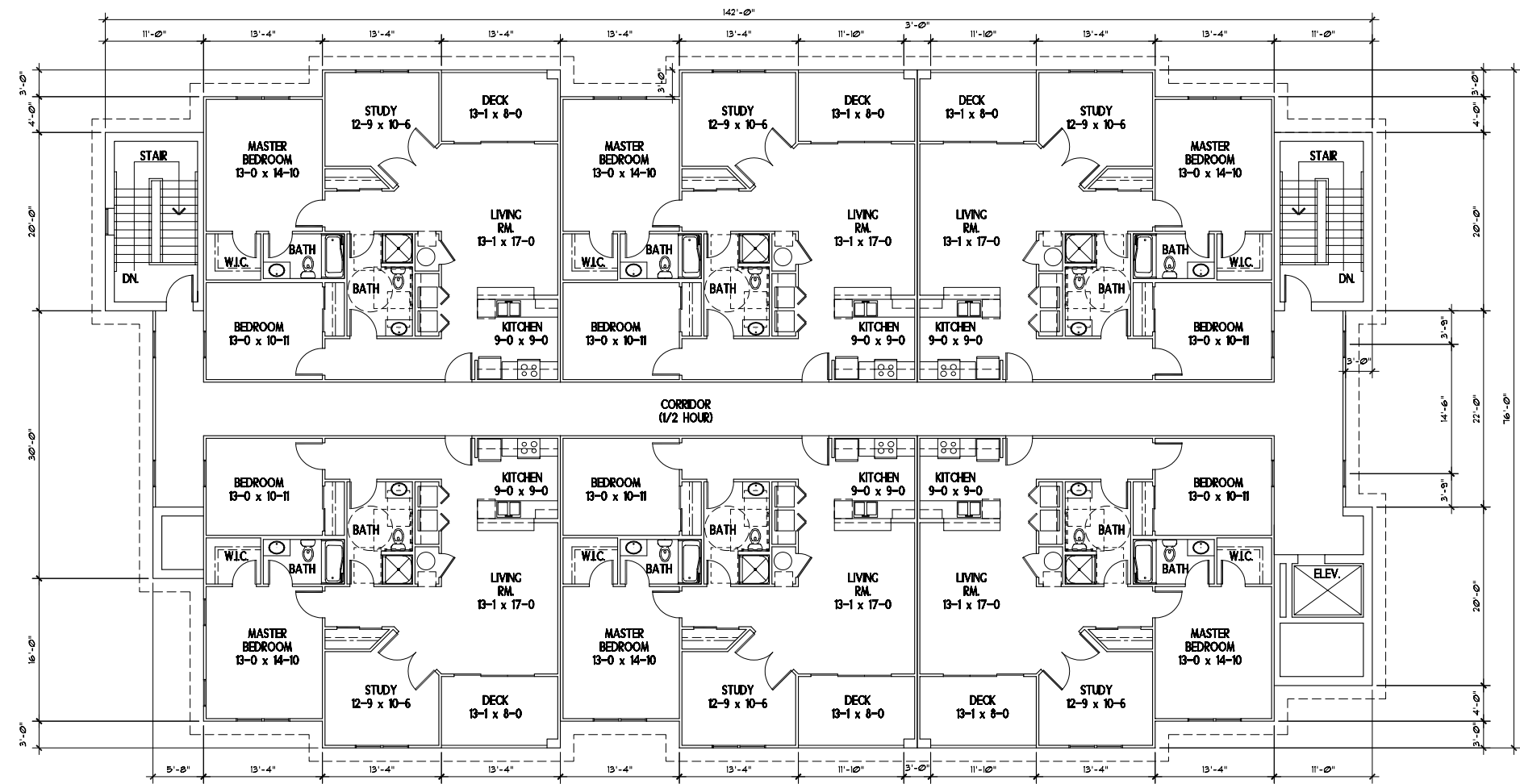
SUNSET AT VALLEY WALK

Clemson, South Carolina



SUNSET AT VALLEY WALK

Clemson, South Carolina



SURVEY FOR

TOM WINKOPP

CITY OF CLEMSON, FLEMING COUNTY, SOUTH CAROLINA

STEPHEN R. EDWARDS & ASSOCIATES, INC.
180 OLD CYPRESS ROAD, SUITE 200
(864) 944-9486

DATE: 07/28/2004 JOB NUMBER: 04-189

0 30 60 90

SCALE: 1"=30'

LOCATION MAP

US HWY 123

HOUSTON STR. SUNSET DR.

S.C. HWY 93 N. CLEMSON AVE.

OAK STR.

SITE

SOUTH CAROLINA

No. 19981

STEPHEN R. EDWARDS

SOUTH CAROLINA

STEPHEN R. EDWARDS & ASSOC. INC.

NO. C02104

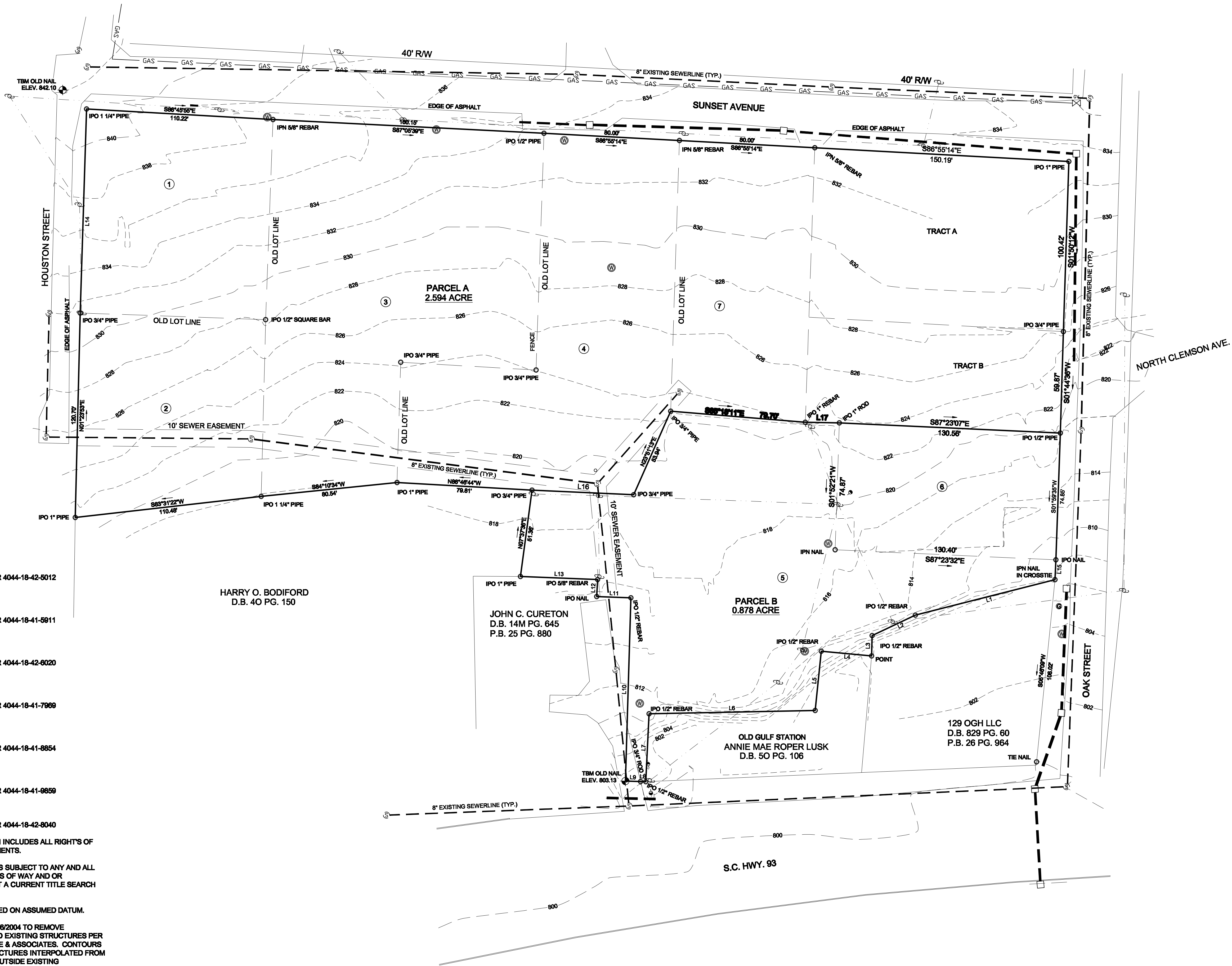
CERTIFICATE OF AUTHORIZATION

I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS B SURVEY AS SPECIFIED THEREIN. ALSO THERE ARE NO ENCROACHMENTS, PROJECTIONS, OR SETBACKS AFFECTING THE PROPERTY OTHER THAN THOSE SHOWN.

STEPHEN R. EDWARDS PLS NO. 19981

NOTES

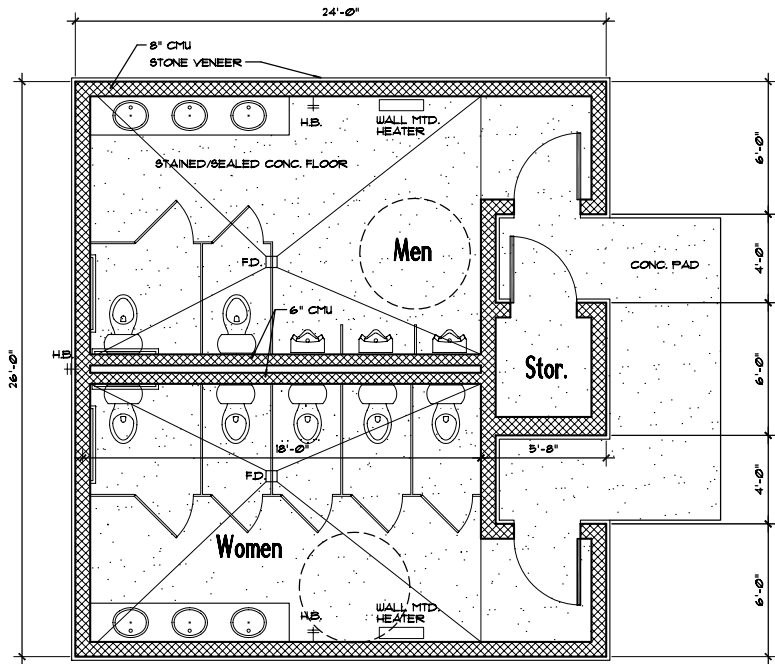
- 1) REFERENCES
LOT 1
-D.B. 246 PG. 25
-P.B. 65 PG. 58A
-TAX MAP NUMBER 4044-18-42-5012
- LOT 2
-D.B. 787 PG. 156
-P.B. 25 PG. 370
-TAX MAP NUMBER 4044-18-41-5911
- LOT 3
-D.B. 783 PG. 167
-P.B. N/A
-TAX MAP NUMBER 4044-18-42-6020
- LOT 4
-D.B. 672 PG. 101
-P.B. 265 PG. 9B
-TAX MAP NUMBER 4044-18-41-7969
- LOT 5
-D.B. 478 PG. 275
-P.B. 344 PG. 9B
-TAX MAP NUMBER 4044-18-41-8854
- LOT 6
-D.B. 417 PG. 38
-P.B. 3 PG. 5
-TAX MAP NUMBER 4044-18-41-9859
- LOT 7
-D.B. 148 PG. 268
-TAX MAP NUMBER 4044-18-42-8040
- 2) ACREAGE SHOWN INCLUDES ALL RIGHTS OF WAY AND OR EASEMENTS.
- 3) THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, RIGHT'S OF WAY AND OR RESTRICTIONS THAT A CURRENT TITLE SEARCH MAY DISCLOSE.
- 4) ELEVATIONS BASED ON ASSUMED DATUM.
- 5) PLAT REVISED 12/9/2004 TO REMOVE IMPROVEMENTS AND EXISTING STRUCTURES PER REQUEST OF GOLDIE & ASSOCIATES. CONTOURS UNDERNEATH STRUCTURES INTERPOLATED FROM DATA COLLECTED OUTSIDE EXISTING STRUCTURES.
- 6) PLAT REVISED 1/13/05 TO ADD 10' SEWER EASEMENTS FROM D.B. 13H PG. 575 & 733.
- 7) PLAT REVISED 03-30-2007 TO COMBINE TRACTS A & B WITH PARCEL A AND COMBINE LOT 6 WITH PARCEL B. IMPROVEMENTS REMOVED AT REQUEST OF THE DEVELOPER.



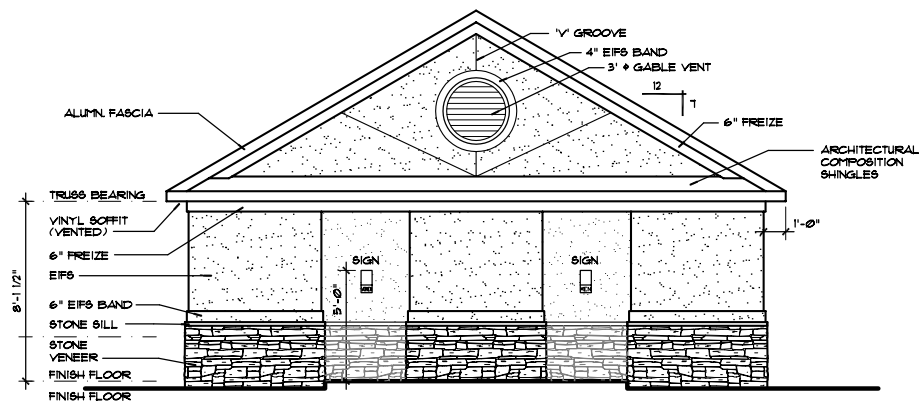
LINE TABLE		
LINE	BEARING	LENGTH
L1	S75°45'31"W	85.04
L2	S64°37'34"W	28.19
L3	S01°29'48"W	12.01
L4	N84°34'30"W	29.85
L5	S05°51'41"W	35.18
L6	S88°52'34"W	98.08
L7	S02°42'12"W	40.09
L8	N88°15'23"W	3.12
L9	N88°28'31"W	8.90
L10	N01°41'38"E	108.17
L11	N87°52'08"W	20.14
L12	N02°43'30"E	10.05
L13	N87°41'22"W	45.53
L14	S01°46'38"W	120.44
L15	S02°40'05"W	11.72
L16	S87°23'44"E	60.09
L17	S88°44'46"E	20.09

THE PARK AT VALLEY WALK - PHASE II

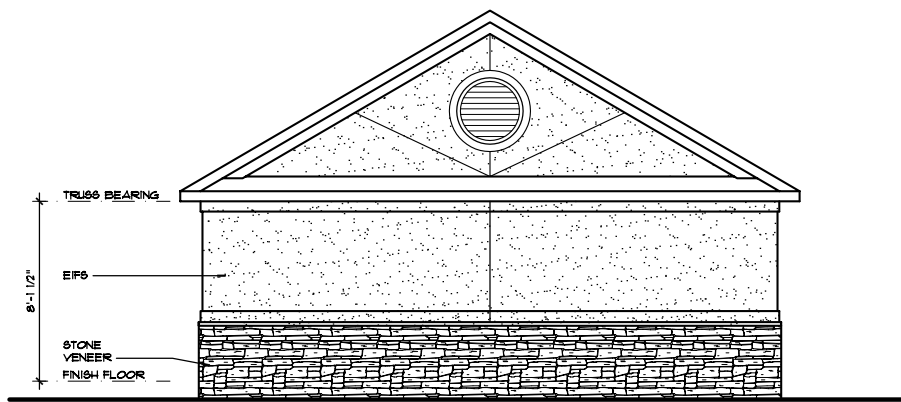
Clemson, South Carolina



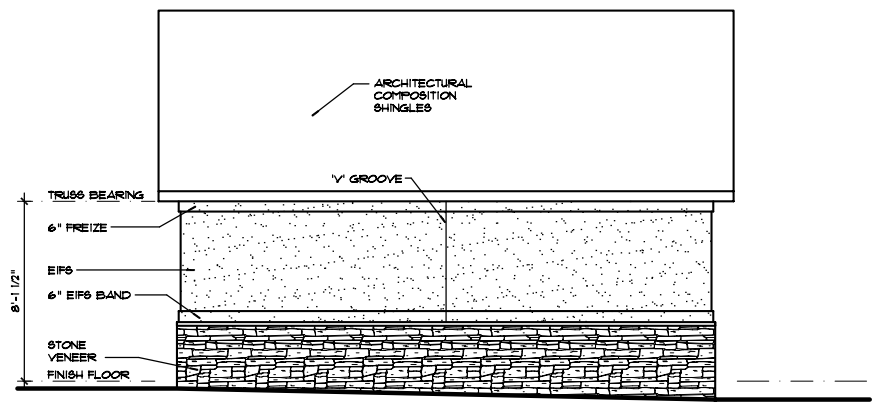
FLOOR PLAN
SCALE: 1/4" = 1'-0"



FRONT ELEVATION
SCALE: 1/4" = 1'-0"



REAR ELEVATION
SCALE: 1/4" = 1'-0"



LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"