

HARTSVILLE CROSSING
PLANNED DEVELOPMENT STANDARDS

DESIGN GUIDELINES AND PLANNED DEVELOPMENT STANDARDS

HARTSVILLE CROSSING

(PHASE I)

The City of Hartsville Planning Commission
133 West Carolina Avenue
Hartsville South Carolina

I. Use. Buildings in the Shopping Center shall be used for commercial purposes of the type normally found in a retail shopping center including, without limitation, financial institutions, service shops, office, retail stores, and other permitted uses under the City of Hartsville (B-3) zoning district.

II. Buildings.

a. Design and Construction. The Buildings Areas shall be designed so that the exterior elevation of each shall be architecturally and aesthetically compatible and so that building wall footings shall not encroach. The design and construction shall be of high quality. No building shall exceed thirty-five feet (35') in height above finished grade. In addition, all building colors, outdoor storage areas, screening, and storage areas must be approved by the City of Hartsville.

Outparcel(s) Development. The Outparcels shall be developed only under the following guidelines:

- (1) The building constructed on the Outparcels shall not exceed twenty-two (22) feet in height, as measured from the mean finished elevation of the parking area of the Shopping Center;
- (2) Any buildings to be constructed on the Outparcels shall not exceed 6,500 square feet in size;
- (3) No freestanding identification sign may be erected on the Outparcels without approval. Notwithstanding the foregoing, there may be erected entrance-exit signs to facilitate the free flow of traffic, which entrance-exit signs shall be of a monument type, not to exceed 33" in height, the type and location of such signs has been attached as an Exhibit.
- (4) In developing and using the Outparcels, the owner of the Outparcel shall continuously provide and maintain a parking ratio on such Outparcel equal to one of the following: (i) fifteen (15) spaces for every one thousand (1,000) square feet of building space for any restaurant or entertainment use in excess of five thousand (5,000) square feet, (the same ratio shall be provided for a McDonald's Restaurant, notwithstanding a building footprint of less than five thousand (5,000) square feet); or (ii) ten (10) spaces for every one thousand (1,000) square feet of building space for any restaurant or entertainment use less than five thousand (5,000) square feet (subject to the exception above); or (iii) six (6.0) spaces per one thousand (1,000) square feet of building space for any other use. In addition, the owner shall cause landscaping areas to be added and maintained in conjunction with any building or other improvement constructed on the Outparcel.
- (5) The Outparcels shall be kept neat, orderly, planted in grass and trimmed until improved and constructed.
- (6) Subject to the prior written consent of Developer, any building, structure or improvement on the Outparcels shall be used for retail or commercial purposes only, however, no building, structure or improvement on the Outparcels may be used as a theater, night club, bowling alley, health spa, cafeteria, billiard parlor or other place of recreation or amusement, or as a business serving or selling alcoholic beverages or as a discount department store or a variety, general store.

- (7) In the event of any damage to any building on an Outparcel, such damage shall be promptly repaired or the building razed and the former Building Area grassed or landscaped.
- (8) No curb cuts will be allowed onto Fourth Street.
- (9) Buildings will be set back a minimum of seventeen (17) feet and a maximum of fifty-two (52) feet from the front property line.
- (10) All buildings and roof colors must be earth tones and all building materials shall include glass, stone, brick, wood, stucco and other materials meeting the intent of this ordinance.
- (11) Free standing signs shall be limited to a maximum of one (1) sign per lot, maximum twenty (20) sq. ft., maximum height of six (6) feet, and must be a monument type.
- (12) Rooftop mechanical equipment must be screened from public view.
- (13) Landscaping shall be consistent with standards of the City of Hartsville Zoning Ordinance.
- (14) All development standards not specifically referenced above shall conform with the standards for the City of Hartsville's Business (B-3) zoning district.

Walmart Supercenter. The Walmart Supercenter building shall be designed in accordance to the following provisions:

- (1) Exterior facade colors will be two (2) tones: ~~tan and forest green~~ gray and blue.
- (2) All rooftop equipment is to be screened.
- (3) Exterior building signage will include : One 4 ft. Walmart sign, one 18 inch Supercenter sign, one 18 inch Food Center sign, one 18 inch Tire & Lube sign, and one 18 inch Express sign.

(Attach Exhibit A)

Hartsville Crossing Shopping Center. The shopping center shall be designed in accordance with the following provisions:

- (1) Exterior facade colors will complement the Walmart Supercenter colors and will be subject to approval by the City of Hartsville.
- (2) All rooftop equipment is to be screened.
- (3) All building signage shall conform with the standards for the City of Hartsville Business (B-3) zoning district.
- (4) Hartsville Crossing will be allowed four (4) monument type signs as shown on the Exhibit B.

III.Common Areas.

a. Grant of Easements. Developer hereby grants to the other party, as grantee, and to the agents, customers, invitees, licensees, tenants and employees of grantees, a nonexclusive easement over, through and around their respective tracts for roadways, walkways, ingress and egress, parking of motor vehicles, loading and unloading or commercial and other vehicles, and the use of facilities installed for the comfort and convenience of customers, invitees, licensees, tenants and employees of all businesses and occupants of the buildings constructed on the Building Areas defined above.

b. Utility and Service Easements. All parties hereby establish and grant a non-exclusive easement for the benefit of the owner of each tract or Outparcel, on, across and under the Common Areas and those areas of any Outparcel not used for buildings, to install, use, maintain and repair public utility services and distribution systems (including storm drains, sewers, utilities and other proper services necessary for the orderly development and operation of the Shopping Center and the Outparcel), now upon or hereafter installed on, across or under the Common Areas or those areas of

any Outparcel not used for buildings, to the extent necessary to service such tract or Outparcel. All parties shall use their best efforts to cause the installation of such utility and service lines prior to paving of tract 2, tract 2 and the Outparcels. The owner of the tract or Outparcel upon which such utilities are to be installed shall determine the location of any utilities hereafter installed. Any such installed utility services may be relocated by the owner of a tract or Outparcel on which such utilities are installed, subject to compliance with applicable laws, at the expense of the owner of that tract or Outparcel, provided that such relocation shall not interfere with, increase the cost of, or diminish utility services to any other tract or Outparcel.

c. Open Space. At least 20% of any parcel shall be open space. Open space includes all grassed and landscaped areas, but does not include any impermeable surface, such as paved parking or loading areas.

d. Roadway Improvements. The developer will construct all road improvements, landscaped medians, traffic signals, and signs according to plans that are to be approved by the City of Hartsville and SCDOT.

IV. Development and Maintenance.

Maintenance Standards.

(1) Building owners shall maintain the Common Areas of their respective Tracts and Outparcels until such time as the Tracts or Outparcels are sold or leased to third parties who shall assume this obligation in good condition and repair. The maintenance is to include, without limitation, the following:

- (a) Maintaining the surfaces in a level, smooth and evenly covered condition with the type of surfacing material originally installed or such substitute as shall in all respects be equal in quality, use, and durability.
- (b) Removing all papers, ice and snow, mud and sand debris, filth and refuse and thoroughly sweeping the area to the extent reasonably necessary to keep the area in a clean and orderly condition.
- (c) Placing, keeping in repair and replacing and necessary appropriate directional signs, markers, and lines.
- (d) Operating, keeping in repair and replacing, where necessary, such artificial lighting facilities as shall be reasonably required.
- (e) Maintaining all perimeter and exterior building walls including but not limited to all retaining walls in a good condition and state of repair.
- (f) Maintaining. Mowing, weeding, trimming, and watering all landscaped areas and making such replacement of shrubs and other landscaping as is necessary, and
- (g) Maintaining elements of the Storm Drainage System.

V. Landscaping.

A ten (10) foot wide landscaped area must be provided along all road rights-of-way. No building, parking, or other improvements can intrude in this area. For each forty (40) feet of road frontage, a tree grouping must be planted within the landscaped area. A tree grouping is defined as one canopy tree, one understory tree, and two shrubs. Existing trees can be used to meet this requirement.

All parking areas shall be buffered from public road rights-of-way by the installation of a row of shrubs along the edge of the parking area.

Within the parking area, at least one (1) canopy tree is required to be planted for each ten (10) parking spaces or portion thereof. No parking space can be located more than one hundred (100) feet from a parking lot tree. No tree can be planted within three (3) feet to the back of a curb or the paved portion of a parking lot.

Commercial development that abuts existing residential property is required to establish and maintain a ten (10) foot wide landscaped buffer along the property line. This landscaped buffer must provide year round screening for the adjacent property. The buffer width can be reduced to five (5) feet with the provision of an opaque wooden fence.

It is the responsibility of the property owner to ensure that all landscaping is maintained and healthy. An irrigation system is required to be installed during construction.

When planted, all canopy trees shall be a minimum of eight (8) feet in height, with a caliper of at least one and one-half (1-1/2) inches.

When planted, all understory trees shall be a minimum of six (6) feet in height, with a minimum caliper or one and one-half (1-1/2) inches.

When planted, all shrubs shall have a minimum height of one (1) foot, with an eight (8) inch spread.