



PATRICK SQUARE

Fact Sheet

Updated April 2009

- OVERVIEW:** Patrick Square (www.patricksquare.com) is a traditional neighborhood development (TND) being built to the latest environmental standards. Located in Clemson, S.C., will eventually have more than 400 residences within walking distance of a Town Center filled with shops, restaurants, other small businesses, and a continuing education center all surrounded by green space.
- LOCATION:** A 173-acre parcel in Clemson, S.C., at the northeast corner of Issaqueena Trail Highway and Chapman Hill Road, approximately two miles from Clemson University.
- COMMUNITY DESIGN:** Reminiscent of a traditional American village, Patrick Square offers diverse residential choices in its city homes, single-family homes, live/work spaces and condominiums. An interconnected network of tree-lined streets and natural open spaces promote a pedestrian-friendly atmosphere. Garages and service areas are tucked behind homes and other buildings to maintain the integrity of the streetscape and foster friendships among neighbors. Residents will also have the Lake House, a Community Center for private gatherings. Shady streets, wide sidewalks, bicycle trails, and boardwalks characterize the community. Located within walking distance of homes and open to the greater Clemson area, the Town Center features corner stores with classic storefront windows, specialty paving, ornamental lighting, and wide sidewalks accommodating street furniture and outdoor cafes. An outdoor square and a pavilion will be the site numerous events for the Patrick Square, Clemson and surrounding areas.
- SPECIAL FEATURE:** The Charles K. Cheezem Education Center, named for the developer's father, will be home to the Osher Lifelong Learning Institute of nearby Clemson University.

HIGH TECH FEATURES: Patrick Square is the first Clemson community to have an all-digital, triple-play telecommunications system for full-featured telephone services, cable television and Internet access.

ENVIRONMENTAL NOTES: Patrick Square is pursuing EarthCraft Community (www.earthcrafthouse.com) certification, a standard for sustainable residential development in the southeastern United States. The builders and homes will all be EarthCraft certified.

PRESERVING NATURE: Reserving more than one-third of the property for green space maximizes Patrick Square's geographic amenities. Natural features include a 42-acre floodplain of streams and wetland with an enhanced ecological park of native trees, grasses and plants and a 6-acre lake. Views of the Appalachian foothills, a community garden, walking paths, bike trails, boardwalks, and a footbridge to nearby Nettles Park invite outdoor activities.

ABOUT THE NAME: Patrick Square was named for Patrick Calhoun, an Irish immigrant celebrated for his part in the Revolutionary War and for serving in South Carolina's early assemblies. He was the first upcountry settler to join the state legislature and was influential in securing the region's right to vote. His son, John C. Calhoun, was the legendary South Carolina statesman and the seventh vice president of the United States. Numerous descendants and relatives, including Thomas G. Clemson, played important roles in the region's history.

DEVELOPER: Patrick Square, LLC

President/Owner: Michael Cheezem, who also owns the award-winning JMC Communities, based in St. Petersburg, Fla. Founded in 1978, JMC Communities specializes in premier residential properties that preserve and accentuate the environment and area's natural beauty. JMC has developed 4,000 homes; its Dolphin Cay community in St. Petersburg, Fla. is a leader in traditional community design. For more information, please visit www.jmccommunities.com or call 727-823-0022.

Development Manager: J. Ross Hanahan, III

Project Manager: Patrick Kurek

Sales Director: Dave Maman

URBAN DESIGNER: Torti Gallas and Partners, Silver Springs, Md.

ARCHITECTS: Lew Oliver, CEO of Whole Town Solutions, in Atlanta, Ga. is the Town Architect. Oliver also designed the semi-custom homes.

Historical Concepts of Atlanta, Ga. is designing the Town Center and Lake House (the community center).

BUILDERS: JMC Homes of South Carolina, plus preferred custom home builders, including Cook Brothers Custom Homes.

TIMELINE: Groundbreaking on the first home took place in Dec. 2008, and four models under construction should be completed in the fall of 2009. Construction on the realignment of Chapman Hill Road is scheduled to begin in the spring of 2010. The entire community is expected to be completed by 2014.

SALES CENTER: **Location:** 578 Issaqueena Trail, Clemson S.C. 29631
Corner of Issaqueena Trail and Chapman Hill Road
Hours: Monday through Saturday 9 a.m. to 6 p.m. and
Sundays 12:30 p.m. to 5 p.m.
Phone: 864-654-1500.

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Photos, renderings and other materials may be seen at
www.PatrickSquare.com