

1. Remote Participation And Viewing

Public Comments can be made in two ways:

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

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

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

2. Agenda

Documents:

[2025\\_08\\_05\\_BAR\\_AGENDA.PDF](#)

3. Meeting Materials

Documents:

[2025\\_07\\_01\\_BAR\\_MINUTES V2.PDF](#)  
[2025\\_AR\\_05\\_898 TIGER BLVD\\_SUBMISSION V2.PDF](#)



CITY OF  
**Clemson**  
PLANNING &  
DEVELOPMENT

AGENDA

Board of Architectural Review Meeting  
August 5, 2025 at 6:00 P.M.  
1250 Tiger Blvd.  
City Hall - City Council Chambers

You can also view these meetings on the City of Clemson's YouTube channel.

How to Submit Public Comments

1. In-person during appropriate portions of meetings
2. On the City's MyCivic web platform no later than 5:00 p.m. the day before the meeting

1. Call to Order

2. Adoption of Minutes – July 1, 2025

3. Action Items

a. Building and Site Review

- 1) 2025-AR-05: Applicant Zeev Josman is requesting approval of a new Papa Bear Carwash at 898 Tiger Blvd. (ABAR-000475-2025)

Please note that Public Comments will be heard during each of the Action Items presentation.

4. Staff Reports

5. Other Business

6. Adjourn

**Board of Architectural Review Meeting  
July 1, 2025 - 6:00 P.M.  
CITY COUNCIL CHAMBER**

The meeting was livestreamed and recorded on YouTube (Note: due to technical issues, a portion of the video recording was lost; a full audio recording is available on request.)

**Members Present:** Hunter Hanahan, Todd Howard, Andrew Neptune, Pete Matsko, Nathan Schaupp and Christine Tedesco

**Members Absent:** David Allison

**Staff Present:** Jacob Peabody, Zoning and Codes Administrator, and Rebekah Wilbanks, Recording Secretary

1. **Call to Order:** The meeting was called to order at 6:00 p.m.

Chairman Todd Howard read the opening statement and had Board members introduce themselves. Mr. Howard continued to explain how the meeting will be conducted and invited attendees to use the Speaker Sign-in form to register to speak during the meeting. Mr. Howard also informed the audience that the BAR meetings are now being live streamed through the City of Clemson YouTube website.

2. **Adoption of Minutes:** Pete Matsko moved the Minutes from the April 1, 2025, meeting be approved as presented. Nathan Schaupp seconded the motion. Minutes were adopted by unanimous vote.

### 3. Action Items

#### a. Building and Site Review

1. **2025-AR-03:** Applicant Robert Canipe, Harris Teeter, is requesting final review for construction of a fuel kiosk, canopy and pumps at 501 Old Greenville Hwy.

**Staff Report:** Mr. Peabody informed the board the property is in AR district 5, the application meets all minimum standards for zoning and staff has no objection to the application.

**Applicant Report:** Applicant Justin Besser informed the board the application is for the fuel center with a 240 square feet kiosk where the attendee will be. There will be a canopy with a 15' 6" height clearance. There will be a public restroom in the rear. The brick and black ACM of the kiosk will match that of the primary building.

Discussion followed.

Nathan Schaupp made the motion to approve the application with the following stipulations:

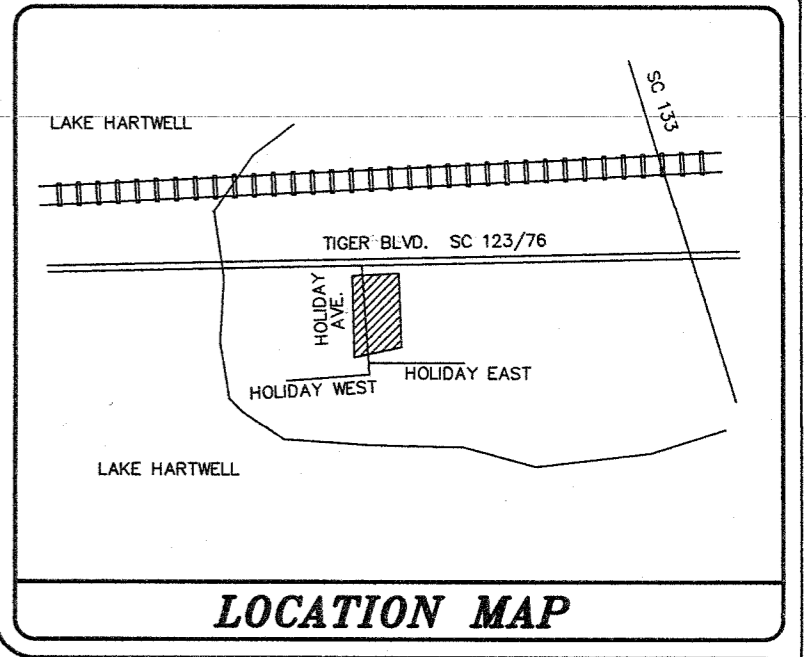
- Final sign and lighting plan be approved at a later date
- Utilities on the building be painted to match the surface they are mounted on
- Brick around entire building (one elevation had a strip of brown metal on one side of the building)
- Propane tanks and dispenser be moved behind the gas fuel pumps
- Vent stacks for the in-ground gas tanks be moved toward Newton Street and screened from the roads
- The planting scheme proposed along Newton Street be continued along the frontage of Old Greenville Hwy.
- The viburnum in the parking island may get too big; a smaller shrub should be selected.
- The liriopie ground cover comes in clumping and spreading varieties. It is assumed since they are contained in planting island developer would want the spreading variety. If that is the intention, this should be specified on the plans.

Christine Tedesco seconded the motion. Motion was passed by unanimous vote.

- 4. Staff Reports**
- 5. Other Business**
- 6. Adjourn: 6:42 p.m.**

Respectfully submitted,

Rebekah Wilbanks  
Recording Secretary



**WRITTEN DESCRIPTION**  
 66,217 SQ. FT. - 1.520 ACRES

BEGINNING AT AN IRON PIN ON THE SOUTHERN RIGHT OF WAY OF TIGER BLVD. (US HWY 123 & 76) AT THE JOINT CORNER WITH IP CLEMSON, LLC AND THE APPROXIMATE EDGE OF HOLIDAY AVE. THENCE, WITH THE RIGHT OF WAY OF TIGER BLVD. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 10973.95 FEET AND A CHORD BEARING AND DISTANCE OF S 83°45'36" E FOR 165.75 FEET TO AN IRON PIN. THENCE, LEAVING SAID RIGHT OF WAY WITH THE LINE OF THE CLEMSON PROPERTY, LLC, S 03°53'07" W FOR 362.26 FEET TO AN IRON PIN ON THE NORTHERN RIGHT OF WAY OF HOLIDAY EAST. THENCE, WITH THE RIGHT OF WAY OF HOLIDAY EAST, S 71°31'07" W FOR 178.99 FEET TO AN IRON PIN ON THE WESTERN SIDE OF HOLIDAY AVENUE ON THE LINE OF CLEMSON DOCKSIDE, LP. THENCE, WITH THE LINE OF CLEMSON DOCKSIDE, LP AND IP CLEMSON, LLC, N 03°52'27" E FOR 437.19 FEET TO AN IRON PIN, THE POINT AND PLACE OF BEGINNING.

**LEGAL DESCRIPTION EXHIBIT "A"**  
 THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF PICKENS, STATE OF SOUTH CAROLINA AND IS DESCRIBED AS FOLLOWS:

All that certain piece, parcel, or tract of land, lying and being situate in the State of South Carolina, County of Pickens, on the south side of U.S. Hwy 123 and U.S. Hwy 76, containing 1.42 acres, more or less, as shown and more fully described on plat prepared for Nagul El Bayadi and H. Eugene Bradsher by Michael L. Henderson, RLS #894 dated May 6, 1982, and recorded May 5, 1982, in Plat Book 24 at Page 402 in the Office of the Register of Deeds for Pickens County, South Carolina.

Subject, however, to a 41-foot right-of-way for ingress and egress along the western boundary of the above-described property as shown on the aforementioned plat.

This being the identical property conveyed to Mithalik, Inc. by deed of El Bayadi Enterprises Partnership dated July 8, 2019, and recorded July 11, 2019, in Book 2075 at Page 226 in the Office of the Register of Deeds for Pickens County, South Carolina.

- SCHEDULE B, PART II**  
 Exceptions
- Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I - Requirements are met.
  - Rights of parties in possession of the Land.
  - Any lien, or right to a lien, for labor, services, or material heretofore or hereafter furnished.
  - Taxes for the year 2023 and subsequent years, a lien due and payable.
  - Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land subsequent to April 6, 1982. PROJECTIONS OF BUILDING AND ASPHALT PAVEMENT OVER THE EASTERN PROPERTY ARE SHOWN ON DRAWING.
  - All matters shown on plat(s) recorded in Book 24 at Page 402 and Book 16 at Page 220, Pickens County, South Carolina Records. ITEMS ARE SHOWN ON SURVEY.
  - Easement(s) to Duke Power Company recorded in Book 70 at Page 238, Book 70 at Page 254, Book 70 at Page 256, and Book 71 at Page 91. A 40' EASEMENT FOR POWER LINES GRANTED TO DUKE POWER BY CALHOUN PROPERTIES, INC. OVER PROPERTY THAT IS DESCRIBED AS BEING TO THE EAST OF "WESTERN SIZZLIN", IT IS MY OPINION THAT THIS EASEMENT DOES NOT AFFECT THE SUBJECT PROPERTY.
  - Easement and Dedication recorded in Book 11Y at 274. CONVEYS A 30' WIDE EASEMENT FOR HOLIDAY DRIVE AND A 15' EASEMENT FOR A SEWER LINE ALONG THE BOUNDARY OF LAKE HARTWELL. THE 30' EASEMENT AFFECTS SUBJECT PROPERTY ALONG THE WESTERN SIDE AND THE 15' SEWER DOES NOT AFFECT.
  - Right of Way contained in deeds recorded in Book 2075 at Page 226. RIGHT OF WAY OF HOLIDAY DRIVE AS SHOWN ON PLAT BOOK 24 PAGE 402. SAME AS ABOVE IN EXCEPT. B. AFFECTS SUBJECT PROPERTY.
  - Projection and Encroachments as shown on a Plat prepared by James E Creighton RLS 11904 dated October 23, 2023. ITEMS ARE SHOWN ON SURVEY.
  - Overhead Power lines as shown on a Plat prepared by James E Creighton RLS 11904 dated October 23, 2023. ITEMS ARE SHOWN ON SURVEY.

To: KPRS PROPERTIES, LLC, its successors and/or assigns as their interest may appear, and COMMONWEALTH Title Insurance Company, as Title Company;

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1,2,3,4, 7a., 7b1, 7c, 8, 9, 10,11,13,14,16,17,18 of Table A.

The field work was completed on OCTOBER 23, 2023

Date of Plat or Map: OCTOBER 23, 2023

James E. Creighton, PLS  
 SC # 11904

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 "A" SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN. THIS PROPERTY IS NOT LOCATED IN A DESIGNATED FLOOD HAZARD AREA.

**BENCHMARK SURVEYING, INC.**

0' 40' 80' DATE: OCTOBER 23, 2023 P.O. BOX 25455 GREENVILLE, S.C. 29616 TEL. ( 864 ) 979-6401  
 SCALE 1" = 40' jecreighton@bellsouth.net

STATE OF SOUTH CAROLINA PICKENS COUNTY

BENCHMARK SURVEYING No. C01050

ALTA/NSPS LAND TITLE SURVEY FOR KPRS PROPERTIES, LLC

JAMES E. CREIGHTON, RLS # 11904

DWG. NO. # 3091

THIS PROPERTY IS NOT LOCATED WITHIN A FLOOD HAZARD AREA (ZONE X) AS SHOWN ON FEMA FLOOD RATE INSURANCE MAP FOR PICKENS COUNTY MAP NO. 45077003760 EFFECTIVE DATE, APRIL 16, 2008

PROPERTY ADDRESS: 699 TIGER BLVD, CLEMSON, SC 29632

**PARKING DATA:**  
 ONSITE  
 REGULAR SPACES - 93  
 HANDICAP SPACES - 5  
 TOTAL SPACES - 98

NO OBSERVED RECENT EVIDENCE OF EARTH MOVING, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

NO OBSERVED DIVISION OR PARTY WALLS WITH RESPECT TO ADJOINING PROPERTIES.

NO WETLAND DELINEATION MARKERS WERE OBSERVED DURING THE COURSE OF THIS SURVEY.

THERE ARE NO KNOW OR OBSERVED PROPOSED CHANGES IN STREET RIGHT OF WAY LINES. NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION.

**ZONING DATA**  
 CURRENT ZONING: CP-2 COMMUNITY BUSINESS DIST.  
 A ZONING REPORT HAS NOT BEEN PROVIDED)

Plat Reviewed for Recording  
 File # REF-0001872023

Lot Line Adjustment Reference Plat Lot Combination

Authorized Signature *[Signature]* Date: Nov 17, 2023

**LEGEND**

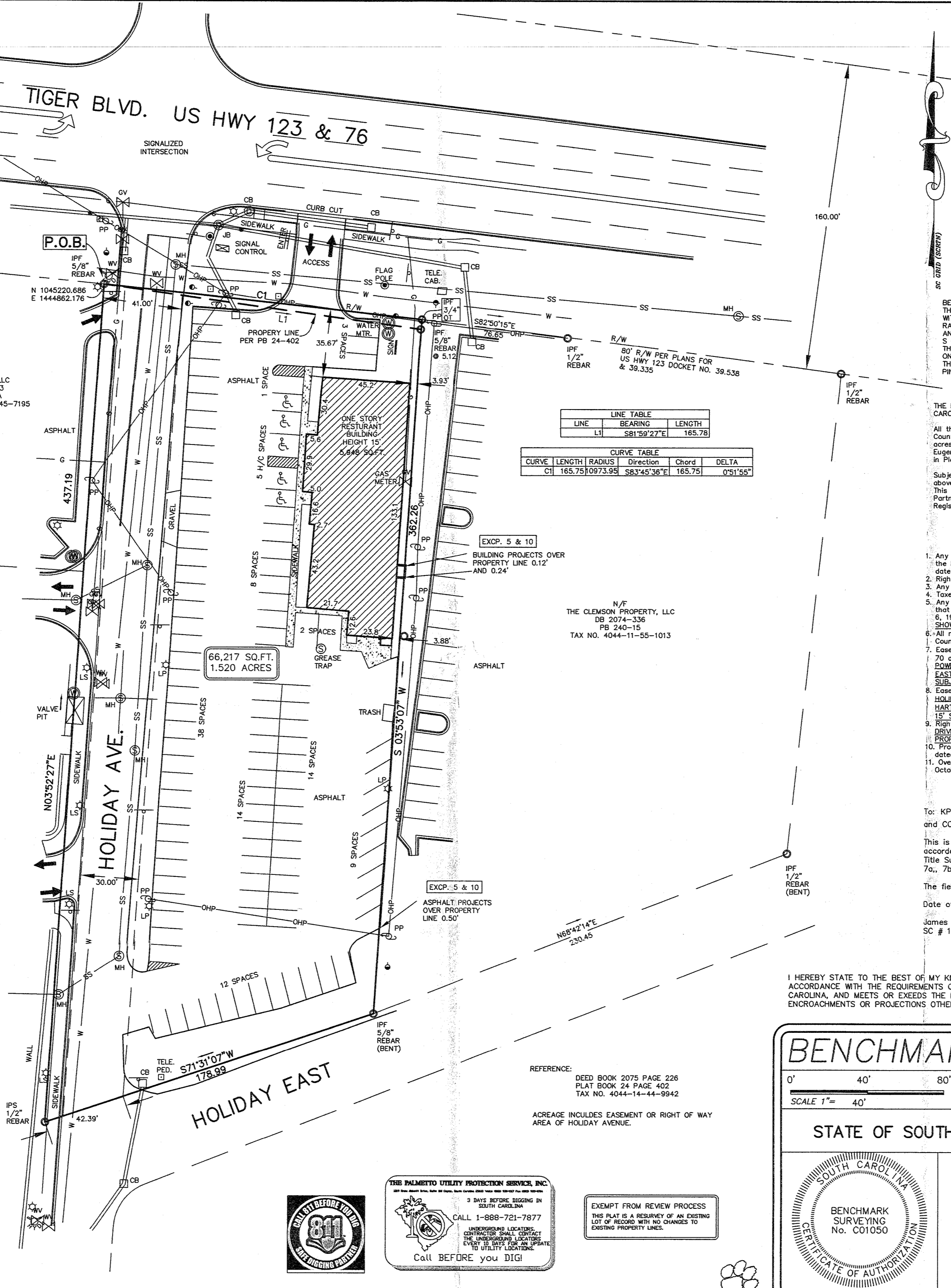
○	IPF	IRON PIN FOUND
○	IPS	IRON PIN SET
●	T.B.M.	BENCHMARK
☆	LP	LIGHT POLE
⊕	SBMH	SOUTHERN BELL MANHOLE
⊙	JB	JUNCTION BOX
⊙	SSMH	SANITARY SEWER MANHOLE
⊙	SDMH	STORM DRAIN MANHOLE
⊙	CBMH	CATCH BASIN MANHOLE
□	CB	CATCH BASIN
⊕	WV	WATER VALVE
⊕	WM	WATER METER
-OHP-	OHP	OVERHEAD POWER LINE
-UGP-	UGP	UNDERGROUND POWER LINE
-W-	W	WATER LINE
-G-	G	GAS LINE
-SS-	SS	SANITARY SEWER LINE
-UTIL-	UTIL	UNKNOWN UTILITY LINE
-UT-	UT	UNDERGROUND TELEPHONE
-RCP-	RCP	REINFORCED CONCRETE PIPE
-CMP-	CMP	CORROGATED METAL PIPE
-VCP-	VCP	VITRIFIED CLAY PIPE
-I.E.	I.E.	INVERT ELEVATION
-X-	X	FENCE
○	CO	CLEANOUT
○	GA	GUY ANCHOR
⊕	GV	GAS VALVE
⊕	GM	GAS METER
⊕	TP	TELEPHONE PEDESTAL
⊕	FH	FIRE HYDRANT

N/F  
 IP CLEMSON, LLC  
 DB 2567-153  
 PB 485-19A  
 TAX NO. 4044-10-45-7195

N/F  
 THE CLEMSON PROPERTY, LLC  
 DB 2074-336  
 PB 240-15  
 TAX NO. 4044-11-55-1013

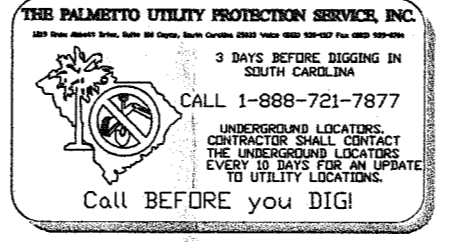
N/F  
 CLEMSON DOCKSIDE, LP  
 DB 2223-112  
 TAX NO. 4044-14-44-5999

66,217 SQ.FT.  
 1.520 ACRES



REFERENCE:  
 DEED BOOK 2075 PAGE 226  
 PLAT BOOK 24 PAGE 402  
 TAX NO. 4044-14-44-9942

ACREAGE INCLUDES EASEMENT OR RIGHT OF WAY AREA OF HOLIDAY AVENUE.



EXEMPT FROM REVIEW PROCESS  
 THIS PLAT IS A RESURVEY OF AN EXISTING LOT OF RECORD WITH NO CHANGES TO EXISTING PROPERTY LINES.



**IRRIGATION NOTES:**

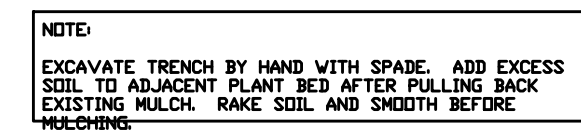
- CONTRACTOR SHALL VERIFY THAT AVAILABLE WATER PRESSURE IS ADEQUATE FOR IRRIGATION SYSTEM. CONTRACTOR SHALL VERIFY IN FIELD PRIOR TO BEGINNING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE.
- CONTRACTOR TO PROVIDE IRRIGATION LAYOUT DESIGN TO ARCHITECT FOR APPROVAL. SEE IRRIGATION REQUIREMENTS PARAGRAPH.
- CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF WATER METERS, BACKFLOW PREVENTERS, VALVES, ELECTRIC WIRING FOR THE IRRIGATION SYSTEM, ALL SLEEVING, ALL FITTINGS, ADAPTERS, ETC. TO COMPLETE THE IRRIGATION SYSTEM.
- CONTRACTOR SHALL ADJUST ALL HEADS IN FIELD TO INSURE MAXIMUM COVERAGE, ELIMINATE OVERTHROW ONTO PAVED AREAS, BUILDING AND WALL SURFACES. (LOCATE HEADS 3" CLEAR OF ALL HARDSCAPE SURFACES.) ALL AUTOMATIC VALVES SHALL BE INSTALLED IN A VALVE BOX AS SPECIFIED. COORDINATE SLEEVES WITH GENERAL CONTRACTOR.
- CONTRACTOR SHALL COORDINATE PIPING LAYOUT WITH LANDSCAPE PLAN TO INSURE PIPES DO NOT INTERFERE WITH ROOT BALLS OF TREES OR ROWS OF SHRUBS. REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE.
- CONTRACTOR SHALL VERIFY THAT ALL PERTINENT LOCAL AND STATE CODES ARE BEING OBSERVED.
- CONTRACTOR TO PROVIDE THRUST BLOCKS ON MAIN LINE AT ALL BENDS AND TURNS.
- IRRIGATE ALL TREES WITHIN PROJECT LIMITS.
- PROVIDE GATE VALVES AT DOWNSTREAM SIDE OF BACKFLOW AND AT HYDRAULIC CONTROLLERS.

**PLANT LIST:**

LEGEND	KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
<b>UPPER STORY TREES</b>							
	ACRA	10	ACER RUBRUM 'ARMSTRONG'	ARMSTRONG MAPLE	2" CAL. (10' HT.)	B&B	MATCHED SPECIMEN
	ULMA	9	ULMUS AMERICANA 'PRINCETON'	PRINCETON ELM	2.5" CAL. (12' HT.) MIN	B&B	MATCHED SPECIMEN
<b>UNDERSTORY TREES</b>							
	AXGA	4	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	2" CAL. (8' HT.) MIN.	B&B	MATCHED SPECIMEN
	MAGS	2	MAGNOLIA STELLATA	STAR MAGNOLIA	2" CAL. (8' HT.) MIN.	B&B	MATCHED SPECIMEN
<b>SHRUBS</b>							
	VIBO	53	VIBURNUM OBOVATUM	DWARF VIBURNUM	24" MIN. HEIGHT	CONT	MATCHED SPECIMEN
	FOTG	9	FOTHERGILLA GARDENII	DWARF FOTHERGILLA	24" MIN. HEIGHT	CONT	MATCHED SPECIMEN
	ILCB	107	ILEX CORNUTA 'BURFORDII NANA'	DWARF BURFORD HOLLY	24" MIN. HEIGHT	CONT	MATCHED SPECIMEN
	CORS	2	CORNUS SERICEA	RED TWIG DOGWOOD	24" MIN. HEIGHT	CONT	MATCHED SPECIMEN
	CEHP	7	CEPHALOTAXUS HARRINGTONIA 'DUKE GA.'	DUKE GARDENS PLUM YEW	24" MIN. HEIGHT	CONT	MATCHED SPECIMEN
	CALA	113	CALAMAGROSTIS X ACUTIFLORA	KARL FOERSTER GRASS	18" MIN. HEIGHT	CONT	2' O.C.
	NAST	26	NASSELLA TENUISSIMA	MEXICAN FEATHER GRASS	12" MIN. HEIGHT	CONT	18" O.C.

SOD - (FESCUE SOD INSTALLED PER MANUFACTURE)

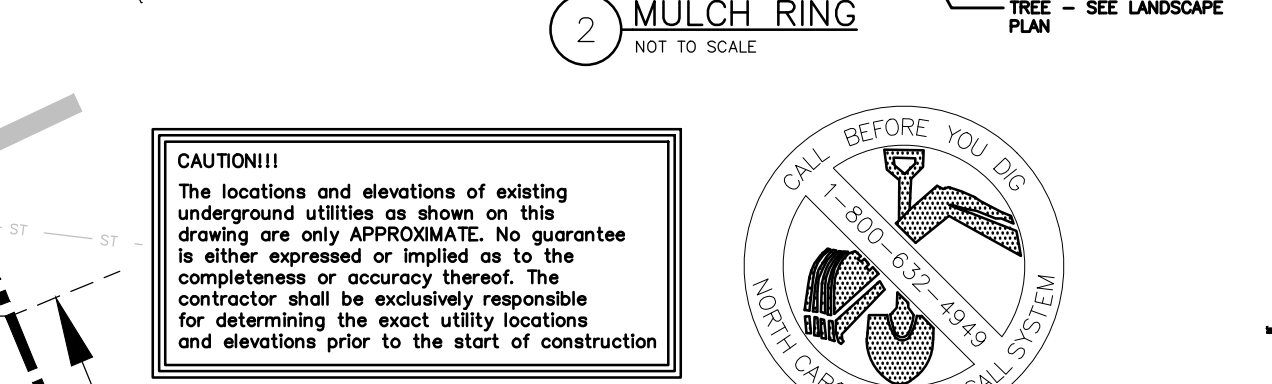
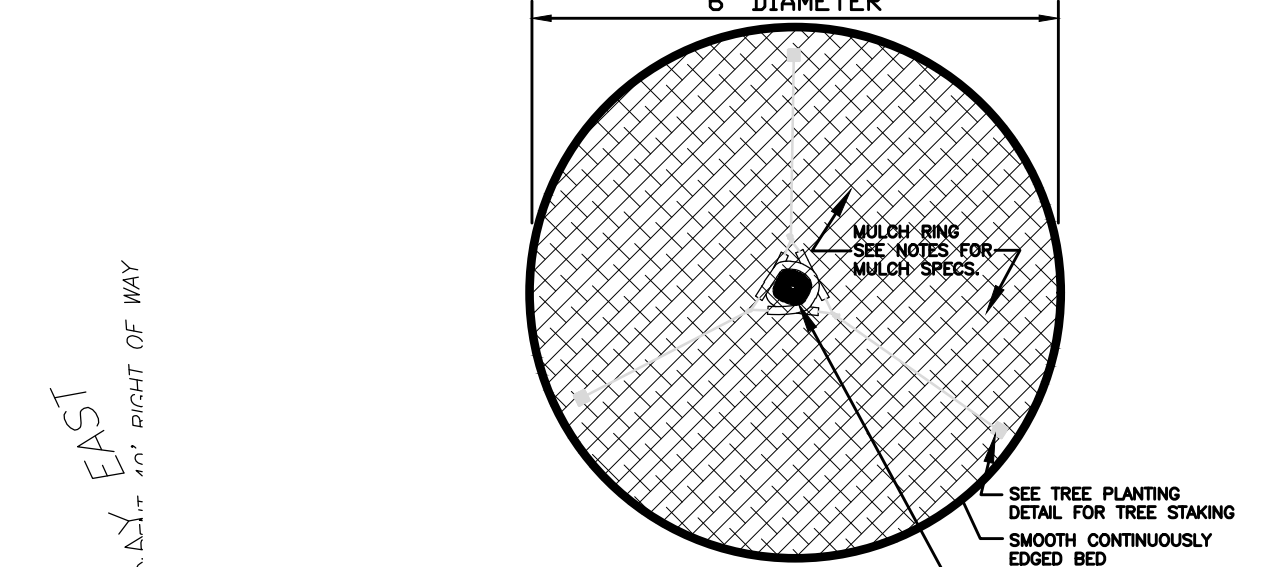
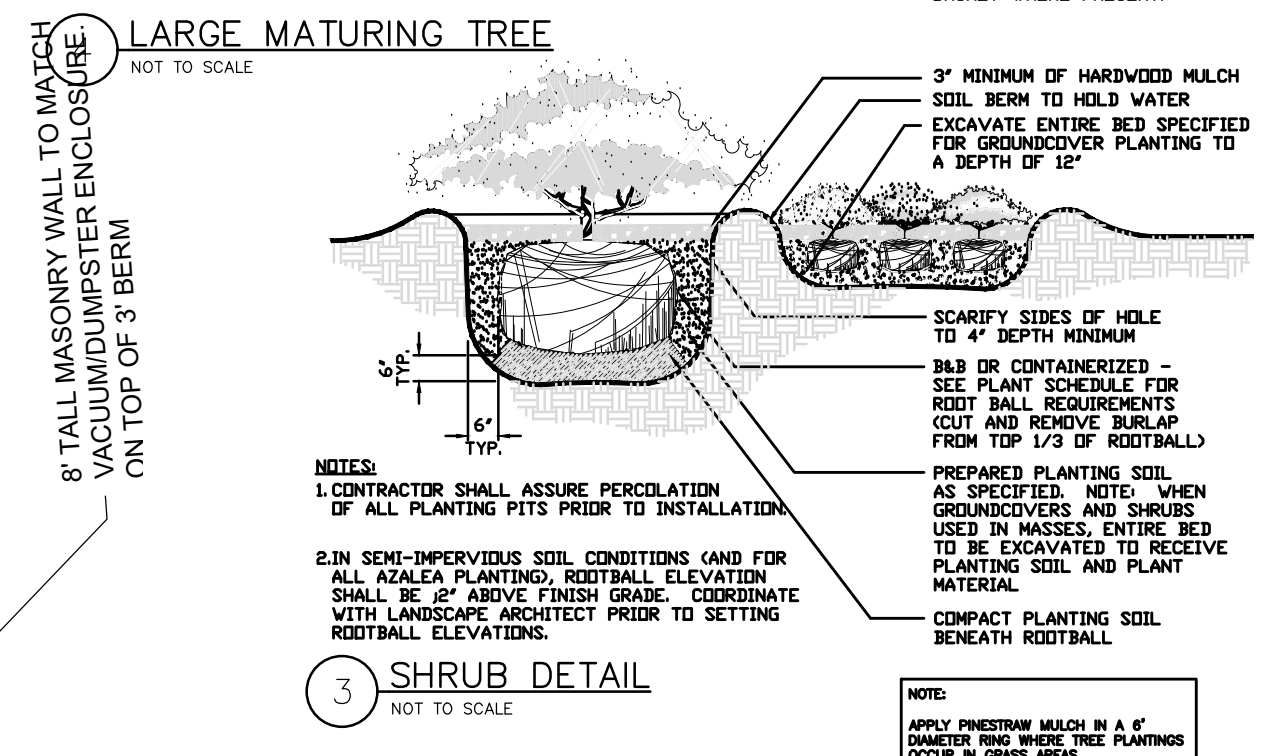
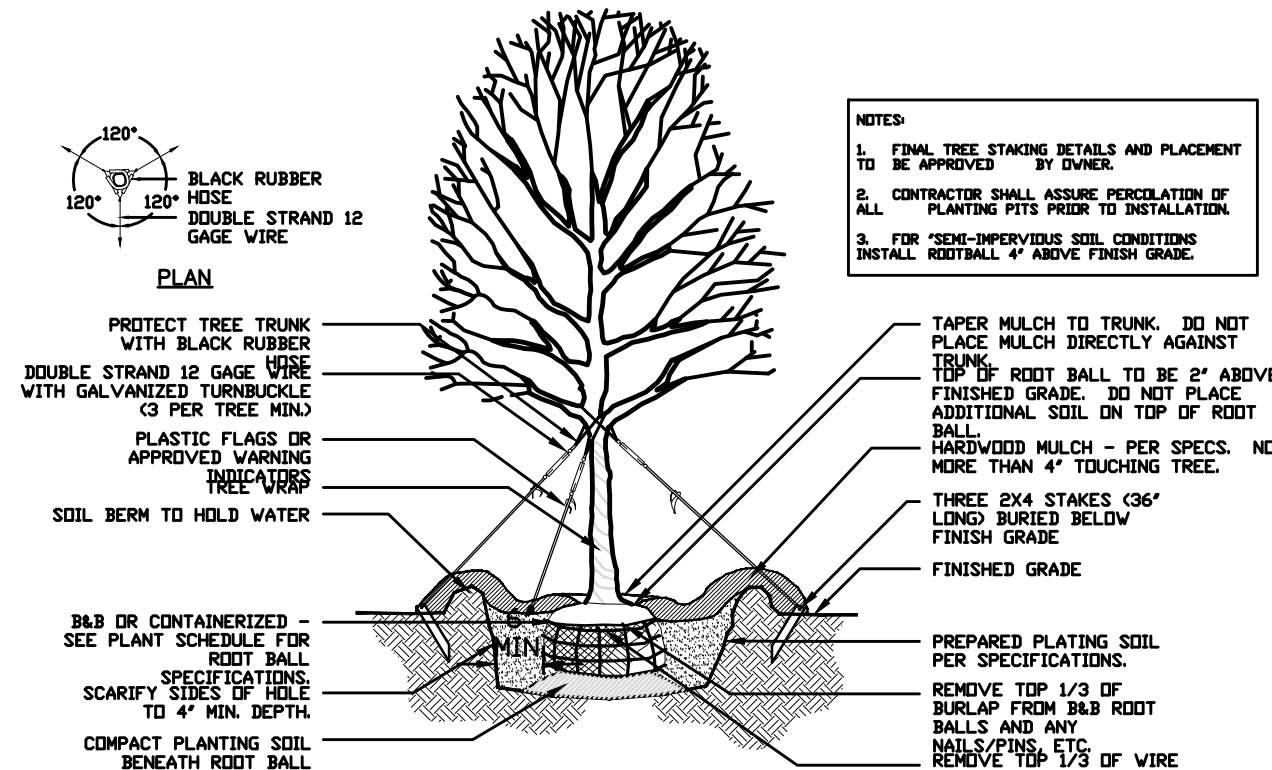
MULCH - (SHREDED PINE BARK @ 3" MIN DEPTH)



**1 TRENCHED BED EDGING**  
NOT TO SCALE

**GENERAL PLANTING NOTES:**

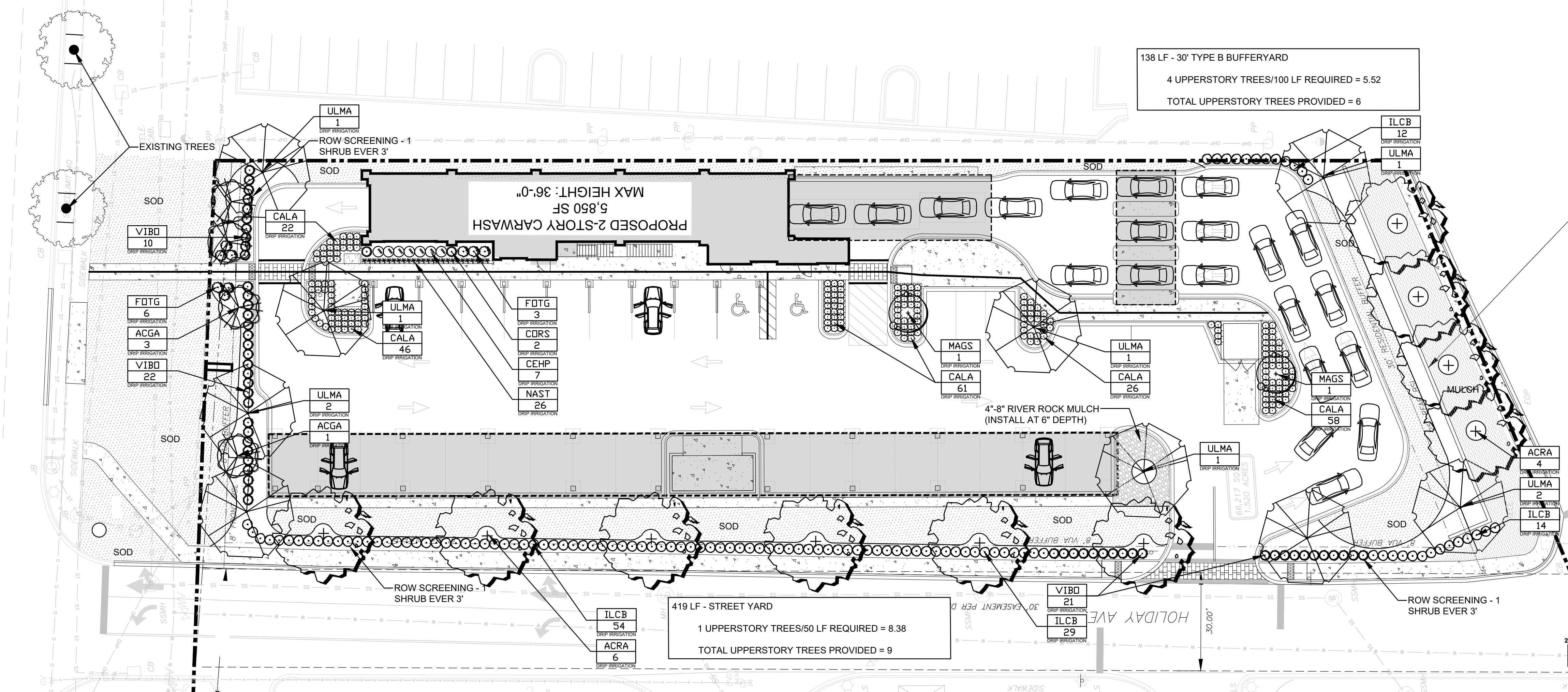
- SEE THIS SHEET FOR PLANTING DETAILS.
- ANY DEVIATION FROM THESE PLANS MUST BE SPECIFICALLY APPROVED BY LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE.
- NOTIFY LANDSCAPE ARCHITECT OF ANY SITE CONDITIONS WHICH MAY NECESSITATE MODIFICATION TO THE PLAN. LANDSCAPE ARCHITECT SHALL, IF NECESSARY, MAKE "AS-BUILT" MODIFICATIONS.
- FINE GRADING SHALL CONSIST OF HAND RAKED SMOOTH, FREE OF DEBRIS, ALL AREAS TO RECEIVE LANDSCAPE PLANTING AND/OR PINESTRAW MULCH.
- CONTRACTOR IS RESPONSIBLE FOR INSPECTION OF EXISTING CONDITIONS AND PROMPTLY REPORTING ANY DISCREPANCIES. CONTRACTOR TO PERFORM SOIL TESTS AS NECESSARY TO CONFORM TO SPECIFICATIONS.
- CONTRACTOR IS RESPONSIBLE FOR LOCATING EXISTING UTILITIES AND ANY DAMAGE HE IS RESPONSIBLE FOR THAT MAY OCCUR TO EXISTING UTILITIES.
- MULCH ALL PLANTING BEDS WITH NEW MULCH TO A 3" DEPTH PER PLANT LIST MULCH NOTES.
- CONTRACTOR VERIFIES THAT ALL PLANT MATERIAL IS DETERMINED AVAILABLE AS SPECIFIED WHEN BID/PROPOSAL IS SUBMITTED.
- PLANT SCHEDULE WAS PREPARED FOR ESTIMATING PURPOSES. CONTRACTOR SHALL MAKE OWN QUANTITIES TAKEOFF USING DRAWINGS TO DETERMINE QUANTITIES TO HIS SATISFACTION. REPORTING PROMPTLY ANY DISCREPANCIES WHICH MAY AFFECT BIDDER. GRAPHIC REPRESENTATION OF PLANTS SHALL SUPERCEDE QUANTITIES LISTED IN THE PLANT SCHEDULE.
- ROOT TYPE MAY BE FREELY SUBSTITUTED IN CASE OF BALLED AND BURLAPPED OR CONTAINER GROWN, OTHER SPECIFICATIONS REMAINING UNCHANGED, EXCEPT IN THE CASE OF CONTAINER GROWN SPECIMEN TREES AS INDICATED IN THE TREE PLANTING SCHEDULE.
- FULL EXCAVATION IS REQUIRED FOR ALL TREE PITS AND STONES, FILL DIRT, PAVEMENT, SUB GRADE MATERIAL AND CONSTRUCTION DEBRIS MUST BE REMOVED FROM LANDSCAPE AREAS PRIOR TO PLANTING. EXCAVATION IS REQUIRED TO NATIVE MATERIAL AND THE AREA MUST BE BACKFILLED WITH WASHED TOPSOIL AND PLANTING MIX TO A DEPTH OF AT LEAST 24 INCHES. A DEPTH OF 30 INCHES MAY BE REQUIRED IN SOME INSTANCES WHERE SITE CONDITIONS WARRANT GREATER SOIL VOLUME AND AMENDMENTS. SOIL IN PLANTING AREAS MAY BE CROWNED. PLANTING MIXES MUST BE PROVIDED BY THE CONTRACTOR, WHO MUST LOAD, HAIL, MIX AND DISTRIBUTE ALL TOPSOIL AND AMENDMENTS SUCH AS ORGANICS, HUMUS, COMPOSTED MATERIAL OR NATIVE MATERIAL AS REQUIRED BY THE APPROVED LANDSCAPE PLAN. THE SOIL MUST BE FREE OF ANY OTHER EXTRANEOUS MATTER OTHER THAN FRAGILE SOIL.
- LANDSCAPE CONTRACTOR TO APPLY A PRE-EMERGENT HERBICIDE, 'PREEM' OR EQUAL TO ALL PLANT BED AREAS.
- IN ADDITION TO THE SOIL MIXTURE, LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND INSTALLING ANY NECESSARY SOIL AMENDMENTS, AS INDICATED BY SOIL TESTS, AS WELL AS, AN ADEQUATE DRAINAGE SYSTEM FOR PLANTING BEDS. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AN ENVIRONMENT SUITABLE FOR THE GROWTH OF HEALTHY PLANT MATERIAL. INSPECTOR OR URBAN FORESTER MAY REQUIRE ADDITIONAL SOIL AMENDMENTS AND EXCAVATION OF EXISTING SOIL BASED ON HIS ON-SITE OBSERVATIONS PRIOR TO CONSTRUCTION OR AFTER CONSTRUCTION. REFER TO PLANTING DETAILS FOR INFORMATION ON PLANTING BED PREPARATION.
- ALL AREAS NOT DESIGNATED AS PLANTING BEDS OR SOD ARE TO BE SEEDED WITH GRASS SEED WITH THE WITH THE INTENT AND PURPOSE OF ESTABLISHING A PERMANENT STAND OF GRASS.
- PROVIDE QUALITY, SIZE, GENUS, SPECIES AND VARIETY OF EXTERIOR PLANTS INDICATED, COMPLYING WITH APPLICABLE REQUIREMENTS IN ANSI 280.1, 'AMERICAN STANDARD FOR NURSERY STOCK'
- ALL PLANT MATERIAL AND WORKMANSHIP TO BE GUARANTEED FOR ONE YEAR FROM THE DATE OF ACCEPTANCE BY THE OWNER. PLANT REPLACEMENT TO OCCUR ONLY ONCE. EXCEPT FOR LOSSES OR REPLACEMENTS DUE TO FAILURE TO COMPLY WITH REQUIREMENTS. REPLACEMENT PLANTS SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THIS DOCUMENT. THE CONTRACTOR WILL NOT BE RESPONSIBLE FOR DEFECTS RESULTING FROM NEGLECT BY THE OWNER, ABUSE OR DAMAGE BY OTHERS, OR UNUSUAL PHENOMENA OR INCIDENTS BEYOND THE LANDSCAPE CONTRACTOR'S CONTROL, WHICH RESULT FROM NATURAL CAUSES.
- MINIMUM TREE SIZE AT PLANTING IS 2-INCH CALIPER (FOR SINGLE STEM TREES).
- ALL STRAPPING AND TOP 2/3 OF WIRE BASKET MUST BE CUT AWAY AND REMOVED FROM ROOT BALL PRIOR TO BACKFILLING, PLANTING PIT. REMOVE ALL PAVEMENT, GRAVEL, SUB-BASE AND CONSTRUCTION DEBRIS. REMOVE COMPACTED SOIL AND ADD 24" NEW TOPSOIL-OR-EQUIVALENT AND AMEND THE TOP 24" OF EXISTING SOIL TO MEET TOPSOIL PLANTING MIX STANDARDS FOR TREES (WITHIN ENTIRE MINIMUM AREA OF 274 SQUARE FEET PER TREE). CALL CITY ARBORIST/URBAN FORESTER FOR AN INSPECTION OF SOIL, BEFORE PLANTING.



135 LF - RIGHT-OF-WAY FRONTAGE ALONG TIGER BLVD.  
1 CANOPY TREE/30 LF REQUIRED = 4.5  
TOTAL CANOPY TREES PROVIDED = 5  
3 CANOPY TREES  
4 UNDERSTORY TREES DUE TO OVERHEAD ELECTRIC

138 LF - 30' TYPE B BUFFERYARD  
4 UPPERSTORY TREES/100 LF REQUIRED = 5.52  
TOTAL UPPERSTORY TREES PROVIDED = 6

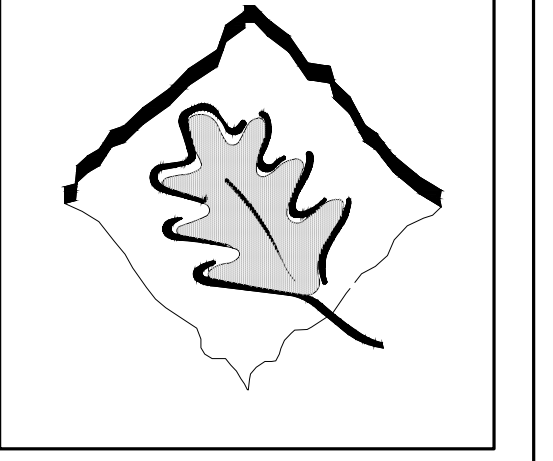
419 LF - STREET YARD  
1 UPPERSTORY TREES/50 LF REQUIRED = 8.38  
TOTAL UPPERSTORY TREES PROVIDED = 9



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PROJECT NUMBER 25-0621

**DENNIS TERRY**  
DESIGN, IN C. P. A.  
LANDSCAPE ARCHITECTURE  
CONSTRUCTION MANAGEMENT & ENVIRONMENTAL PLANNING  
denisterrydesign@gmail.com 704-202-8160 3302 Belaire Road, Mooresboro, NC 28114  
Site Planning ♦ Rezoning ♦ Permitting ♦ Residential ♦ Commercial



Landscape Plan

Papa Bear Carwash  
898 Tiger Blvd.  
Clemson, SC 29631

CONSTRUCTION DOCUMENTS

No. 1374

2025 July 26

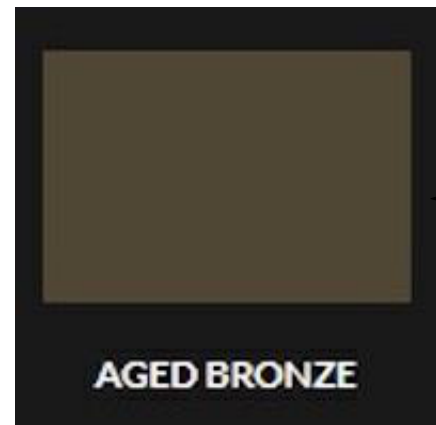
L1.00











METAL STANDING SEAM  
ROOF, TRIM & CANOPIES  
BERRIDGE (AGED  
BRONZE)



HARDI STRAIGHT EDGE  
SHAKE SHINGLES  
PAINTED COLOR SW  
7042 "SHOJI WHITE"



TIMBER FRAMED  
TRUSSES, CANOPY  
POSTS AND EIFS  
ACCENT TRIM, OPAQUE  
STAIN COLOR SW "HILL  
COUNTRY"



HARDI 7" LAP  
SIDING PAINTED  
COLOR SW 9130  
"EVERGREEN FOG"



STACKED STONE  
STONECRAFT  
LAUREL CAVERN  
COLOR "ASHER"



# PAPA BEAR EXPRESS TUNNEL CAR WASH

## MATERIAL BOARD

Project number 25-155  
Date 07/24/25  
Drawn by Author  
Checked by Checker

# A108

Scale 3/8" = 1'-0"