

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. Notice Of Planning Commission Workshop

Documents:

[NOTICE OF WORKSHOP.PDF](#)

3. Supplementary Materials

Documents:

[PUD-000431-2025 \(398 COLLEGE AVENUE\) --- AUGUST 5, 2025 WORKSHOP.PDF](#)



CITY OF  
**Clemson**  
PLANNING &  
DEVELOPMENT

## **NOTICE OF PLANNING COMMISSION WORKSHOP**

The City of Clemson Planning Commission will hold a workshop session for members to review and discuss matters related to the topic referenced below. The session will begin *following the conclusion of the Board of Architectural Review meeting* scheduled for **6:00 p.m. on Tuesday, August 5, 2025** in the Council Chambers in City Hall at 1250 Tiger Boulevard, Clemson, SC 29631.

### **Workshop Topic:**

#### **PUD-000431-2025 Proposed Planned Development (398 College Avenue)**

As proposed, an eight-story mixed-use midrise residential building and a group of townhome-style flats will be constructed on seven parcels totaling approximately 3.76 acres near 398 and 400 College Avenue. The project includes a total of 670 beds within the midrise structure, and 48 residential flats contained in the “townhome” structures. Additionally, it proposes approximately 3,700 sq.ft. of new leasable commercial space and a 2,500 sq.ft. café, and a total of 150 public parking spaces (including both newly constructed and existing on-street spaces) will be provided. The project also includes the preservation of an active stream on the site. Plans and other documents may be accessed through links on the Calendar of Events on the City website.

Please note that members of the Board of Architectural Review will be invited to attend and participate in reviewing architectural aspects typically within their purview. No opportunity for public comment is scheduled for this session.

398 COLLEGE AVE - CLEMSON, SC

# PLANNED DEVELOPMENT

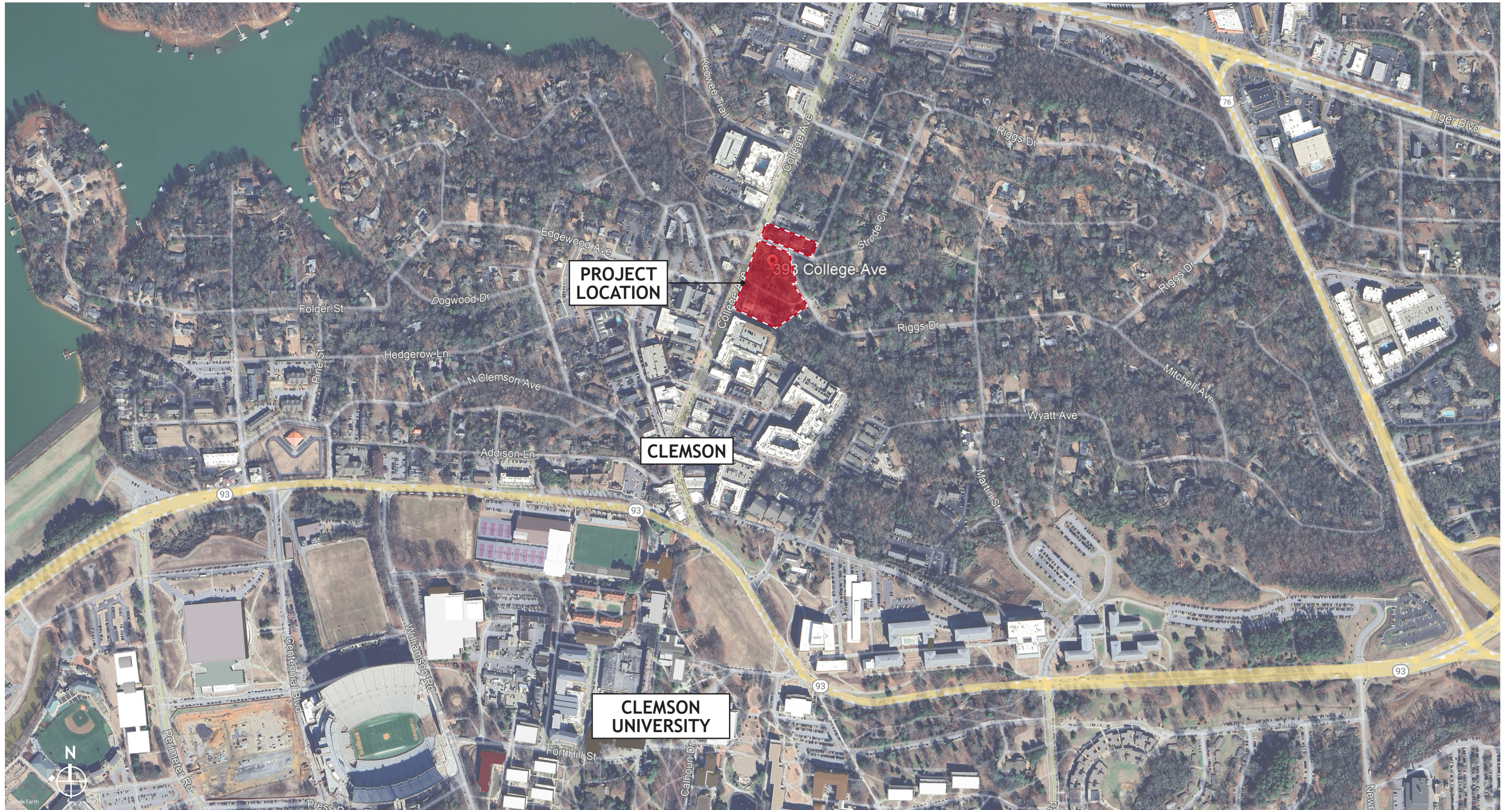
AUGUST 1, 2025  
LV COLLECTIVE



**NILES BOLTON ASSOCIATES**

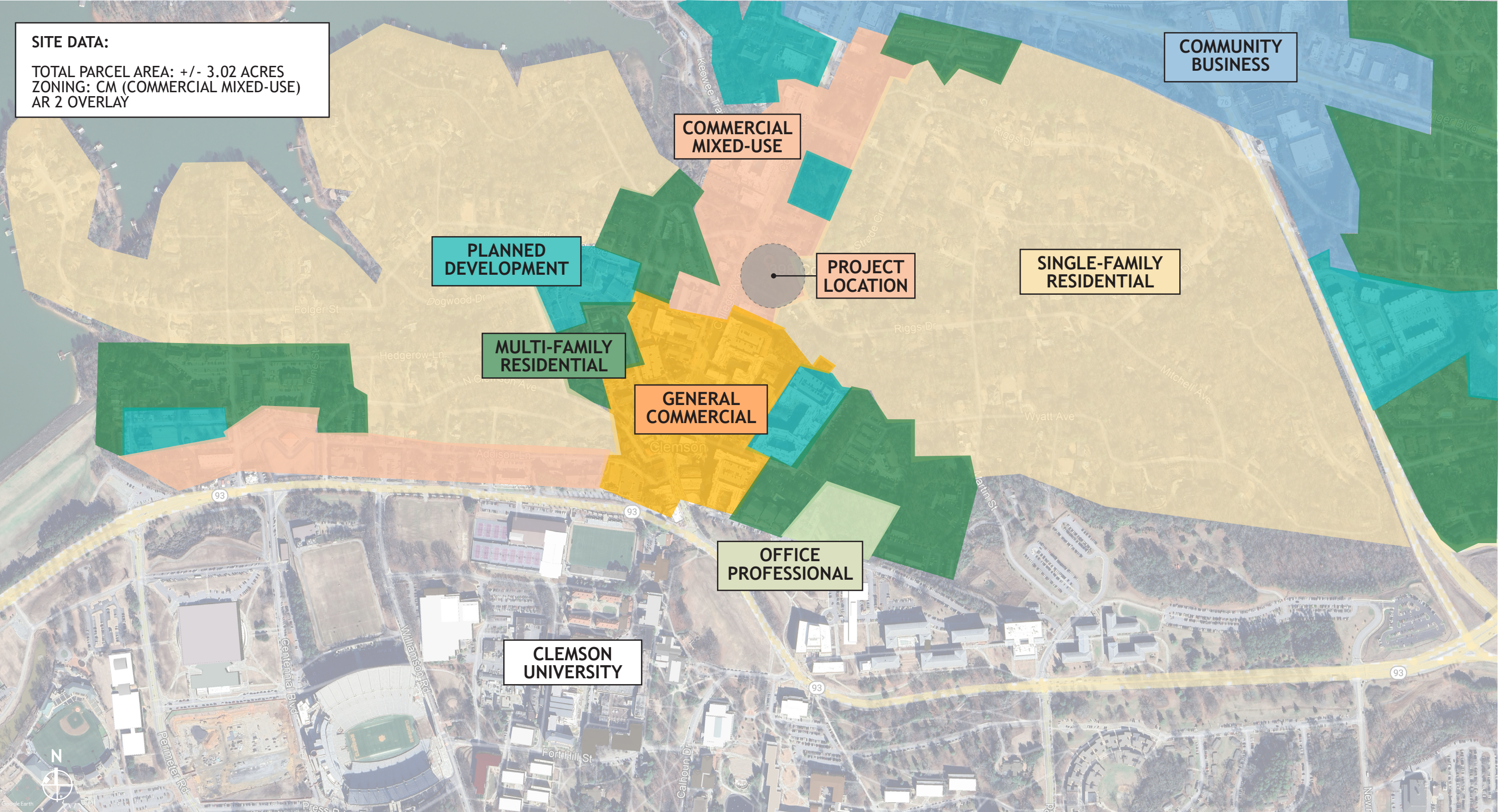
# Project Location Map

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 Perspective

398 College Ave - Clemson, SC



# Conceptual Perspective

398 College Ave - Clemson, SC



# Conceptual Perspective

398 College Ave - Clemson, SC



# Conceptual Perspective

398 College Ave - Clemson, SC



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398 College Ave - Clemson, SC



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398 College Ave - Clemson, SC



# Conceptual Perspective

398 College Ave - Clemson, SC



# Conceptual Perspective

398 College Ave - Clemson, SC



# Conceptual Perspective

398 College Ave - Clemson, SC



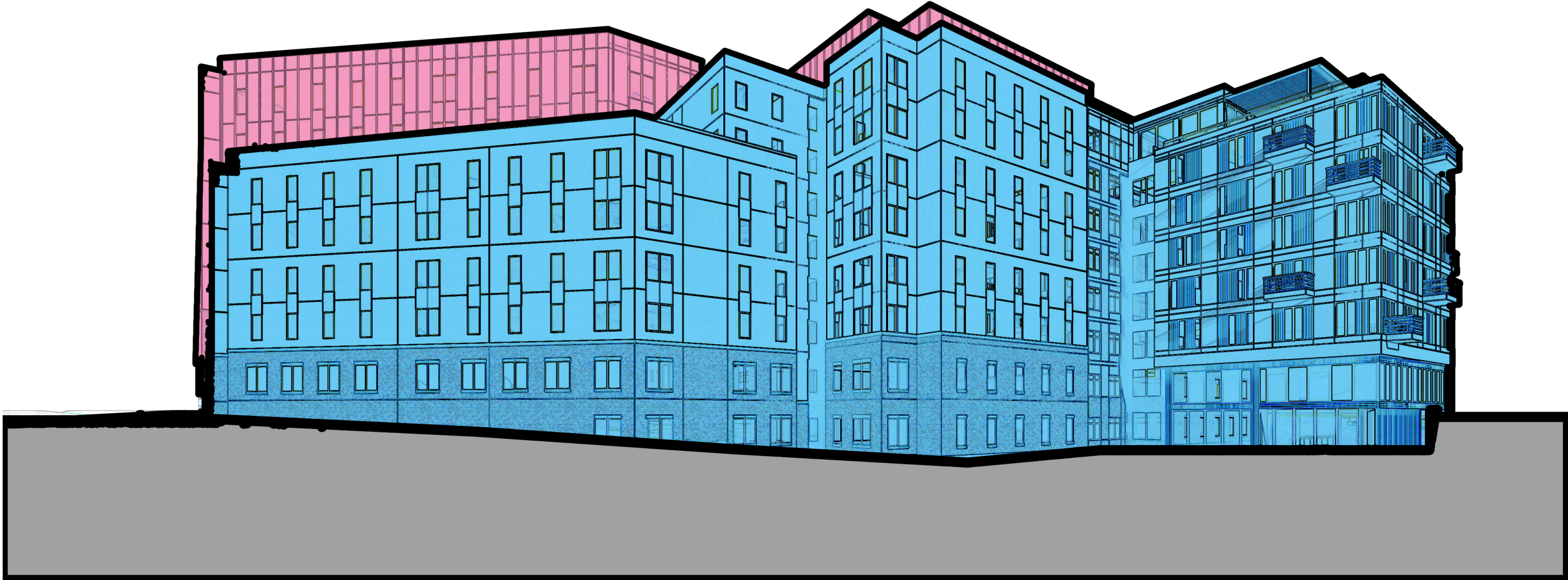
# Conceptual Perspective

398 College Ave - Clemson, SC



# View from Strode - Previous/Proposed Overlay

398 College Ave - Clemson, SC



# View from Strode - Previous Design

398 College Ave - Clemson, SC



# View from Strode - Proposed Design w/ Previous Outline

398 College Ave - Clemson, SC



# View from Strode - Proposed Design

398 College Ave - Clemson, SC



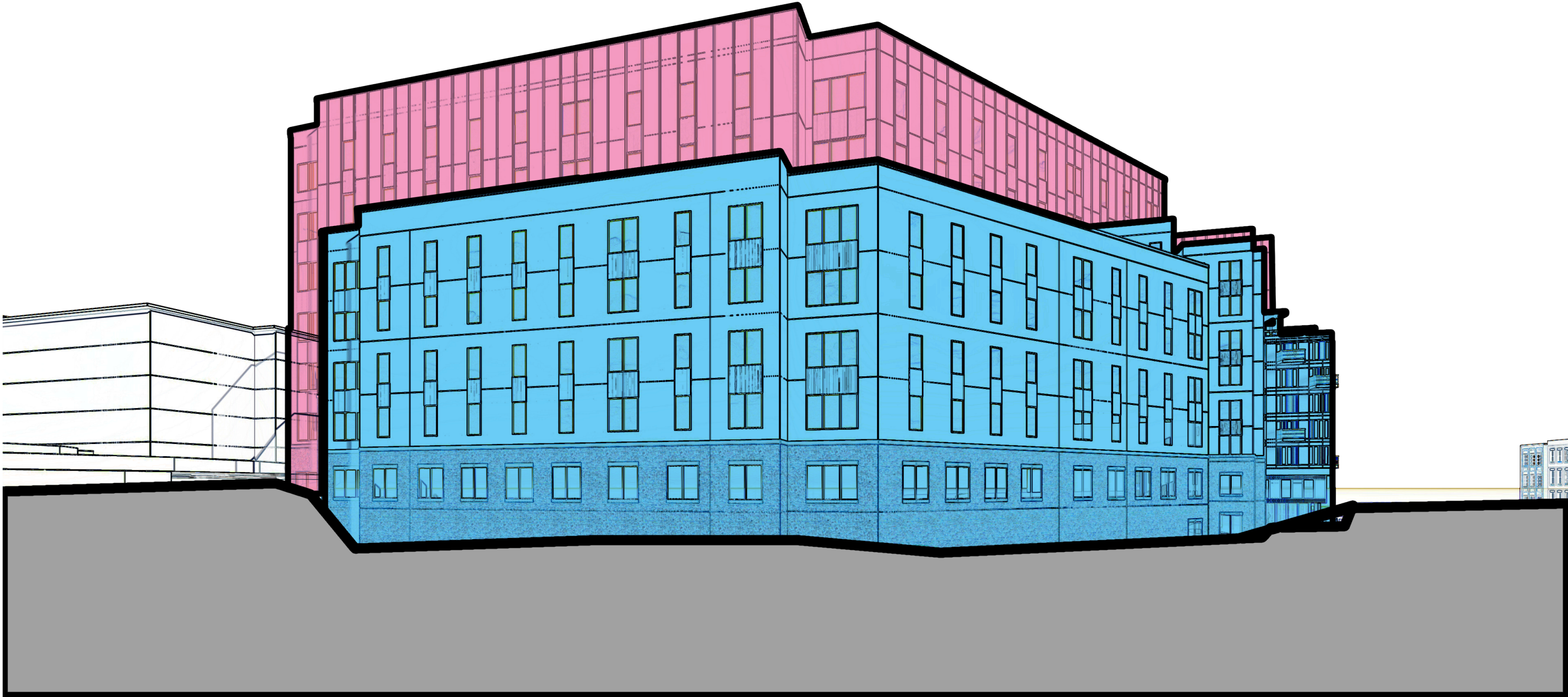
# View from Strode - Proposed Design

398 College Ave - Clemson, SC



# View from Riggs 1 - Previous/Proposed Overlay

398 College Ave - Clemson, SC



# View from Riggs 1 - Previous Design

398 College Ave - Clemson, SC



# View from Riggs 1 - Proposed Design w/ Previous Outline

398 College Ave - Clemson, SC



# View from Riggs 1 - Proposed Design

398 College Ave - Clemson, SC



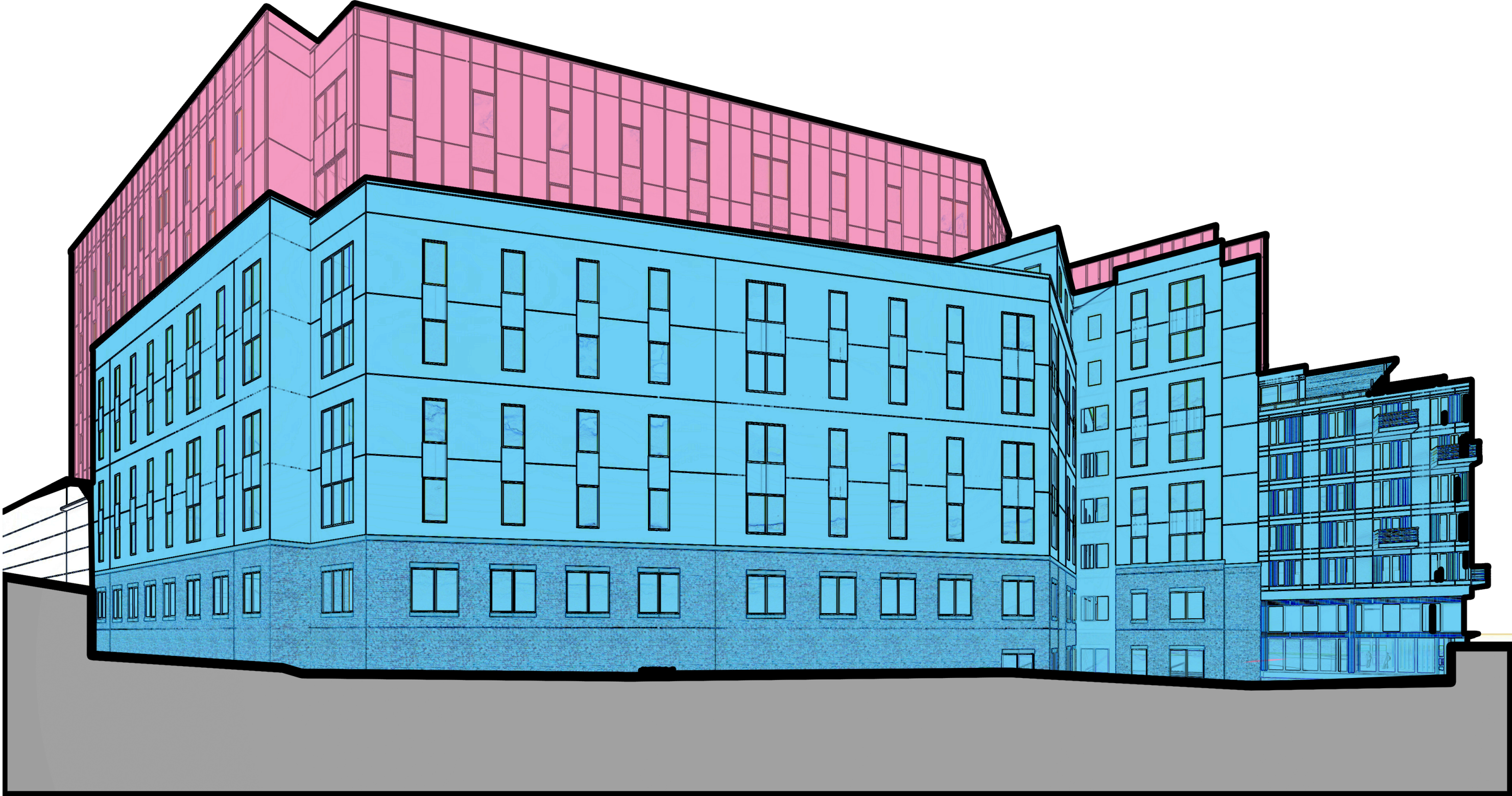
# View from Riggs 1 - Proposed Design

398 College Ave - Clemson, SC



# View from Riggs 2 - Previous/Proposed Overlay

398 College Ave - Clemson, SC



# View from Riggs 2 - Previous Design

398 College Ave - Clemson, SC



# View from Riggs 2 - Proposed Design w/ Previous Outline

398 College Ave - Clemson, SC



# View from Riggs 2 - Proposed Design

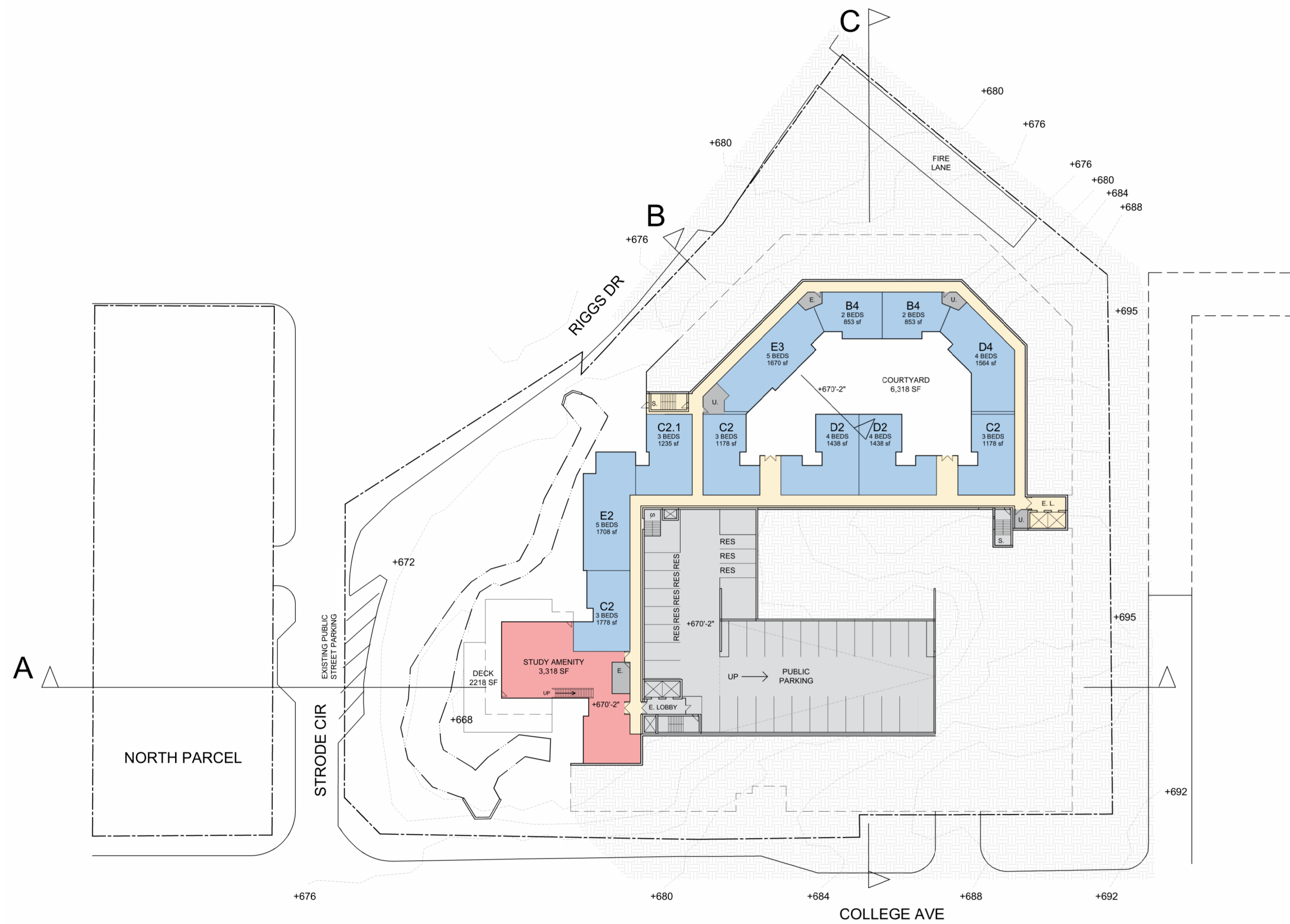
398 College Ave - Clemson, SC

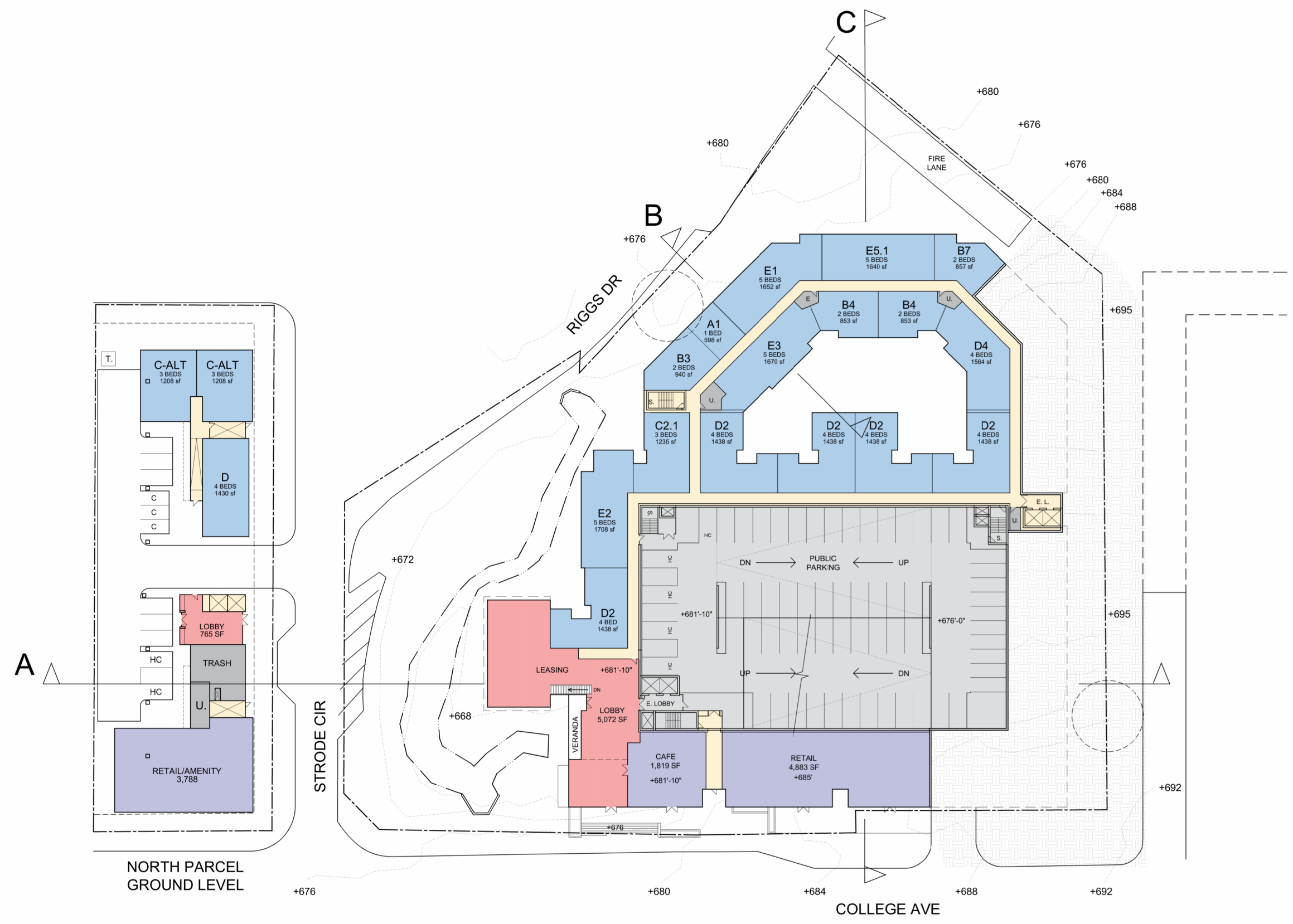


# View from Riggs 2 - Proposed Design

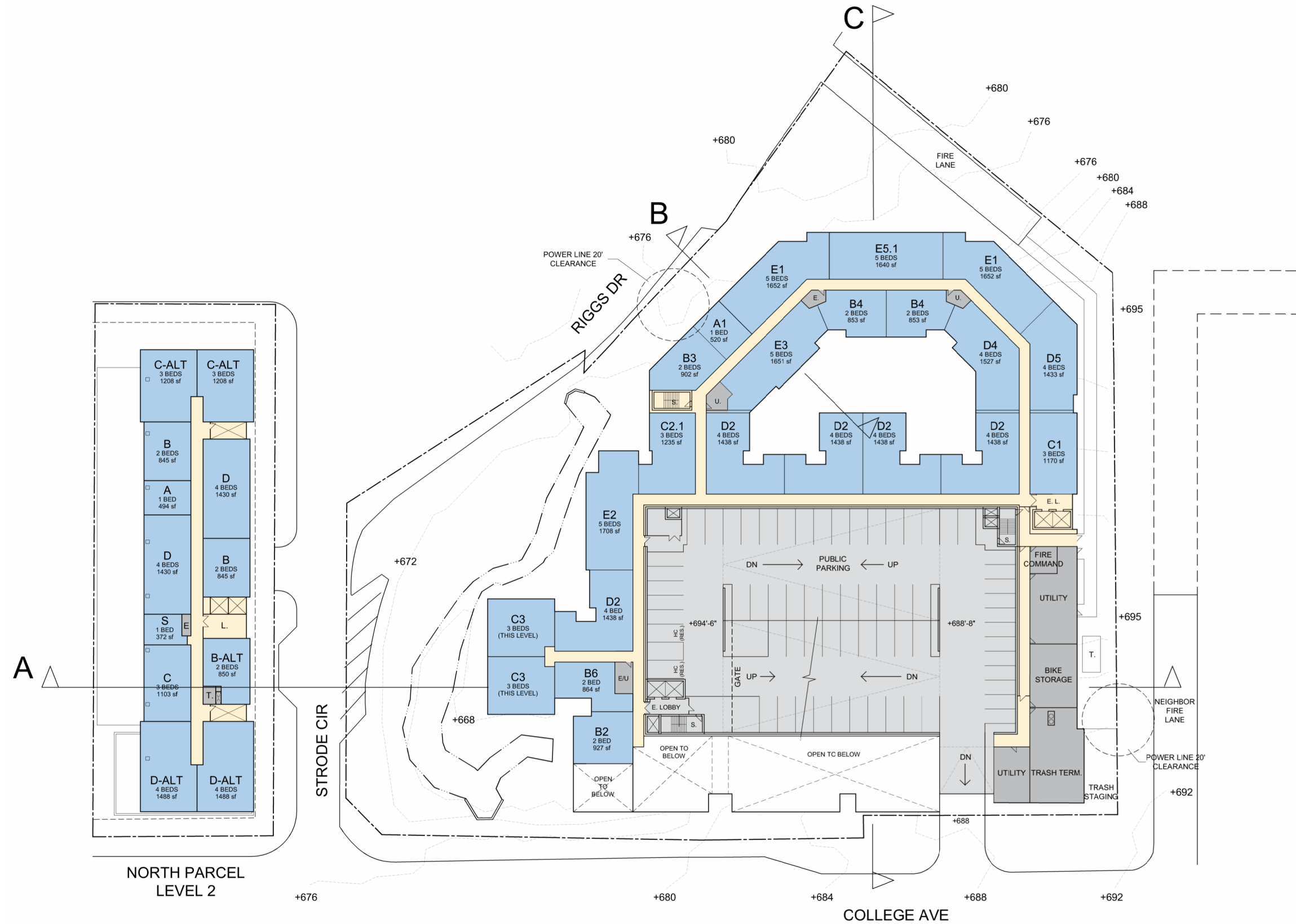
398 College Ave - Clemson, SC



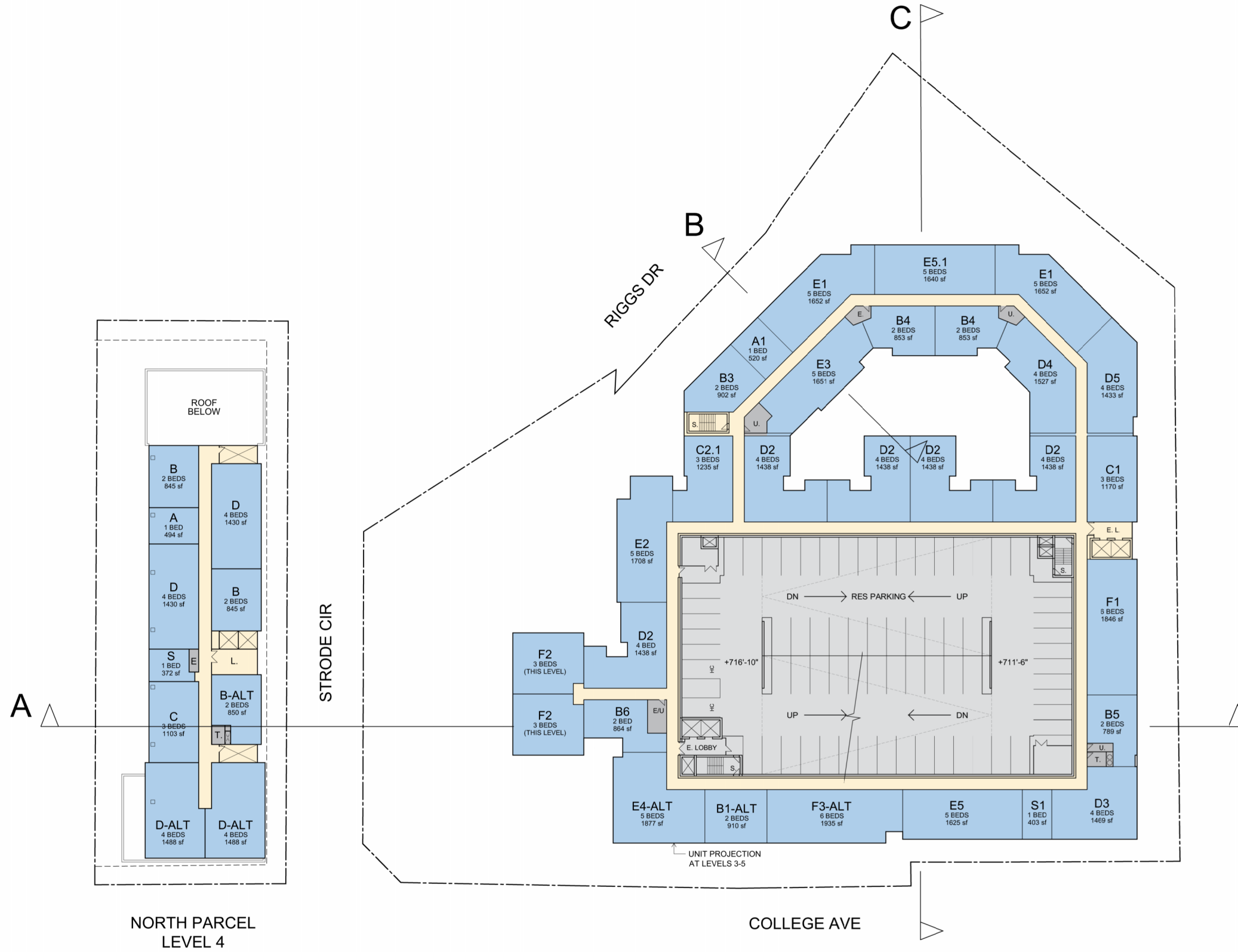




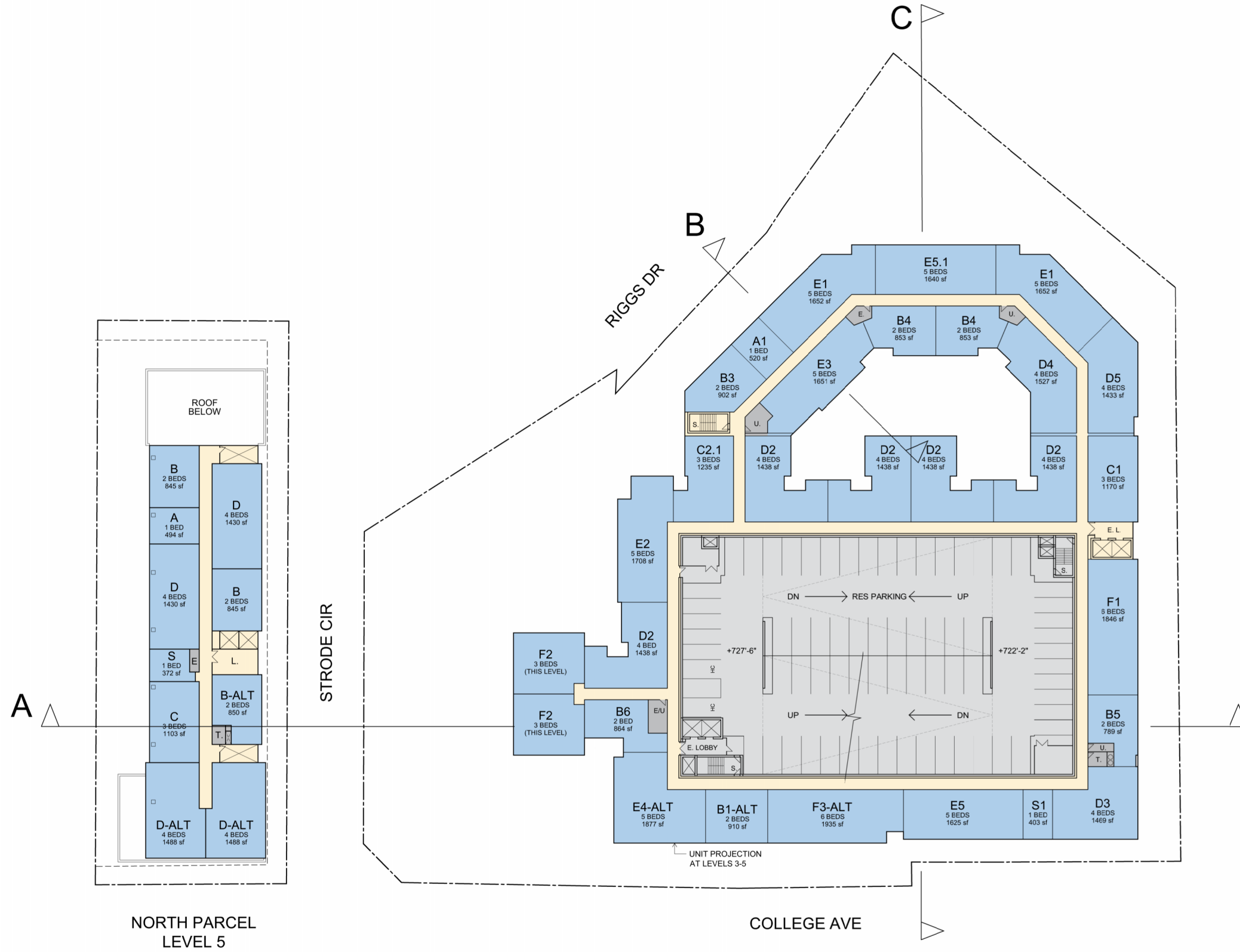
1:60 SCALE



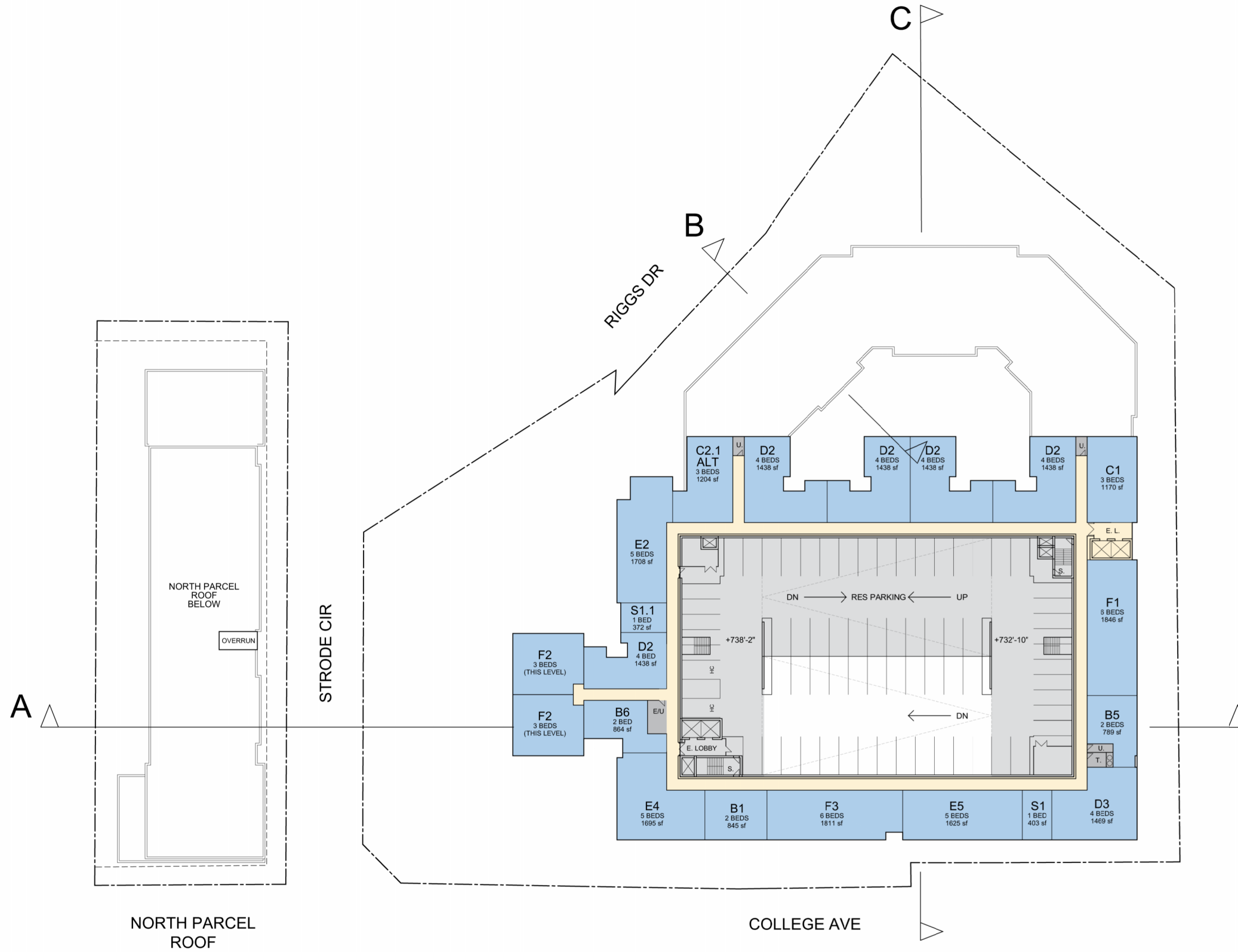


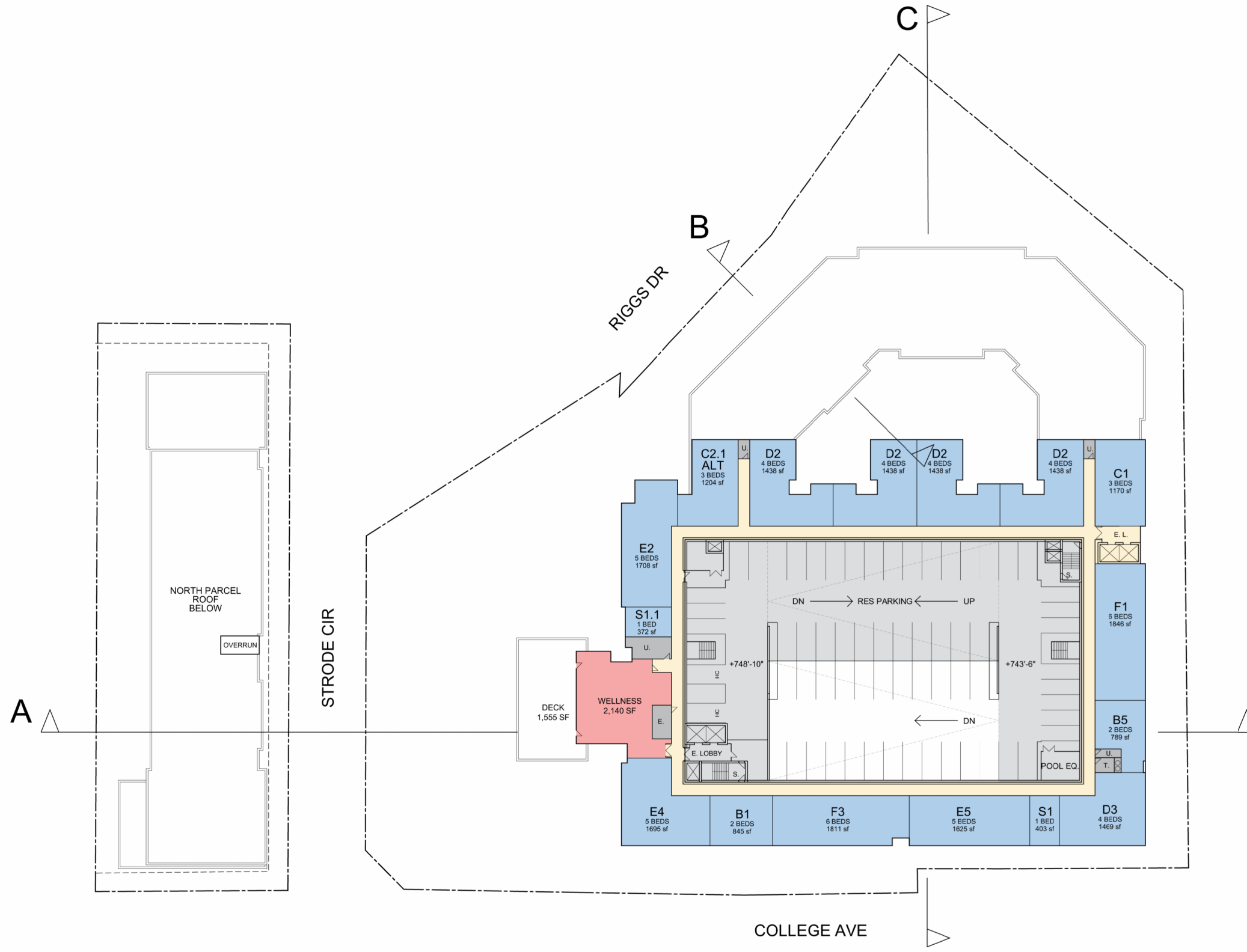


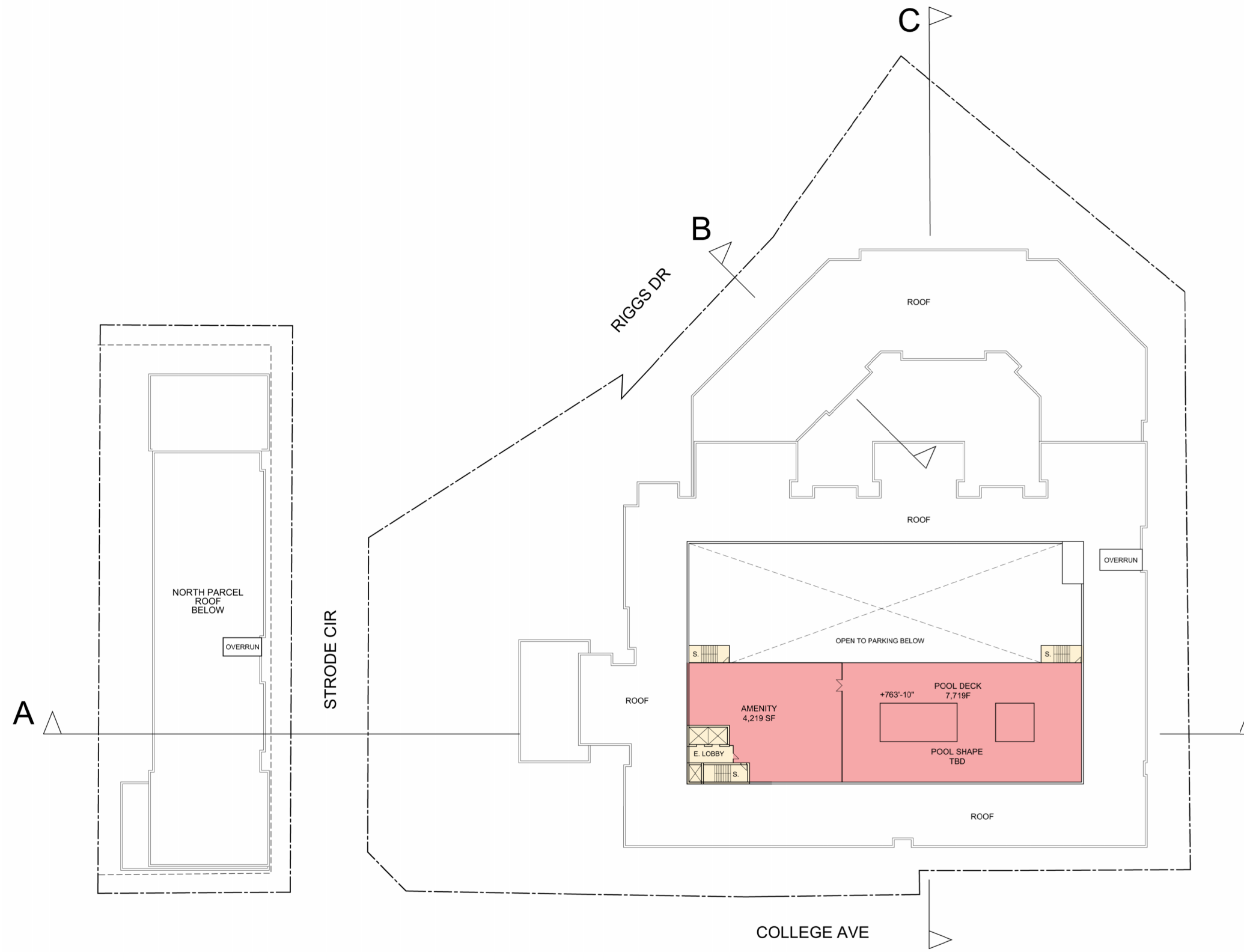
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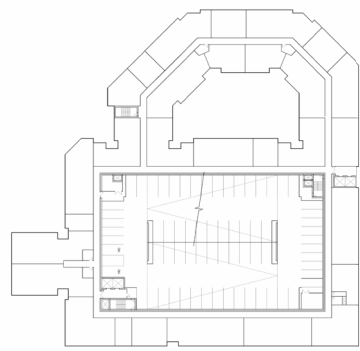
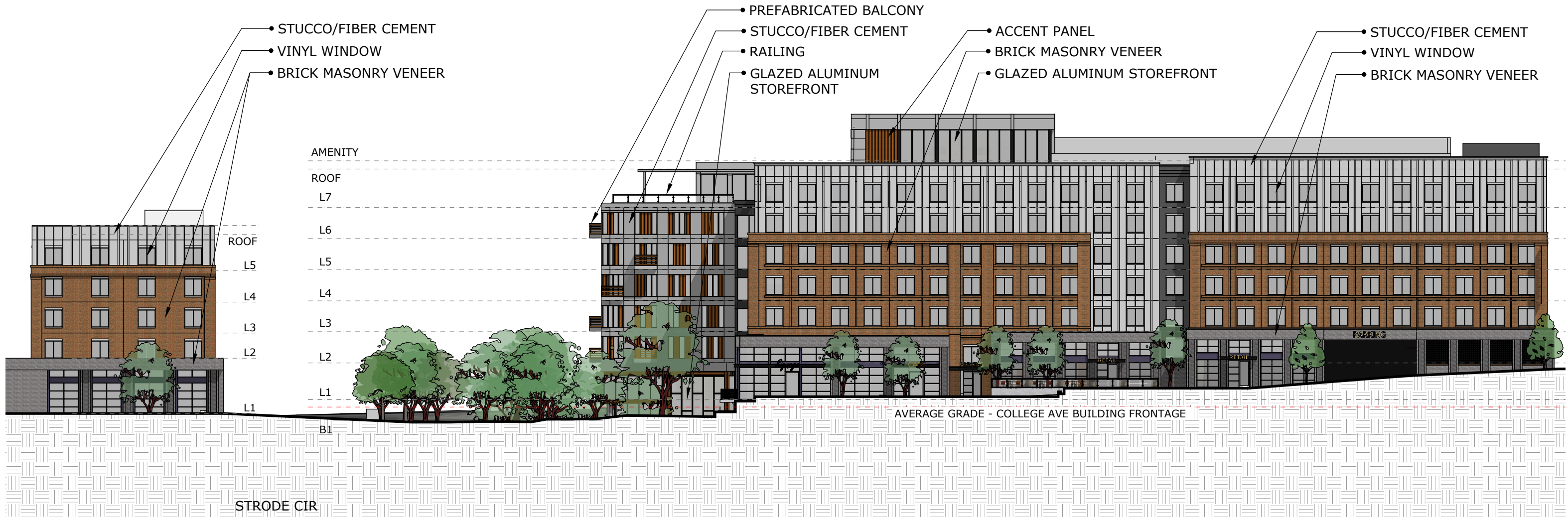
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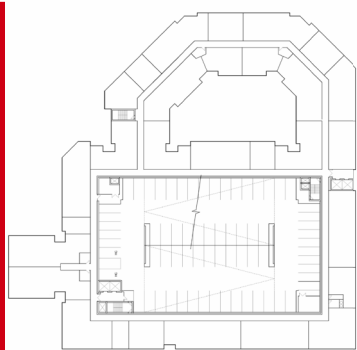




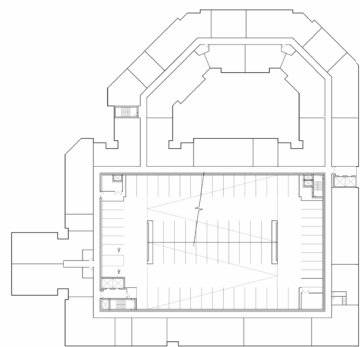
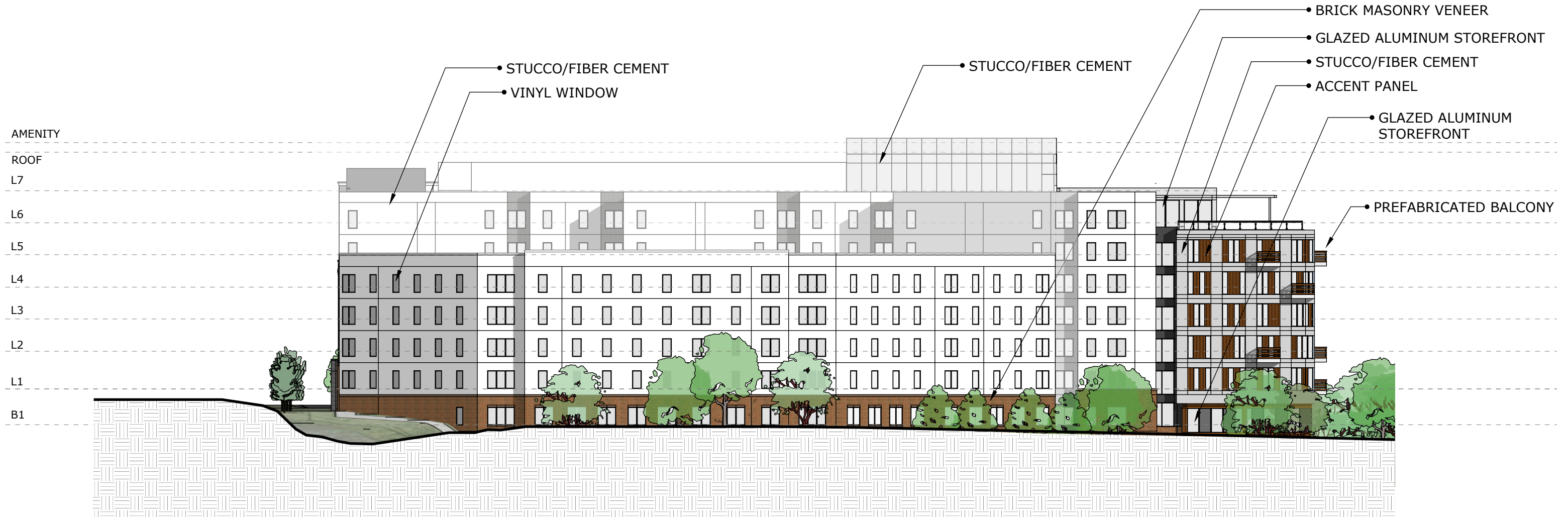
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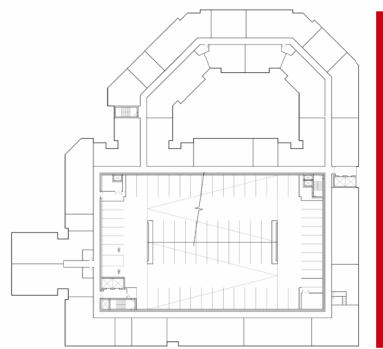
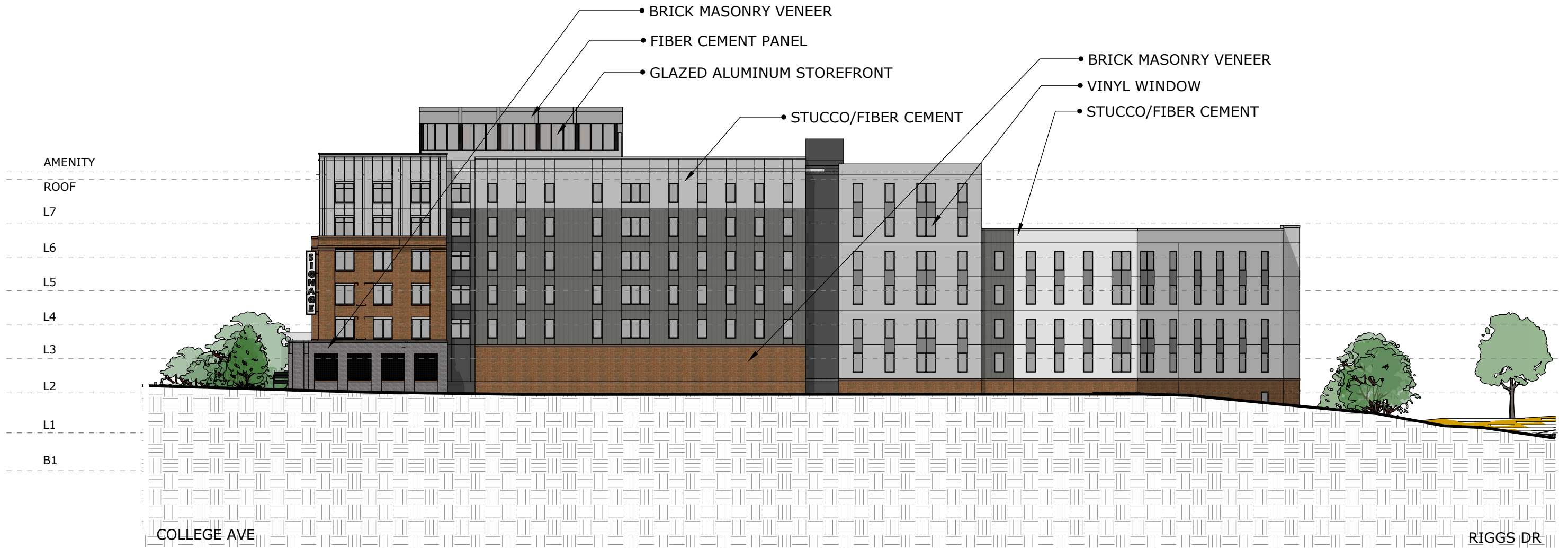
1/32" = 1'0" SCALE



1/32" = 1'0" SCALE



1/32" = 1'0" SCALE

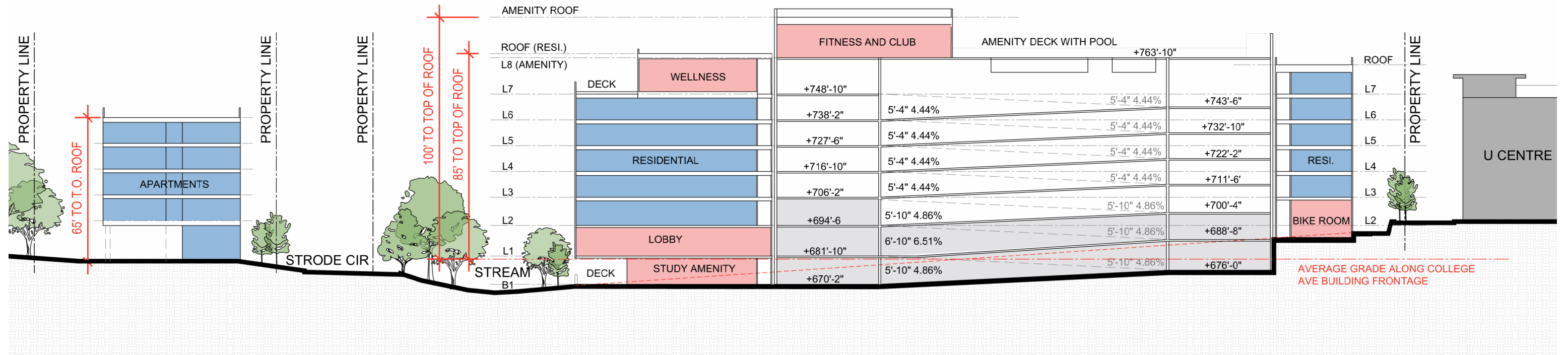


1/32" = 1'0" SCALE

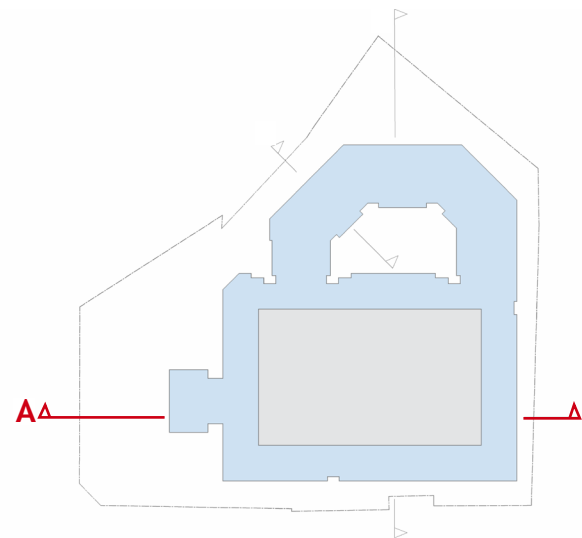
# College Ave. Context Elevation

398 College Ave - Clemson, SC

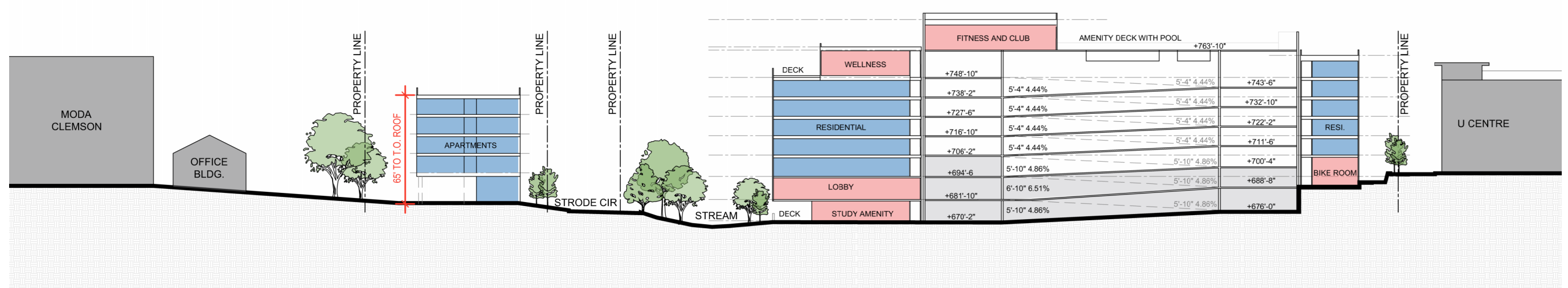




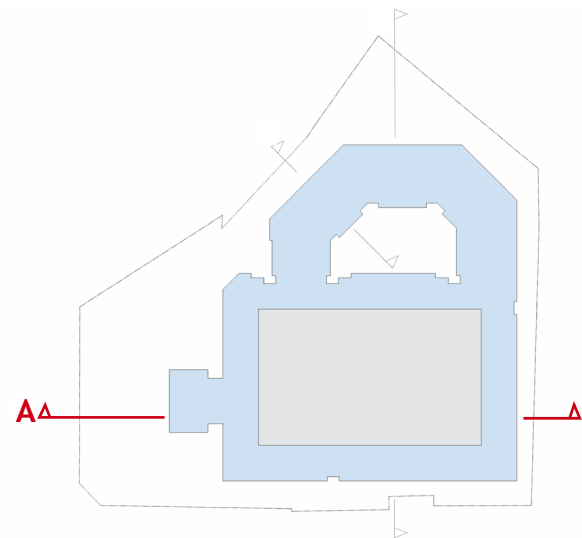
SECTION A - ENLARGED



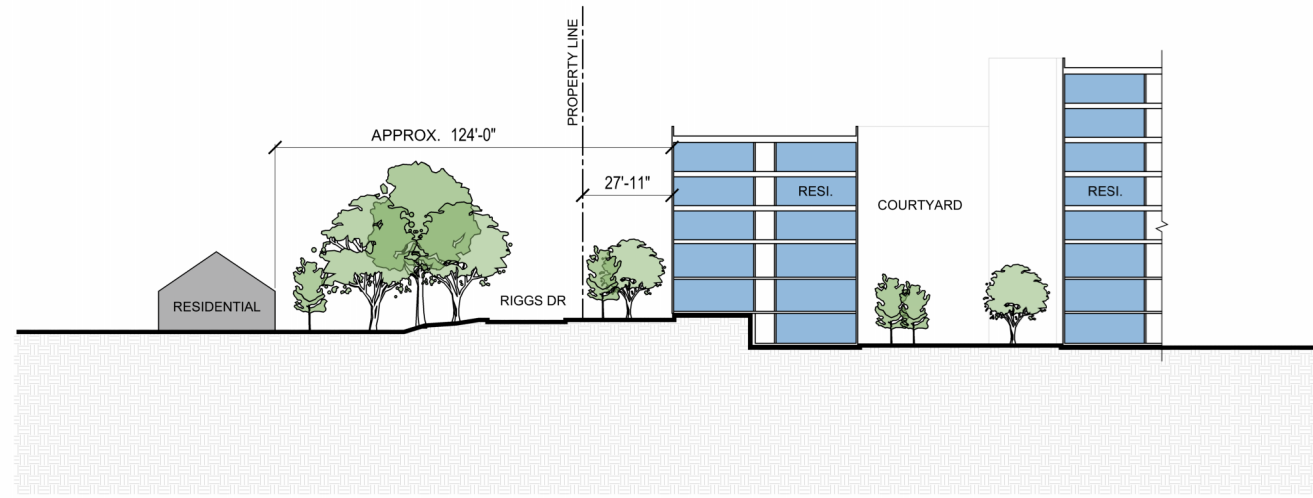
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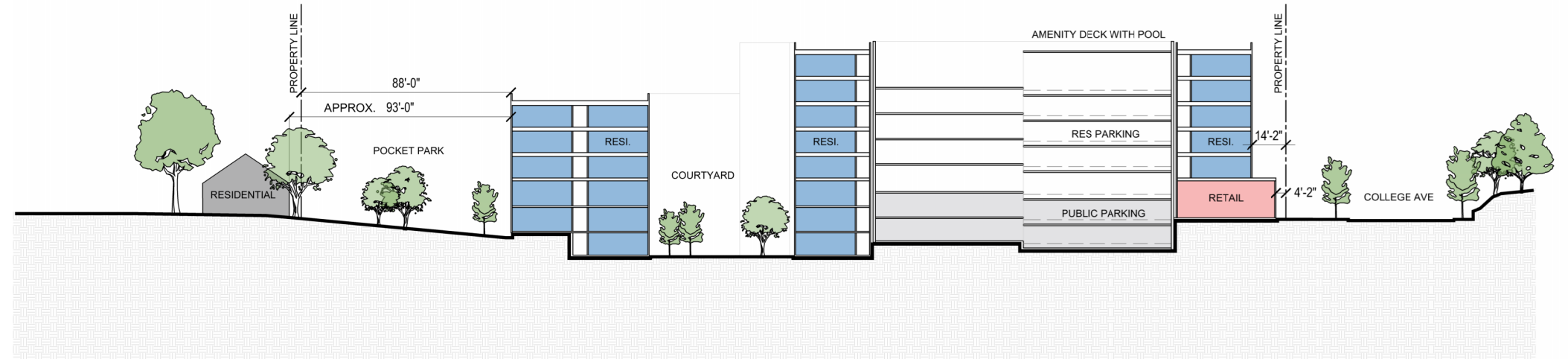
SECTION A



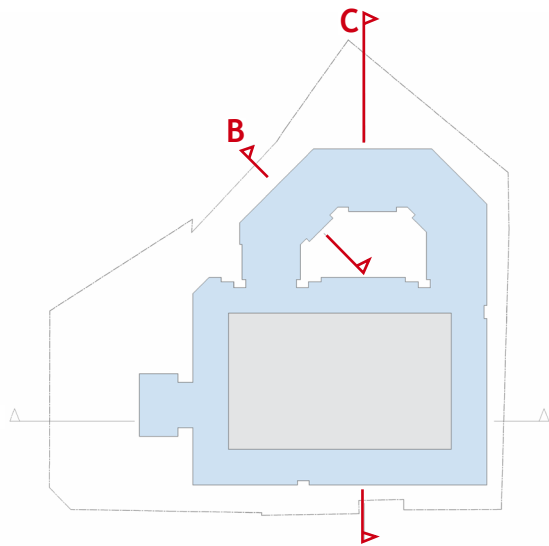
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SECTION B



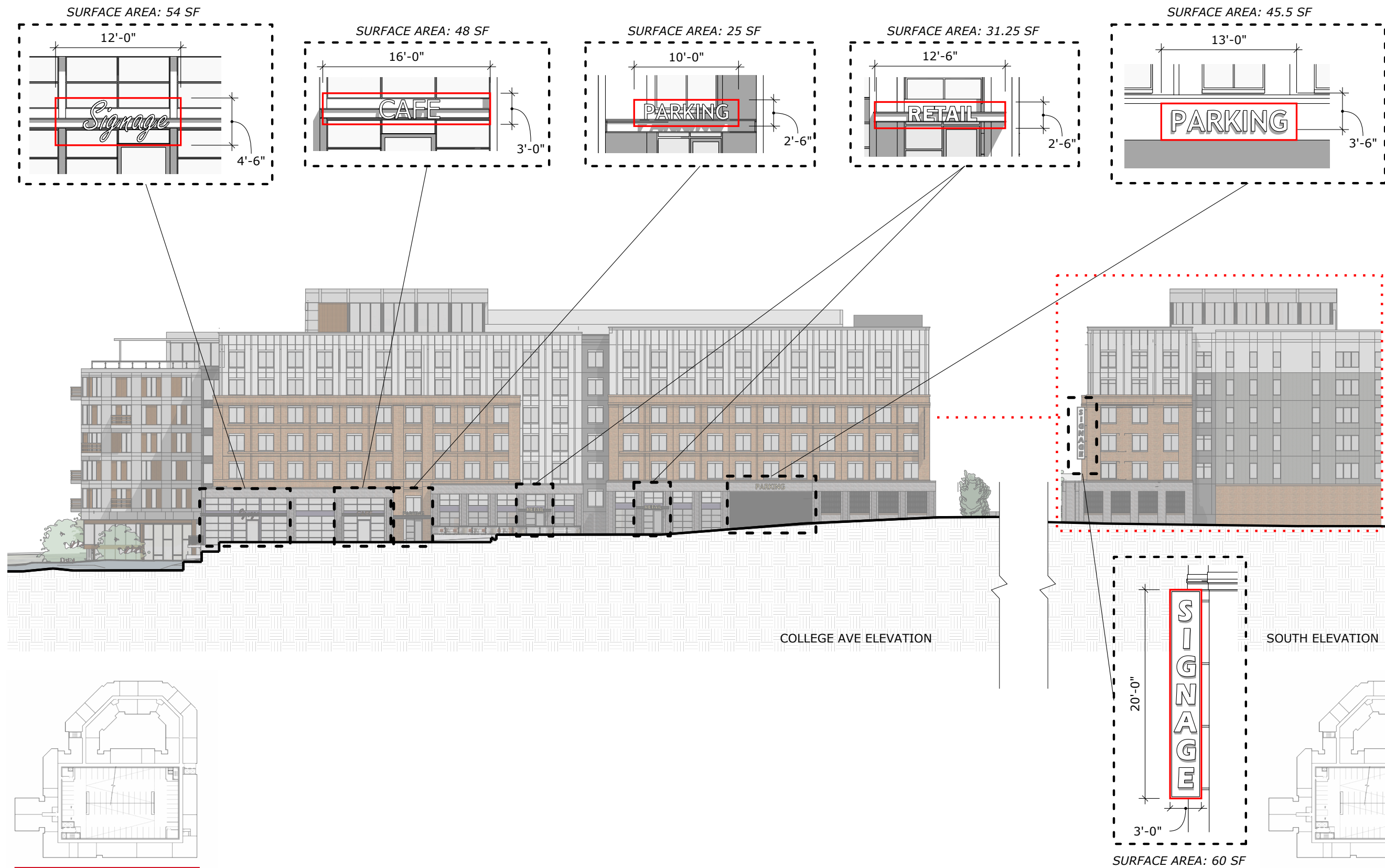
SECTION C



1:60 SCALE

# Signage Diagram

398 College Ave - Clemson, SC



# Conceptual Site Signage

398 College Ave - Clemson, SC

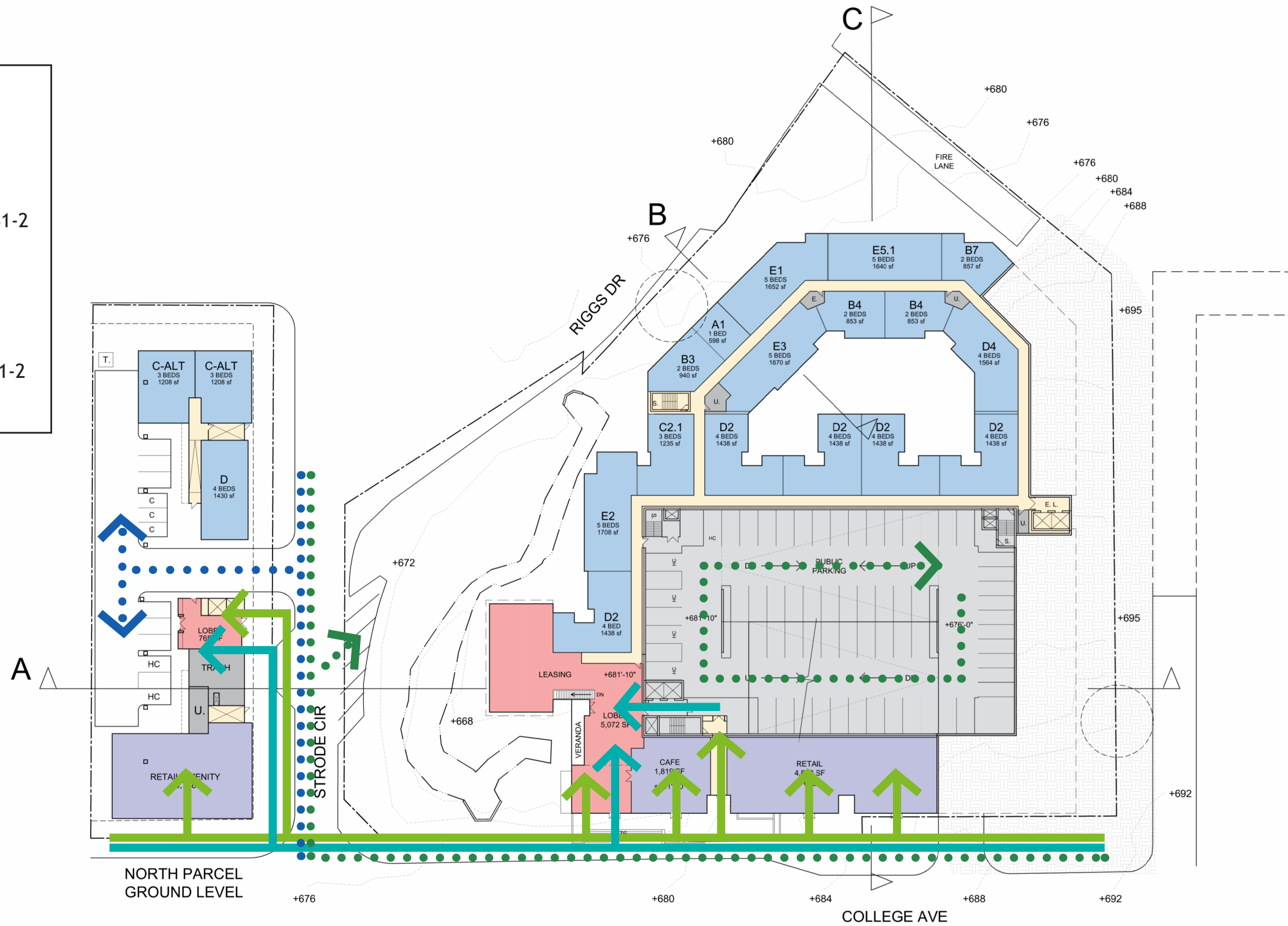


# Diagram - Residential and Commercial - Access, Circulation

398 College Ave - Clemson, SC

**KEY:**

- VEHICULAR (RESIDENT) - LEVELS 3-7  
●●●●●●●●●●
- VEHICULAR (NON-RESIDENT) - LEVELS B1-2  
●●●●●●●●●●
- PEDESTRIAN (RESIDENT) - LEVELS 1-2  
—————
- PEDESTRIAN (NON-RESIDENT) - LEVELS 1-2  
—————

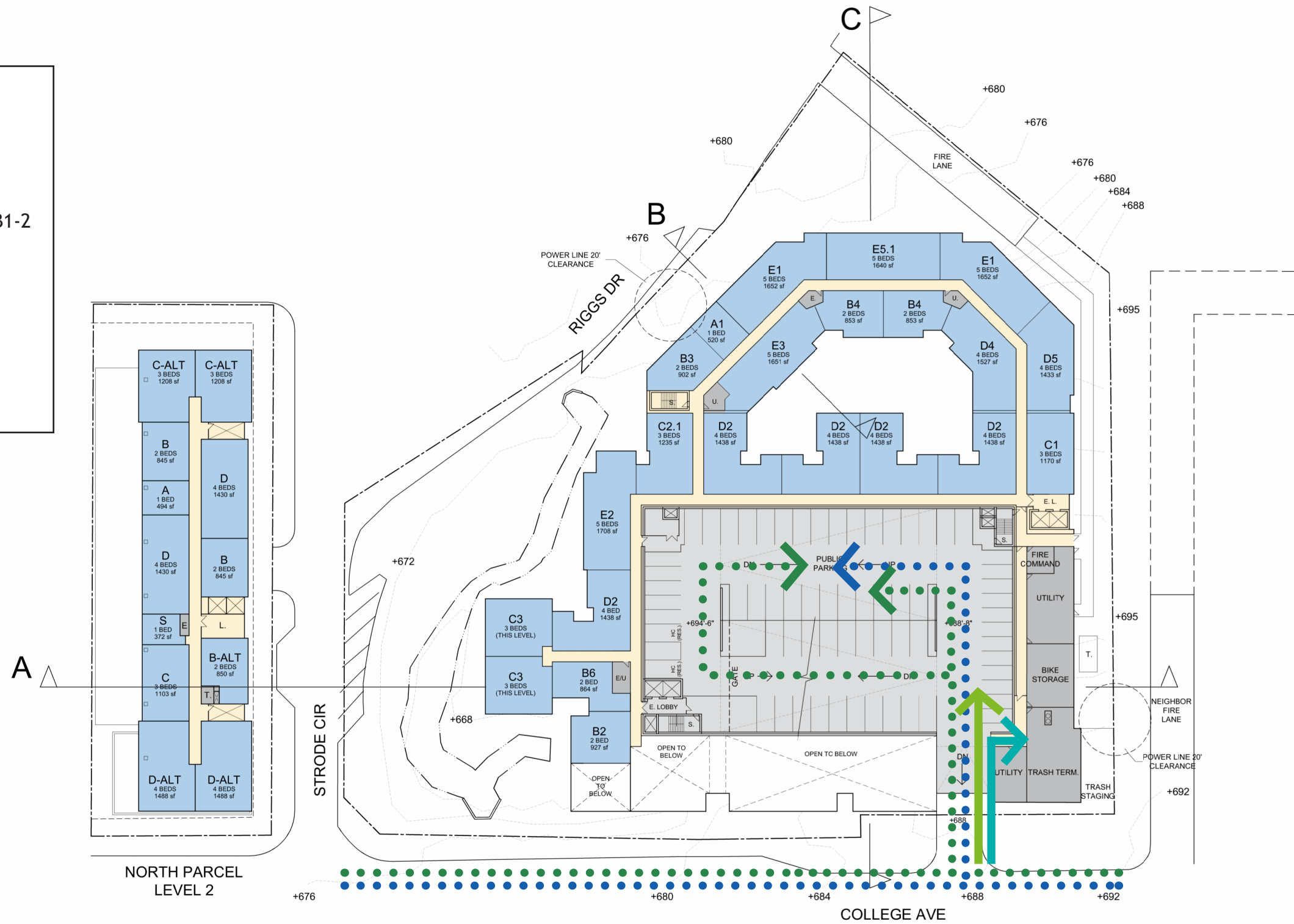


# Diagram - Residential and Commercial - Access, Circulation

398 College Ave - Clemson, SC

**KEY:**

- VEHICULAR (RESIDENT) - LEVELS 3-7  
●●●●●●●●●●
- VEHICULAR (NON-RESIDENT) - LEVELS B1-2  
●●●●●●●●●●
- PEDESTRIAN (RESIDENT)  
—————
- PEDESTRIAN (NON-RESIDENT)  
—————

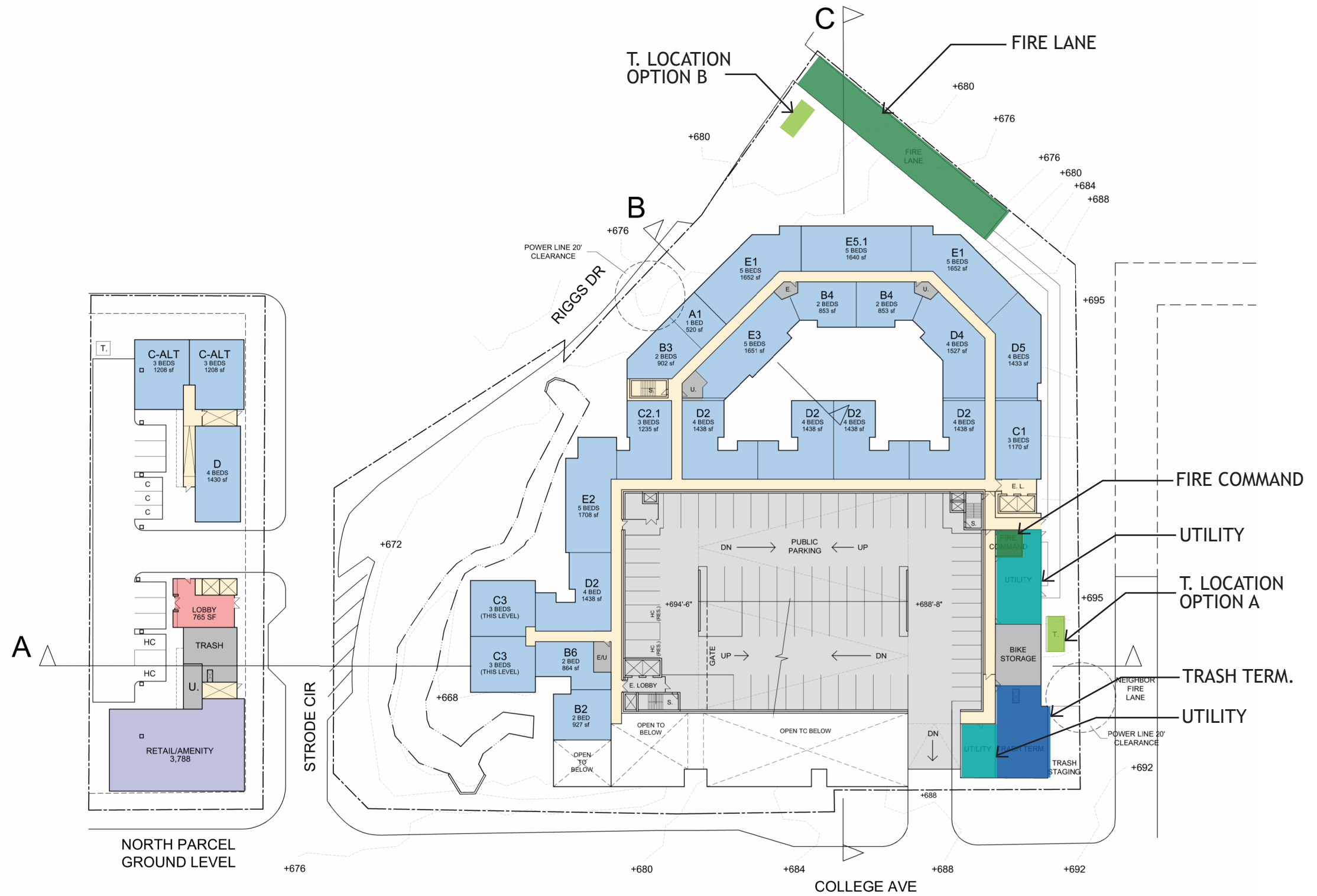


# Diagram - Service - Access, Circulation, Locations

398 College Ave - Clemson, SC

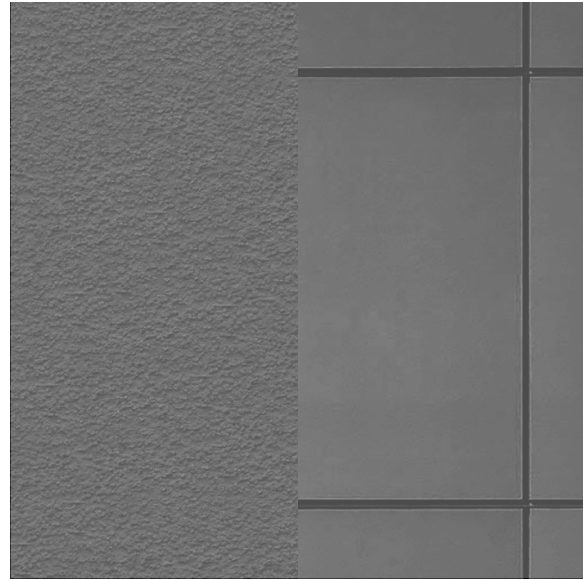
**KEY:**

- 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



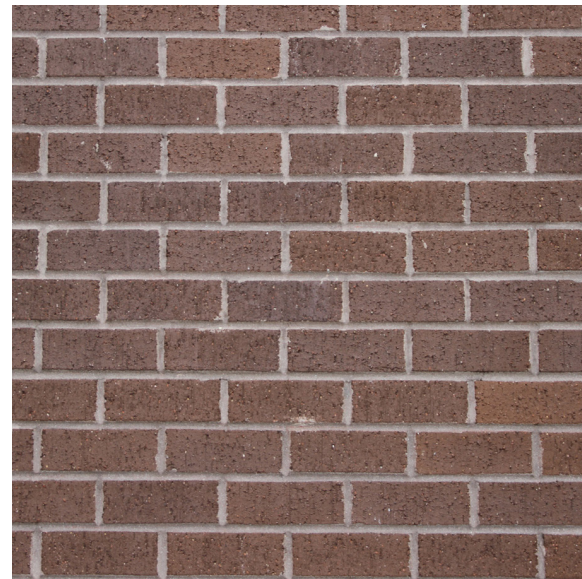
STUCCO/FC PANEL  
COLOR 2



STUCCO/FC PANEL  
COLOR 3



BRICK VENEER 1  
CHARCOAL/IRONSPOT



BRICK VENEER 2  
WARM BROWN

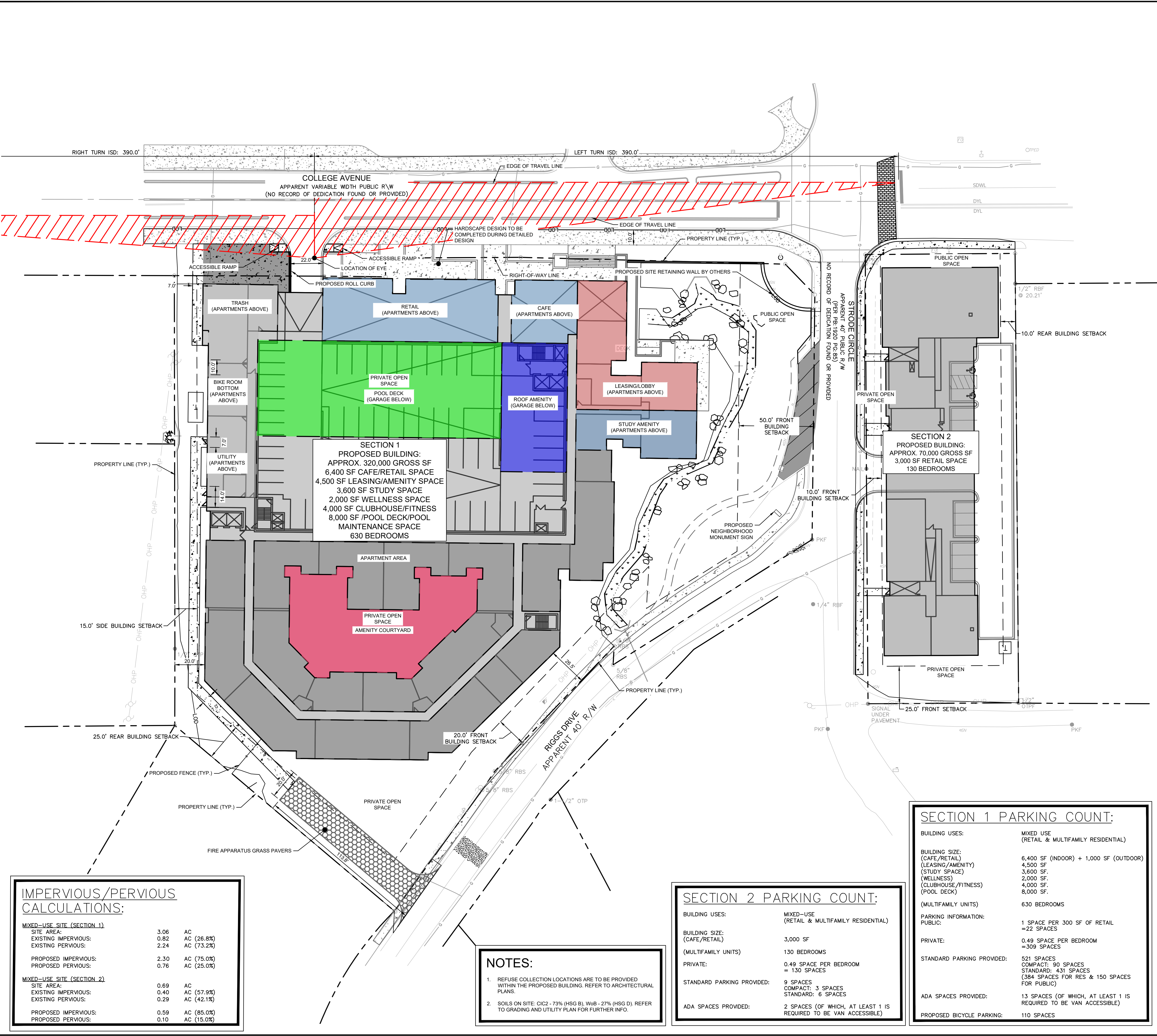


ACCENT MATERIAL - WOOD-LOOK  
PANEL



VINYL WINDOWS  
(BLACK AND WHITE)

Project: LV Collective, William Street, Savannah, Georgia. Drawing: LV Collective, 801 Congress Ave, Suite 200, Austin, TX 78701. Date: 07/31/2025. Scale: AS SHOWN. Client: LV Collective. City: Clemson, SC. Title: Zoning Site Plan. Sheet: C4-00.



### SITE LEGEND

	PROPERTY LINE
	EASEMENT LINE
	FENCE
	STANDARD CURB AND GUTTER
	SPILL CURB AND GUTTER
	PARKING SPACE COUNT
	SIGN (SEE PLAN)
	LIGHT POLE
	WHEEL STOP
	ACCESSIBLE PARKING MARKING (V INDICATES VAN ACCESSIBLE)
	DIRECTIONAL PAVEMENT ARROWS
	ACCESSIBLE RAMP
	DEPRESSED CURB RAMP
	LIGHT DUTY ASPHALT
	HEAVY DUTY ASPHALT
	STANDARD DUTY CONCRETE
	HEAVY DUTY CONCRETE
	CONCRETE SIDEWALK
	ASPHALT OVERLAY

### MIXED-USE SITE (SECTION 1) DEVELOPMENT SUMMARY:

**SITE SUMMARY:**

TAX PARCEL ID: 4044-16-82-3636, 4044-16-82-1629, 4044-16-82-1813, 4044-16-82-2767, 4044-16-82-1995.

CURRENT ZONING: CM (COMMERCIAL MIXED USE)  
 PROPOSED USE: MIXED USE (RESIDENTIAL & COMMERCIAL)

SITE AREA: 3.06 AC

**PROVIDED BUILDING SETBACK**

FRONT SETBACK (COLLEGE AVE)	0.00	FT
FRONT SETBACK (STRODE CIR)	50.00	FT
FRONT SETBACK (RIGGS DR)	20.00	FT
SIDE SETBACK	15.00	FT
REAR SETBACK	25.00	FT

**PROPOSED HEIGHT OF BUILDING:**  
 MIXED-USE (SECTION 1): 85.00 FT (EXCLUDING PARAPETS AND STAIR/ELEVATOR OVERRUNS WHICH MAY EXTEND UP AN ADDITIONAL 10 FEET)

**PROPOSED HEIGHT OF PARKING STRUCTURE:**  
 MIXED-USE (SECTION 1): 100.00 FT (EXCLUDING PARAPETS AND ELEVATOR OVERRUN WHICH MAY EXTEND UP AN ADDITIONAL 8 FEET)

**OPEN SPACE CALCULATIONS**

SITE AREA:	3.06	AC
PROPOSED PUBLIC OPEN SPACE:	16,000	SF (12.0%)
PROPOSED PRIVATE OPEN SPACE:	44,000	SF (33.0%) (BUILDING COURTYARD AND POOL AREA)

### MIXED-USE SITE (SECTION 2) DEVELOPMENT SUMMARY:

**SITE SUMMARY:**

TAX PARCEL ID: 4044-16-83-2144, 4044-16-83-3088.

CURRENT ZONING: CM (COMMERCIAL MIXED USE)  
 PROPOSED USE: MIXED USE (RESIDENTIAL & COMMERCIAL)

SITE AREA: 0.69 AC

**PROVIDED BUILDING SETBACK**

FRONT SETBACK (COLLEGE AVE)	0.00	FT
FRONT SETBACK (STRODE CIR)	10.00	FT
FRONT SETBACK (KNOX LANE)	25.00	FT
REAR SETBACK	10.00	FT

**PROPOSED HEIGHT OF BUILDING:**  
 MIXED-USE (SECTION 2): 65.00 FT (EXCLUDING PARAPETS WHICH MAY EXTEND UP AN ADDITIONAL 4 FEET)

**OPEN SPACE CALCULATIONS**

SITE AREA:	0.69	AC
PROPOSED PUBLIC OPEN SPACE:	1,000	SF (3.3%)
PROPOSED PRIVATE OPEN SPACE:	5,500	SF (18.3%)

### IMPERVIOUS/PERVIOUS CALCULATIONS:

MIXED-USE SITE (SECTION 1)	
SITE AREA:	3.06 AC
EXISTING IMPERVIOUS:	0.82 AC (26.8%)
EXISTING PERVIOUS:	2.24 AC (73.2%)
PROPOSED IMPERVIOUS:	2.30 AC (75.0%)
PROPOSED PERVIOUS:	0.76 AC (25.0%)
MIXED-USE SITE (SECTION 2)	
SITE AREA:	0.69 AC
EXISTING IMPERVIOUS:	0.40 AC (57.9%)
EXISTING PERVIOUS:	0.29 AC (42.1%)
PROPOSED IMPERVIOUS:	0.59 AC (85.0%)
PROPOSED PERVIOUS:	0.10 AC (15.0%)

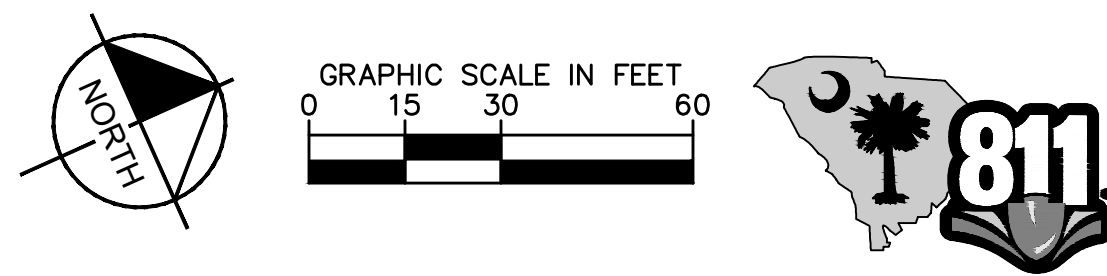
- ### NOTES:
- REFUSE COLLECTION LOCATIONS ARE TO BE PROVIDED WITHIN THE PROPOSED BUILDING. REFER TO ARCHITECTURAL PLANS.
  - SOILS ON SITE: C1C2 - 73% (HSG B), WbB - 27% (HSG D). REFER TO GRADING AND UTILITY PLAN FOR FURTHER INFO.

### SECTION 2 PARKING COUNT:

BUILDING USES:	MIXED-USE (RETAIL & MULTIFAMILY RESIDENTIAL)
BUILDING SIZE: (CAFE/RETAIL)	3,000 SF
(MULTIFAMILY UNITS)	130 BEDROOMS
PRIVATE:	0.49 SPACE PER BEDROOM = 130 SPACES
STANDARD PARKING PROVIDED:	9 SPACES COMPACT: 3 SPACES STANDARD: 6 SPACES
ADA SPACES PROVIDED:	2 SPACES (OF WHICH, AT LEAST 1 IS REQUIRED TO BE VAN ACCESSIBLE)

### SECTION 1 PARKING COUNT:

BUILDING USES:	MIXED USE (RETAIL & MULTIFAMILY RESIDENTIAL)
BUILDING SIZE: (CAFE/RETAIL)	6,400 SF (INDOOR) + 1,000 SF (OUTDOOR)
(LEASING/AMENITY)	4,500 SF
(STUDY SPACE)	3,600 SF
(WELLNESS)	2,000 SF
(CLUBHOUSE/FITNESS)	4,000 SF
(POOL DECK)	8,000 SF
(MULTIFAMILY UNITS)	630 BEDROOMS
PARKING INFORMATION: PUBLIC:	1 SPACE PER 300 SF OF RETAIL = 22 SPACES
PRIVATE:	0.49 SPACE PER BEDROOM = 309 SPACES
STANDARD PARKING PROVIDED:	521 SPACES COMPACT: 90 SPACES STANDARD: 431 SPACES (384 SPACES FOR RES & 150 SPACES FOR PUBLIC)
ADA SPACES PROVIDED:	13 SPACES (OF WHICH, AT LEAST 1 IS REQUIRED TO BE VAN ACCESSIBLE)
PROPOSED BICYCLE PARKING:	110 SPACES



PROJECT: LV COLLECTIVE CLEMSON COLLEGE AVE
CITY OF CLEMSON, SC
DATE: 07/31/2025

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

TITLE: ZONING SITE PLAN
SHEET NUMBER: C4-00

DESIGNED BY: KHA
CHECKED BY: SAH

DRAWN BY: KHA
SCALE: AS SHOWN

DESIGNED BY: KHA
SCALE: AS SHOWN

CHECKED BY: SAH
SCALE: AS SHOWN

DRAWN BY: KHA
SCALE: AS SHOWN

CHECKED BY: SAH
SCALE: AS SHOWN

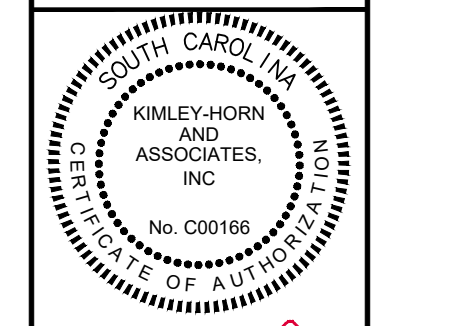
DRAWN BY: KHA
SCALE: AS SHOWN

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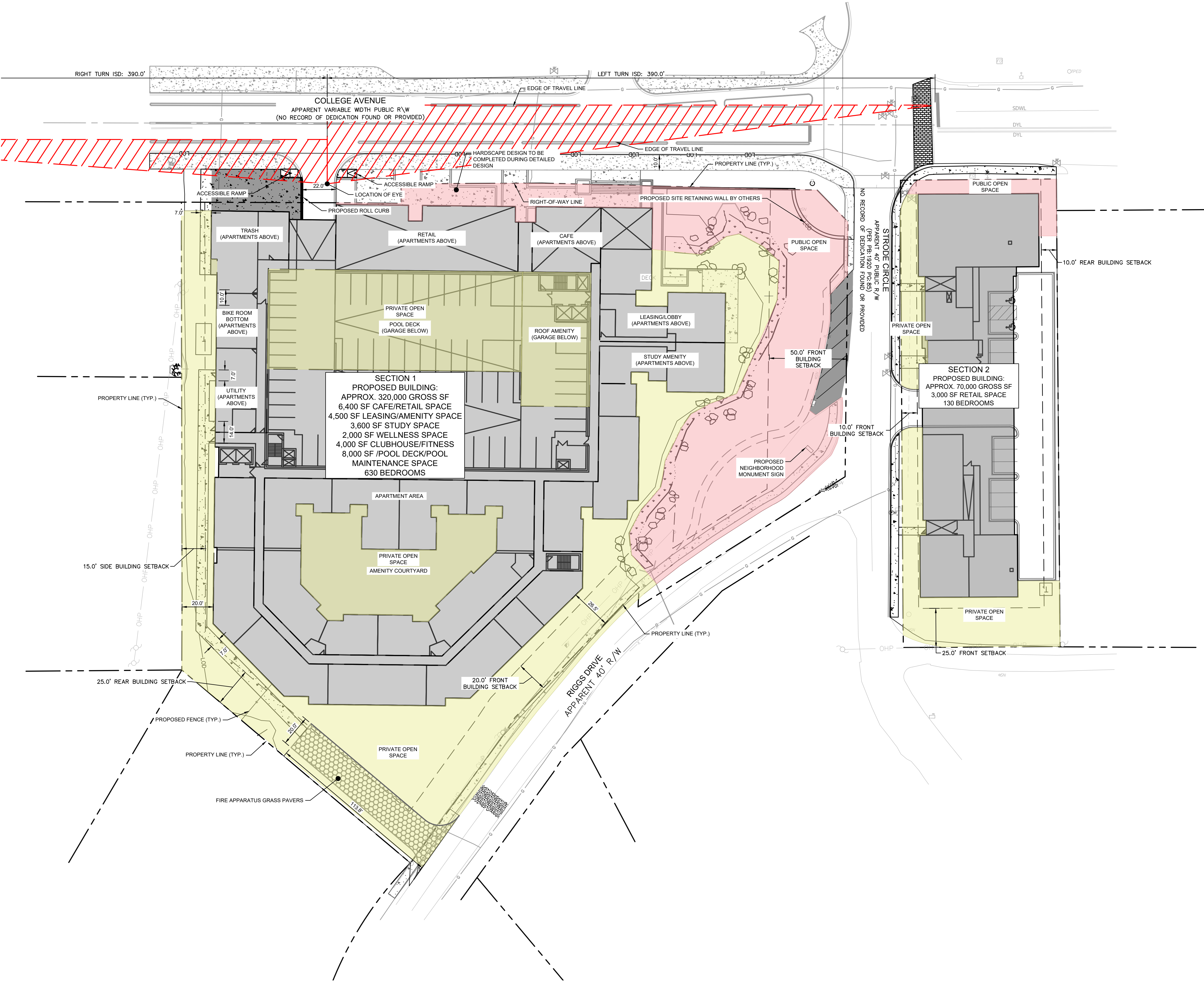
**Kimley-Horn**  
 © 2025 KIMLEY-HORN AND ASSOCIATES, INC.  
 550 S. MAIN ST., SUITE 300,  
 GREENVILLE, SC 29601  
 PHONE (704) 333-5131  
 WWW.KIMLEY-HORN.COM



**PRELIMINARY**  
 NOT FOR CONSTRUCTION

**PRELIMINARY: NOT FOR CONSTRUCTION**

Plotted By: Heitz, William; Sheet: S4-LV COLLECTIVE CLEMSON COLLEGE AVE - LAYOUT C4-01; OPEN SPACE PLAN - August 01, 2025; 09:33:32am; K:\SBE\_DSN\069294105 - LV Collective Clemson College Ave\02 - DIMS\PlanSheets\C4-00 SITE PLAN.dwg  
 Drawing Name: K:\SBE\_DSN\069294105 - LV Collective Clemson College Ave\02 - DIMS\PlanSheets\C4-00 SITE PLAN.dwg; Date: 08/01/2025; 9:33am; E:\William Heitz  
 This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of any information contained in this document without written authorization and approval by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



### SITE LEGEND

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	EASEMENT LINE
	FENCE
	STANDARD CURB AND GUTTER
	SPILL CURB AND GUTTER
	PARKING SPACE COUNT
	SIGN (SEE PLAN)
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MIXED-USE (SECTION 1): (EXCLUDING PARAPETS AND STAIR/ELEVATOR OVERRUNS WHICH MAY EXTEND UP AN ADDITIONAL 10 FEET)	85.00 FT
PROPOSED HEIGHT OF PARKING STRUCTURE:	100.00 FT (EXCLUDING PARAPETS AND ELEVATOR OVERRUN WHICH MAY EXTEND UP AN ADDITIONAL 8 FEET)

**OPEN SPACE CALCULATIONS**

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### MIXED-USE SITE (SECTION 2) DEVELOPMENT SUMMARY:

**SITE SUMMARY:**

TAX PARCEL ID:	4044-16-83-2144, 4044-16-83-3088,
CURRENT ZONING:	CM (COMMERCIAL MIXED USE)
PROPOSED USE:	MIXED USE (RESIDENTIAL & COMMERCIAL)
SITE AREA:	0.69 AC

**PROVIDED BUILDING SETBACK**

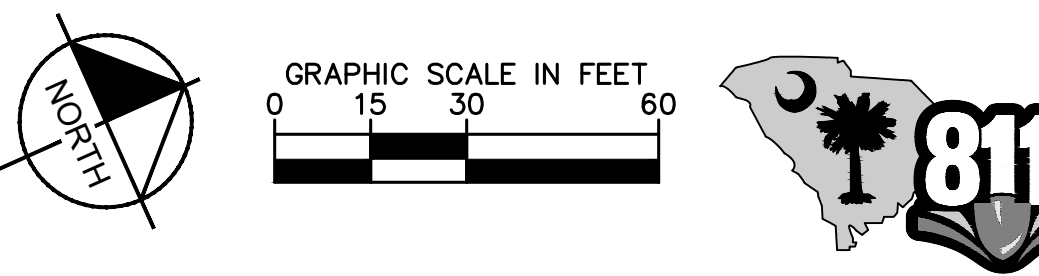
FRONT SETBACK (COLLEGE AVE)	0.00 FT
FRONT SETBACK (STRODE CIR)	10.00 FT
FRONT SETBACK (KNOX LANE)	25.00 FT
REAR SETBACK	10.00 FT

**PROPOSED HEIGHT OF BUILDING:**

MIXED-USE (SECTION 2): (EXCLUDING PARAPETS WHICH MAY EXTEND UP AN ADDITIONAL 4 FEET)	65.00 FT
--	----------

**OPEN SPACE CALCULATIONS**

SITE AREA:	0.69 AC
PROPOSED PUBLIC OPEN SPACE:	1,000 SF (3.3%)
PROPOSED PRIVATE OPEN SPACE:	5,500 SF (18.3%)

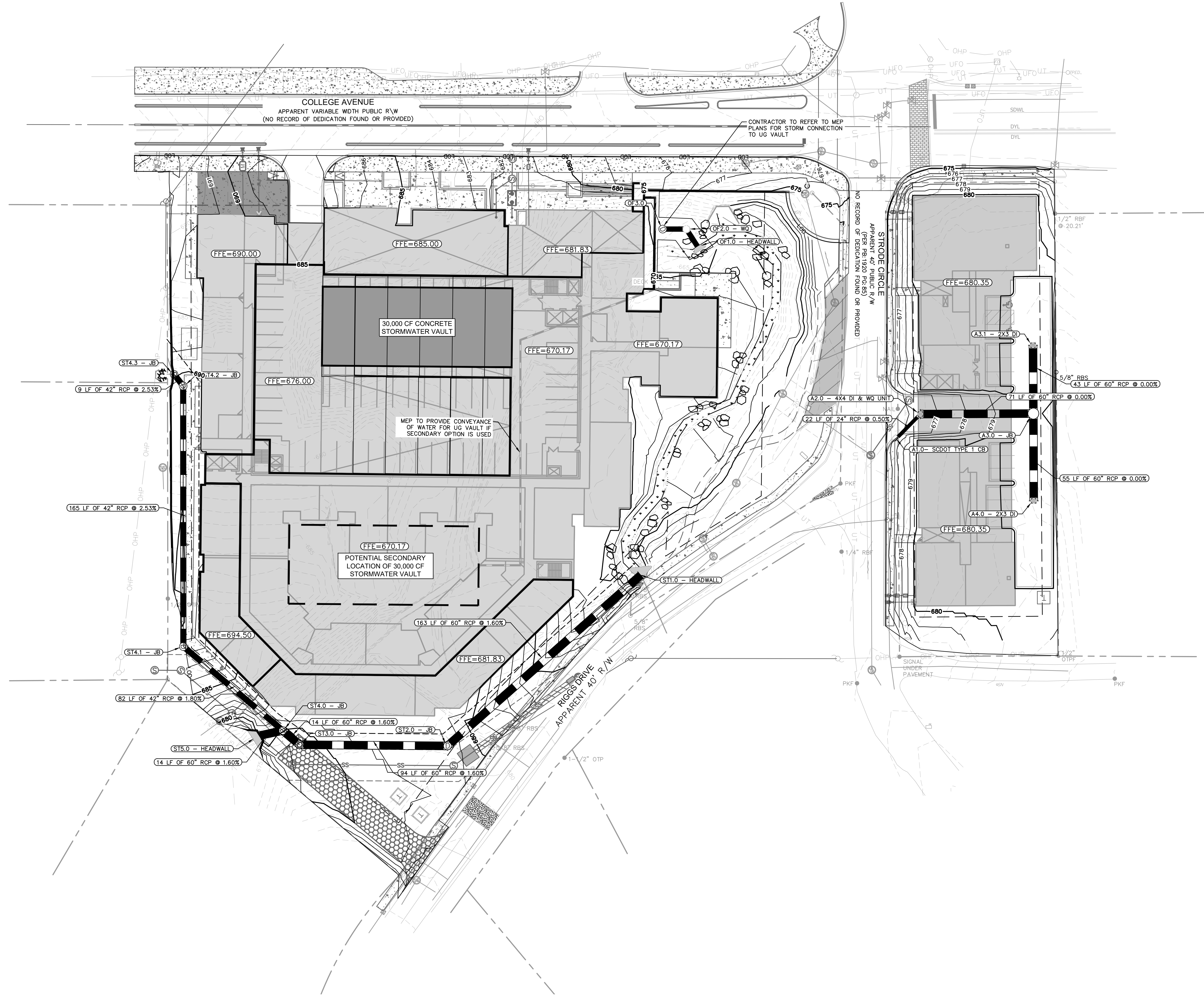


PROJECT: LV COLLECTIVE CLEMSON COLLEGE AVE CITY OF CLEMSON, SC	CLIENT: LV COLLECTIVE 801 CONGRESS AVE, SUITE 200 AUSTIN, TX 78701	TITLE: OPEN SPACE PLAN	DATE: 07/31/2025 PROJECT NO. 069294105 SHEET NUMBER C4-01	REVISIONS: No.   Description   Date   By
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**PRELIMINARY: NOT FOR CONSTRUCTION**

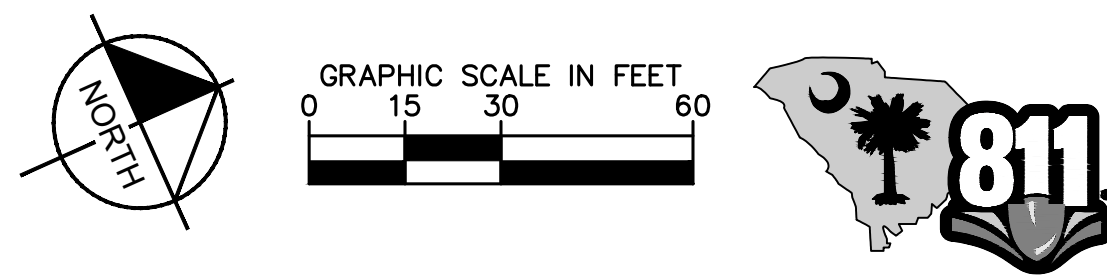
Plotted By: William, Sheet: S41V, PROJECT: COLLEGE AVE, LAYOUT: C5-00, GRADING AND DRAINAGE PLAN, August 01, 2025, 09:33:52PM, K:\GRE\_DS\069294105 - LV Collective, Client: LV Collective, Drawing Name: C:\GRE\_DS\069294105 - LV Collective, Drawing Title: C5-00 GRADING AND DRAINAGE PLAN, Date: 01/2025, 9:33am, By: William Heitz, This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Review of any impinger reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



### GRADING AND DRAINAGE LEGEND

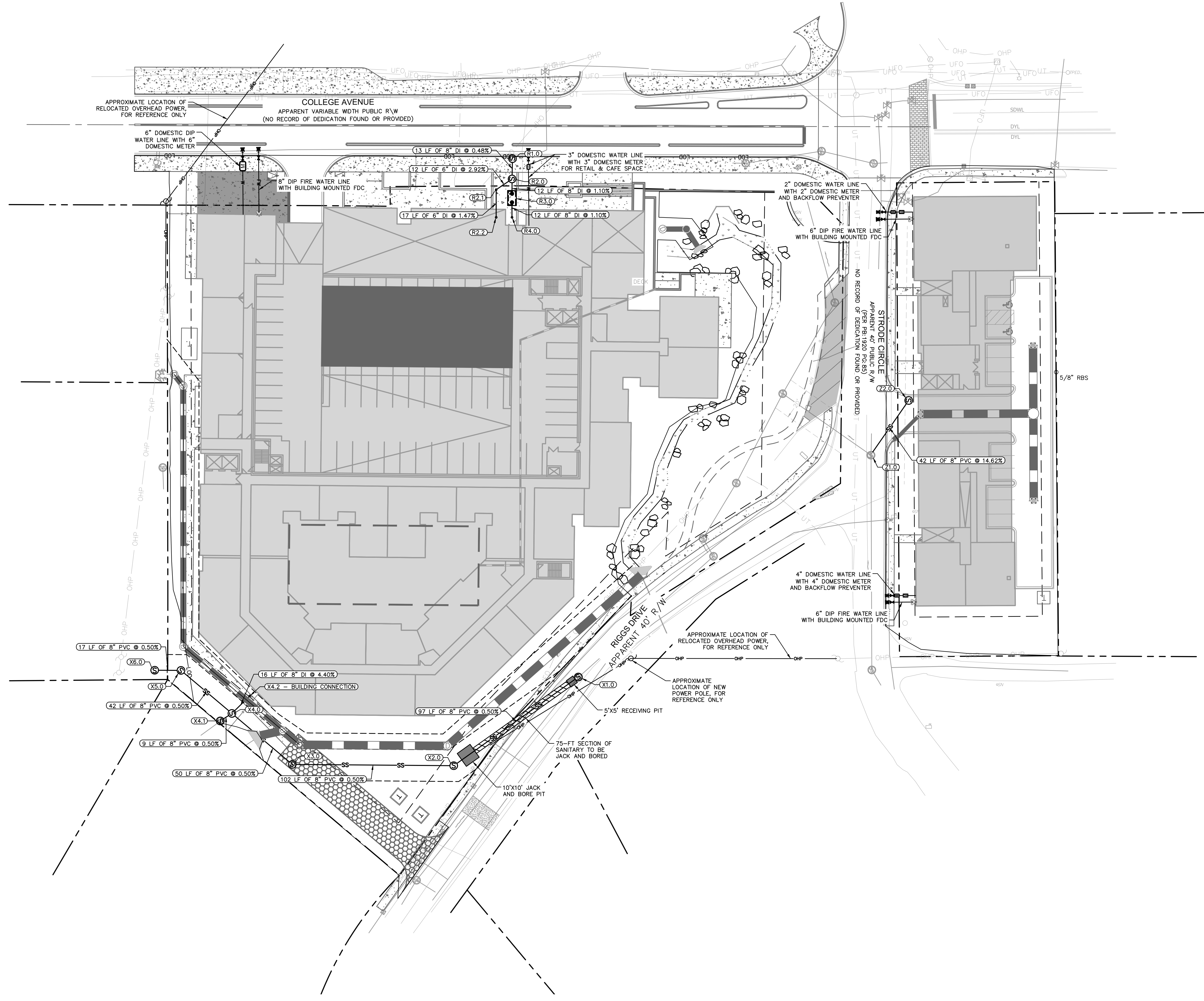
	PROPERTY LINE
	TEMPORARY CONSTRUCTION EASEMENT
	STORM DRAIN (≥ 12 INCH)
	STORM DRAIN (< 12 INCH)
	ROOF DRAIN
	UNDER DRAIN
	CURB AND GUTTER
	SPILL CURB AND GUTTER
	CLEARING LIMITS
	EXISTING CONTOUR
	PROPOSED CONTOUR
	SPOT ELEVATION
	CATCH BASIN (CB)
	MANHOLE (SDMH)
	CLEANOUT (SDCO)
	DROP INLET (DI)
	AREA DRAIN (AD)
	CONTROL STRUCTURE (CS)
	FLARED END SECTION (FES)
	CONCRETE HEADWALL (HW)
	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.

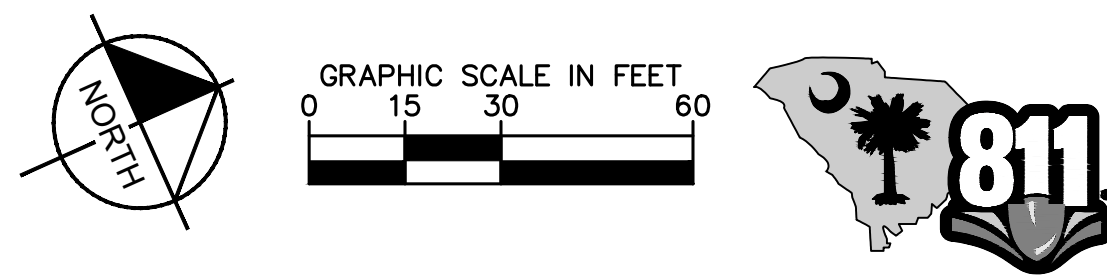


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SCALE:	AS SHOWN	DRAWN BY:	KHA	DESIGNED BY:
CHECKED BY:	SAH	CLIENT: LV COLLECTIVE 801 CONGRESS AVE, SUITE 200 AUSTIN, TX 78701		
PROJECT: LV COLLECTIVE CLEMSON COLLEGE AVE CITY OF CLEMSON SC		TITLE: GRADING AND DRAINAGE PLAN		
DATE: 07/31/2025 PROJECT NO.: 069294105		SHEET NUMBER: C5-00		
PRELIMINARY: NOT FOR CONSTRUCTION				

Plotted By: Heitz, William; Sheet: S4-LV COLLECTIVE CLEMSON COLLEGE AVE; Layout: C6-00 UTILITY PLAN; August 01, 2025, 09:34:09am; K:\GRE\_DS\069294105 - LV Collective Clemson College Ave\02 - DIMO PlanSheets\C6-00 UTILITY PLAN.dwg; Aug 01, 2025, 9:34am; By: William Heitz; Drawing Name: K:\GRE\_DS\069294105 - LV Collective Clemson College Ave\02 - DIMO PlanSheets\C6-00 UTILITY PLAN.dwg; This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of any information contained on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

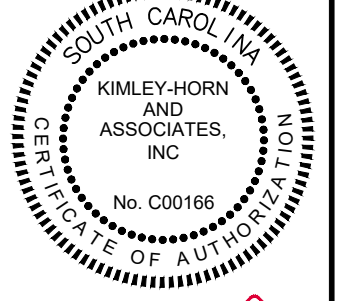


UTILITY LEGEND	
---	PROPERTY LINE
W	WATER LINE
FW	FIRE LINE
SS	SANITARY SEWER LINE
E	ELECTRIC
FO	FIBER OPTIC
G	GAS
P	POWER
T	TELECOMMUNICATION
TV	CABLE
□	LIGHT POLE
○	WATER METER
⊕	GATE VALVE
⊙	POINT OF CONNECTION
⊠	BACKFLOW PREVENTOR
⊞	PIPE TEE/BENDS
⊟	REDUCER
⊠	FIRE HYDRANT (FH)
⊠	FIRE DEPARTMENT CONNECTION (FDC)
⊠	SANITARY SEWER CLEANOUT (SSCO)
⊠	SANITARY SEWER MANHOLE (SSMH)
⊠	SANITARY SEWER GREASE TRAP



No.	REVISIONS	DATE	BY

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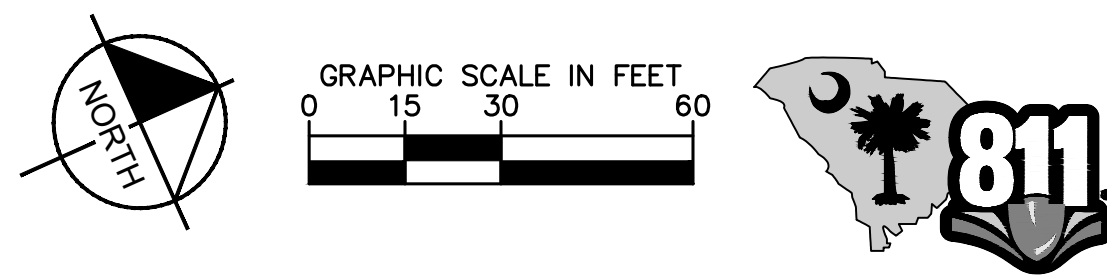
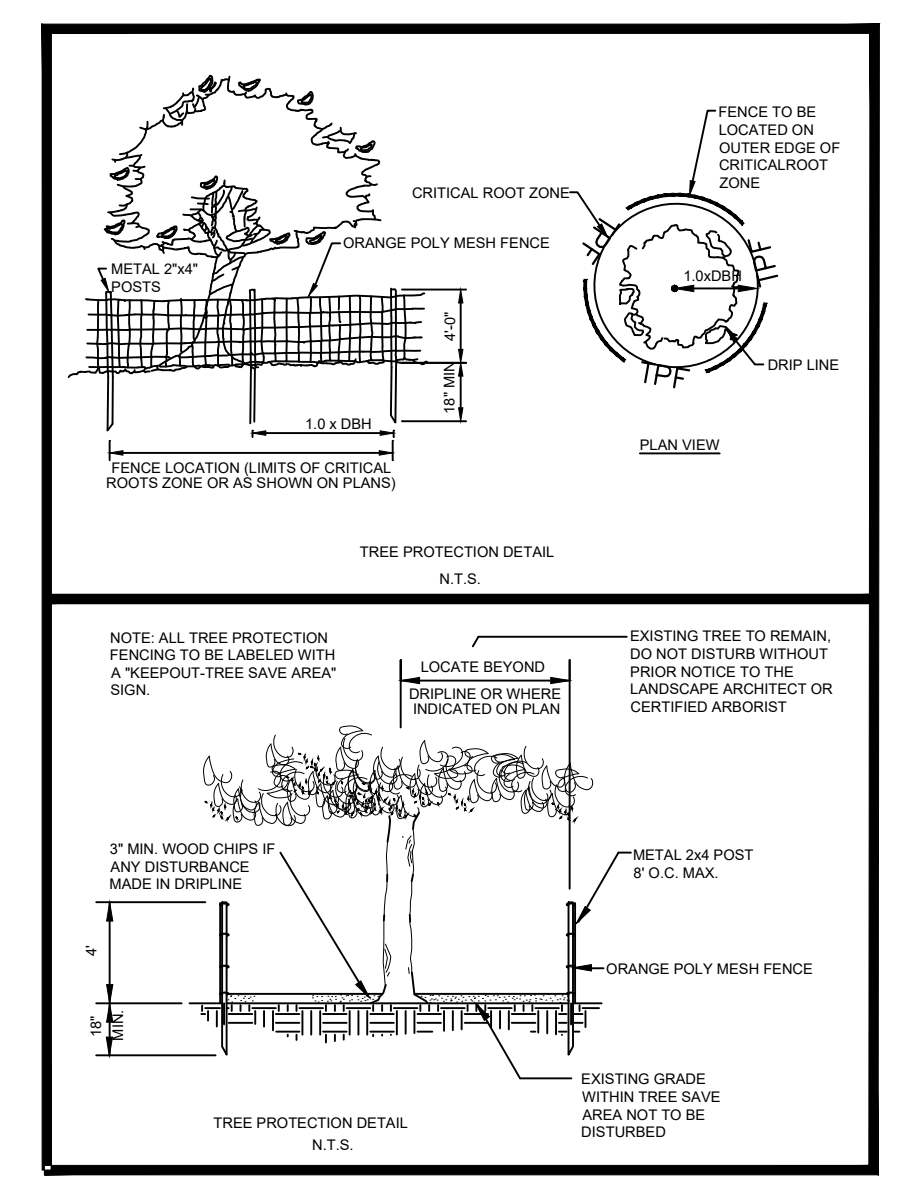
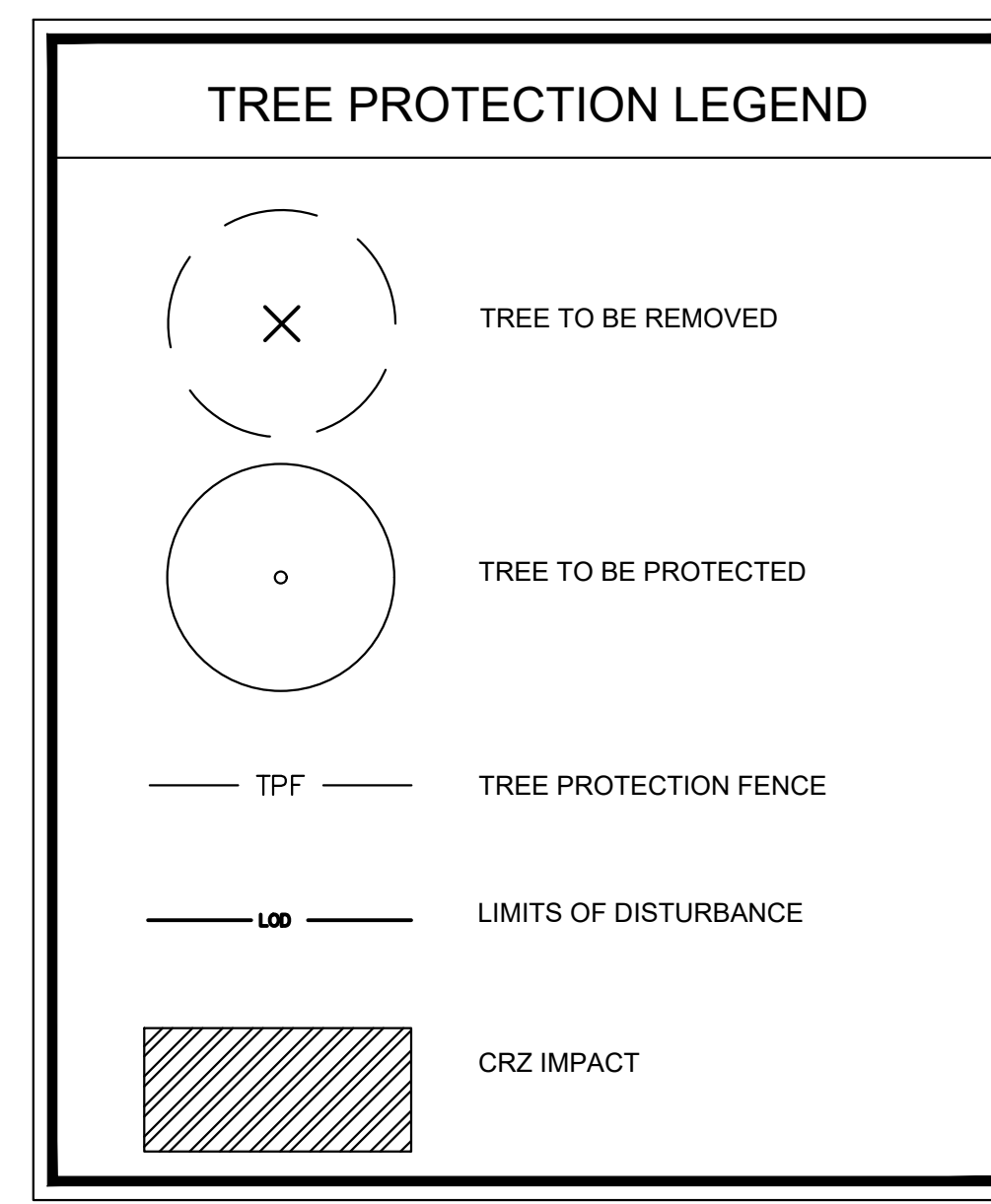
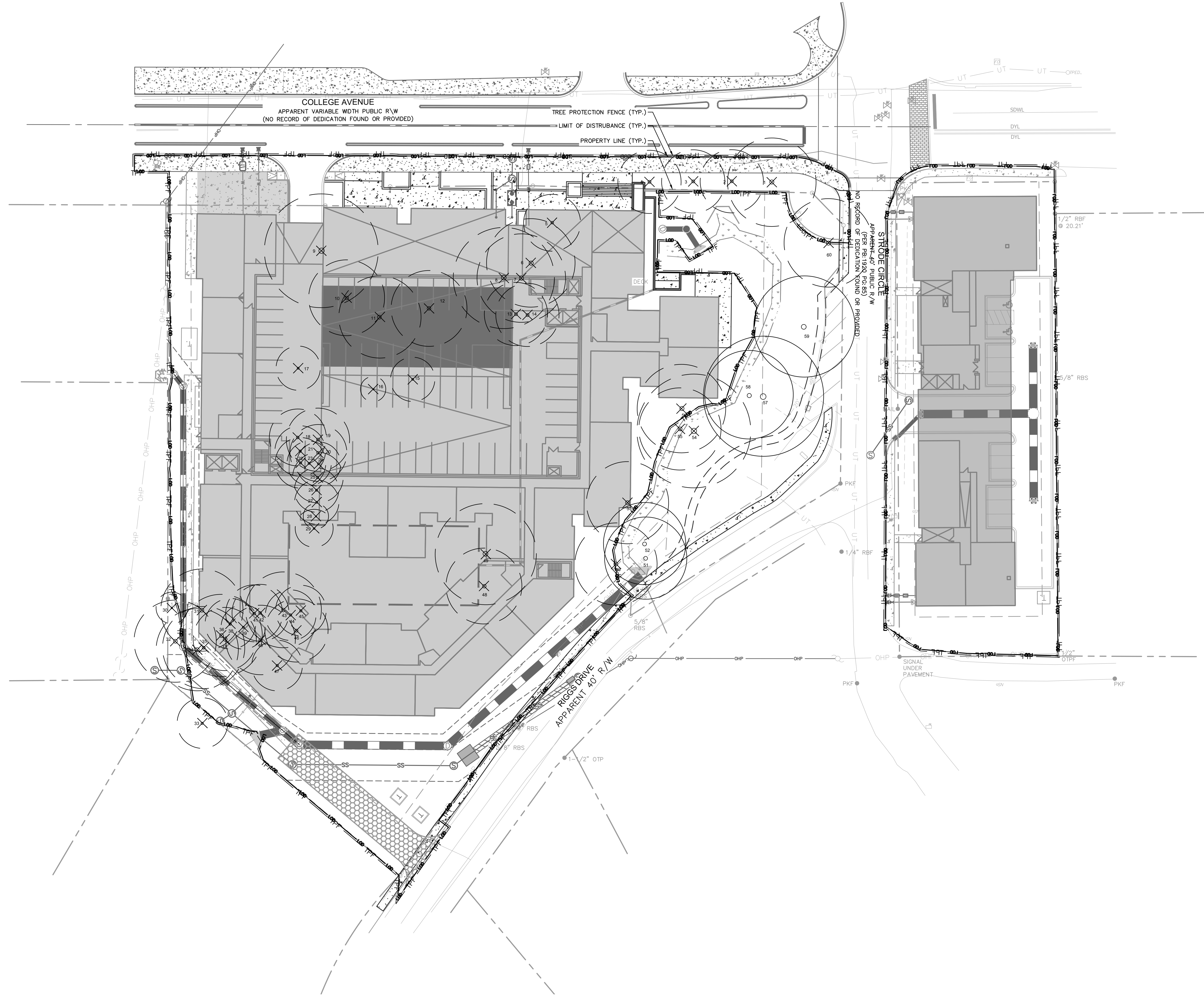
CLIENT:  
**LV COLLECTIVE**  
 801 CONGRESS AVE, SUITE 200  
 AUSTIN, TX 78701

PROJECT:  
 LV COLLECTIVE CLEMSON COLLEGE AVE  
 SC  
 CITY OF CLEMSON  
 TITLE:  
**UTILITY PLAN**

DATE  
 07/31/2025  
 PROJECT NO.  
 069294105  
 SHEET NUMBER  
**C6-00**

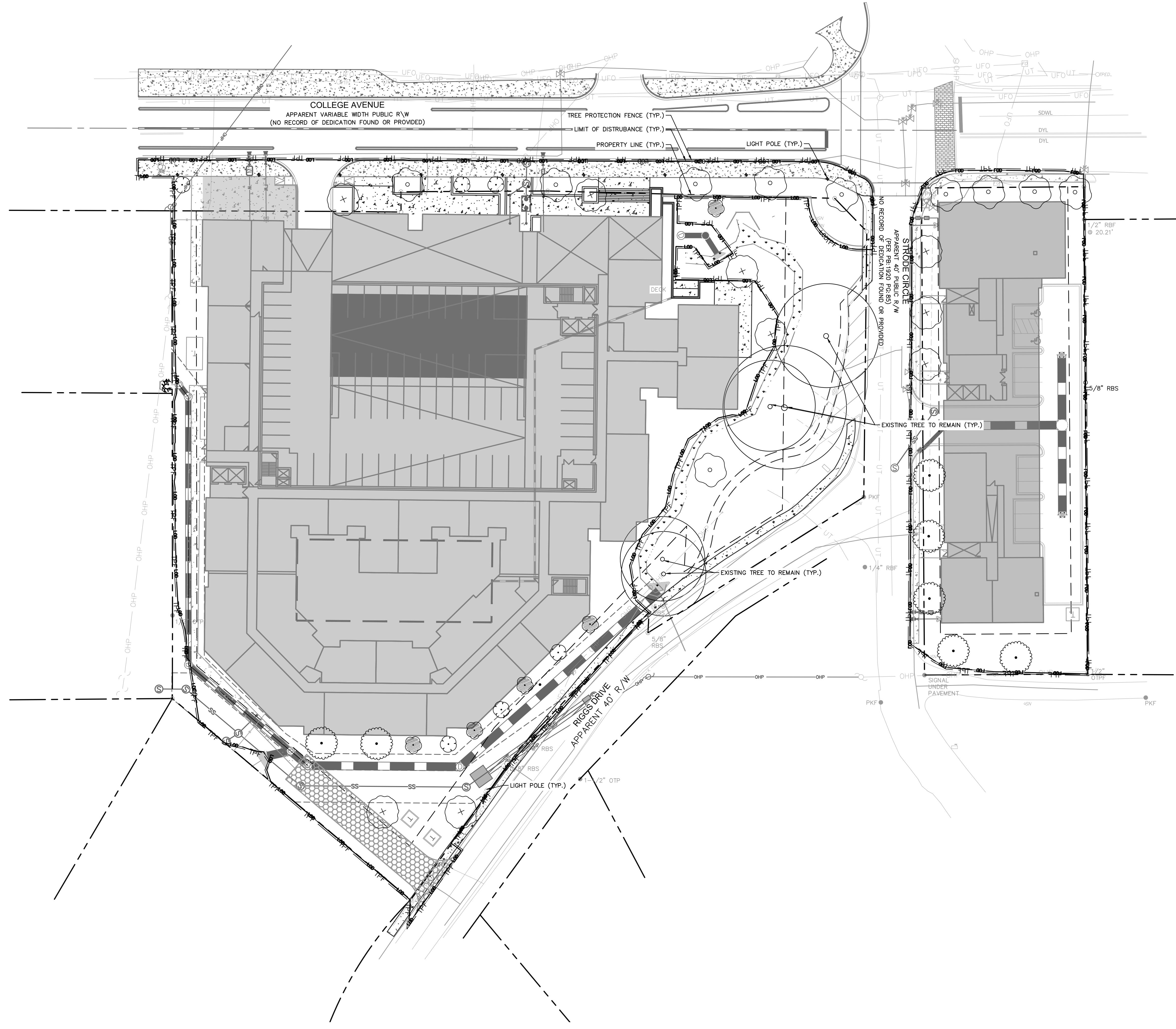
**PRELIMINARY: NOT FOR CONSTRUCTION**

Plotted By: Heitz, William; Sheet: S4-LV COLLECTIVE CLEMSON COLLEGE AVE - LVS-14-10-00 TREE PROTECTION PLAN; Date: 07/31/2025; 09:34:26am; K:\GRE\_DSA\069294105 - LV COLLECTIVE CLEMSON COLLEGE AVE - LVS-14-10-00 TREE PROTECTION PLAN.dwg; Drawing Name: K:\GRE\_DSA\069294105 - LV COLLECTIVE CLEMSON COLLEGE AVE - LVS-14-10-00 TREE PROTECTION PLAN.dwg; Date: 07/31/2025; 09:34:26am; by: William Heitz; This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of any improper reliance on this document without written authorization and approval by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



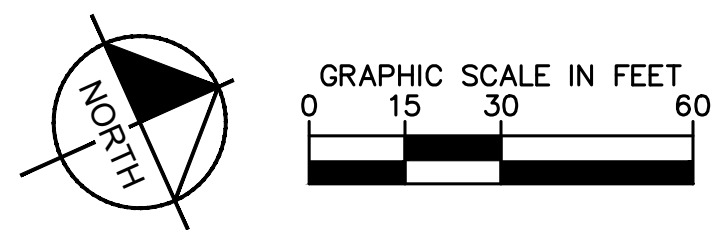
<b>PROJECT:</b> LV COLLECTIVE CLEMSON COLLEGE AVE CITY OF CLEMSON SC	<b>DATE:</b> 07/31/2025
	<b>PROJECT NO.:</b> 069294105
<b>TITLE:</b> TREE PROTECTION PLAN	<b>SHEET NUMBER:</b> L0-00
<b>CLIENT:</b> LV COLLECTIVE 801 CONGRESS AVE, SUITE 200 AUSTIN, TX 78701	<b>REVISIONS:</b> No.   BY   DATE
<b>SCALE:</b> AS SHOWN <b>DRAWN BY:</b> KHA <b>DESIGNED BY:</b> KHA <b>CHECKED BY:</b> SAH	

Plotted By: William, Sheet: S4-LV COLLECTIVE CLEMSON COLLEGE AVE - LV TREE REPLACEMENT PLAN - August 01, 2025, 09:34:45am, K:\GRE\_DS\069294105 - LV Collective, Clemson College, AVE\02 - LV TREE REPLACEMENT PLAN.dwg, LV-00 TREE REPLACEMENT PLAN.dwg, Aug 01, 2025, 9:34am, by: William Heritz  
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**PLANT SCHEDULE**

SYMBOL	CODE	COMMON NAME
<b>CANOPY TREES</b>		
	ULM-AME	AMERICAN ELM
	OAK-NT2	NUTTALL OAK
	TUL-TT2	TULIP TREE
<b>EVERGREEN TREES</b>		
	MAG-LG1	DWARF SOUTHERN MAGNOLIA - FULL TO GROUND
<b>UNDERSTORY TREES</b>		
	MAP-TR2	TRIDENT MAPLE



PROJECT: <b>LV COLLECTIVE CLEMSON COLLEGE AVE</b> CITY OF CLEMSON TITLE: <b>TREE REPLACEMENT PLAN</b>	CLIENT: <b>LV COLLECTIVE</b> 801 CONGRESS AVE, SUITE 200 AUSTIN, TX 78701	SCALE: AS SHOWN DRAWN BY: KHA DESIGNED BY: KHA CHECKED BY: SAH		 © 2025 KIMLEY-HORN AND ASSOCIATES, INC. 5550 S. MAIN ST., SUITE 300, GREENVILLE, SC 29601 PHONE (704) 333-5131 WWW.KIMLEY-HORN.COM
DATE 07/31/2025 PROJECT NO. 069294105 SHEET NUMBER <b>L1-00</b>	REVISIONS No. _____ DATE _____ BY _____			



