

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 before 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. 6:00 P.M. Agenda

Documents:

[2025\\_09\\_03\\_BAR\\_AGENDA.PDF](#)

3. Meeting Materials

Documents:

[2025\\_08\\_05\\_BAR\\_MINUTES.PDF](#)  
[2025\\_AR\\_06\\_412 COLLEGE AVE\\_SUBMISSION.PDF](#)  
[2025\\_AR\\_05\\_898 TIGER BLVD\\_SUBMISSION V3.PDF](#)  
[2025\\_AR\\_07\\_203 FRONTAGE RD SUBMISSION V2.PDF](#)



CITY OF  
**Clemson**  
PLANNING &  
DEVELOPMENT

AGENDA

Board of Architectural Review Meeting  
September 3, 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 – August 5, 2025

3. Action Items

a. Building and Site Review

- 1) **2025-AR-06:** Applicant Spencer Hyatt, Signet Tiger Realty LLC, has requested approval of new signage at 412 College Ave. (SIGN-000477-2025)
- 2) **2025-AR-05:** Applicant Zeev Josman is requesting approval of a new Papa Bear Carwash at 898 Tiger Blvd. (ABAR-000475-2025)
- 3) **2025-AR-07:** Applicant Quinton Brown, C&W Estates LLC, is requesting preliminary review of new commercial building at 203 Frontage Rd. (ABAR-000486-2025)

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**  
**August 5, 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:** Hunter Hanahan moved the Minutes from the July 1, 2025, meeting be approved as presented. Andrew Neptune seconded the motion. Minutes were adopted by unanimous vote. (2:42)

### 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. (2:55)

**Staff Report:** Mr. Peabody informed the board the property is zoned CP-2 in AR district 3, and car washes are a permitted use. The highlights of this project include: The entrance for this project lines up directly with the entrance and exit for the Dockside parking garage (the City Engineer will pursue this being turned into a 4-way stop for safety reasons). There is a proposed four-foot berm around the entire property and a masonry wall at the rear along Holiday East (aspects intended to mitigate sound). The biggest concern for car washes adjacent to residential districts is the sound. The application meets the minimum standards. The applicant has been advised to bring a photometric plan and physical materials board to the next meeting. (3:11)

**Applicant Report:** Craig Conrow of Arbor Companies informed the board this is a two-story car wash with the equipment located on the second floor accessed by an elevator. There is an operation office at the end that will house an attendant. The company has worked to mitigate the concerns with noise by increasing the height of the berm and additional landscaping to help make the development more attractive. The vacuum station is under a canopy away from the building, will match the architecture of the rest of the building. (4:35)

Discussion followed. (9:20)

The board provided feedback to the applicant and the applicant will return for final approval at the next meeting.

Public Comment

Ric Ware, 100 Holiday West, expressed concerns related to sound protection related to the dryers within the car wash tunnel. BJ Davis, Papa Bear Car Wash, explained the equipment will be located inside, closest to Highway 123. (18:11)

Katie Healy, 140 Folger Street, asked for clarification as to the location of the pay stations. Mr. Peabody identified the pay station location on the plans. (21:05)

Tom Jones, 98 Holiday West, has requested the city work to resolve the additional turnaround traffic on Holiday Avenue East and West. Mr. Jones specifically asked if additional signage would be possible. Mr. Peabody stated that staff will reach out to the City Engineer for consideration during the reconfiguration of the intersection. (23:07)

#### **4. Staff Reports**

- a. Mr. Peabody reminded the board that a copy of the Code of Ethics and Conduct had been sent out by the City Clerk and requested everyone review it. (24:32)

#### **5. Other Business**

- a. Chairman Howard informed the board with the letter drafted to address a procedural change to the BAR's role within the Planned Development (PD) review process. When a PD goes before the Planning Commission for the first presentation, the BAR would like to be present for consultation. Additionally, the BAR would like to change the second workshop from "optional" to "required" in the ordinance. The applicable table referenced is 19-504 sections D and F. (24:56)

**6. Adjourn:** 6:42 p.m.

Respectfully submitted,

Rebekah Wilbanks  
Recording Secretary

DRAFT

**Board of Architectural Review (BAR)**  
**SPEAKER SIGN-IN FORM**

Name (please print): RIC WARE

Mailing Address: 100 HOLIDAY W

I am a:

- CLEMSON RESIDENT                       CLEMSON PROPERTY OWNER  
 CLEMSON BUSINESS OWNER

If not a resident, the address of the business or property you own in Clemson is:

The guidelines for public input at the Clemson BAR are as follows:

1. A person must be a resident or own property in Clemson or a business in Clemson in order to speak.
2. A speaker must sign and submit a Speaker Sign-In Form prior to speaking.
3. Public input is limited to addressing only those issues which fall under the purview of the BAR (please see back of this sheet).
4. Public input is limited to projects listed on the agenda which meet the above criteria.
5. Any member of the audience wishing to comment will be given three (3) minutes to do so.
6. Please consider appointing a spokesperson if there are multiple people wishing to speak. If you are speaking for more than yourself, those you represent may be asked to identify themselves.
7. Please do not repeat information already presented by someone else.
8. Questions asked by the Board during a presentation will not count toward your time limit.
9. At its discretion, the Board may allow the Applicant or Staff three (3) minutes for rebuttal.
10. All comments and questions must be directed to the Chairperson, who will respond or direct the question to the appropriate party for response.
11. All BAR meetings are streamed live, recorded, and are public record.

By signing below, I am verifying that my personal information is accurate and that I have read, understand, and agree to all of the above guidelines for public input:

Signature  Date: \_\_\_\_\_

# **RIGHTS AND RESPONSIBILITIES OF THE BAR**

## **ISSUES OPEN FOR PUBLIC COMMENT:**

### **BAR Discretionary Issues (within the purview of the BAR):**

Building Design  
Articulation  
Fenestration  
Exterior Building Materials/Roofing  
Color Palette  
Buffer Yard Design  
Landscaping  
Outdoor Amenities  
Lighting  
Tree Removal  
Fence Design/Materials  
Retaining Wall Design/Materials  
Screening of Mechanicals/Utilities  
Location and Screening of Trash  
Pedestrian Linkages  
Parking Lot Design  
On-Site Vehicular Circulation  
Public Art Locations  
Signage Design  
All other aspects of Article XI of the zoning ordinance

## **ISSUES NOT OPEN FOR PUBLIC COMMENT**

### **Issues Determined By Code (not within BAR purview):**

Use  
Density  
Traffic  
Building Height  
Set Backs  
Step Backs  
Curb Cuts  
Loading Spaces  
Parking  
Bicycle Parking  
Required Fencing  
Buffer Yards  
Sign Size and Number  
Tree Protection During Construction  
Security and Safety Issues  
Storm Water  
Building Codes  
Noise and Odors

Katie Italy

# Board of Architectural Review (BAR) SPEAKER SIGN-IN FORM

Name (please print): Katie Italy

Mailing Address: 140 Folger St

I am a:

- CLEMSON RESIDENT
- CLEMSON PROPERTY OWNER
- CLEMSON BUSINESS OWNER

If not a resident, the address of the business or property you own in Clemson is:

\_\_\_\_\_

The guidelines for public input at the Clemson BAR are as follows:

1. A person must be a resident or own property in Clemson or a business in Clemson in order to speak.
2. A speaker must sign and submit a Speaker Sign-In Form prior to speaking.
3. Public input is limited to addressing only those issues which fall under the purview of the BAR (please see back of this sheet).
4. Public input is limited to projects listed on the agenda which meet the above criteria.
5. Any member of the audience wishing to comment will be given three (3) minutes to do so.
6. Please consider appointing a spokesperson if there are multiple people wishing to speak. If you are speaking for more than yourself, those you represent may be asked to identify themselves.
7. Please do not repeat information already presented by someone else.
8. Questions asked by the Board during a presentation will not count toward your time limit.
9. At its discretion, the Board may allow the Applicant or Staff three (3) minutes for rebuttal.
10. All comments and questions must be directed to the Chairperson, who will respond or direct the question to the appropriate party for response.
11. All BAR meetings are streamed live, recorded, and are public record.

By signing below, I am verifying that my personal information is accurate and that I have read, understand, and agree to all of the above guidelines for public input:

Signature \_\_\_\_\_ Date: \_\_\_\_\_

# **RIGHTS AND RESPONSIBILITIES OF THE BAR**

## **ISSUES OPEN FOR PUBLIC COMMENT:**

### **BAR Discretionary Issues (within the purview of the BAR):**

Building Design  
Articulation  
Fenestration  
Exterior Building Materials/Roofing  
Color Palette  
Buffer Yard Design  
Landscaping  
Outdoor Amenities  
Lighting  
Tree Removal  
Fence Design/Materials  
Retaining Wall Design/Materials  
Screening of Mechanicals/Utilities  
Location and Screening of Trash  
Pedestrian Linkages  
Parking Lot Design  
On-Site Vehicular Circulation  
Public Art Locations  
Signage Design  
All other aspects of Article XI of the zoning ordinance

## **ISSUES NOT OPEN FOR PUBLIC COMMENT**

### **Issues Determined By Code (not within BAR purview):**

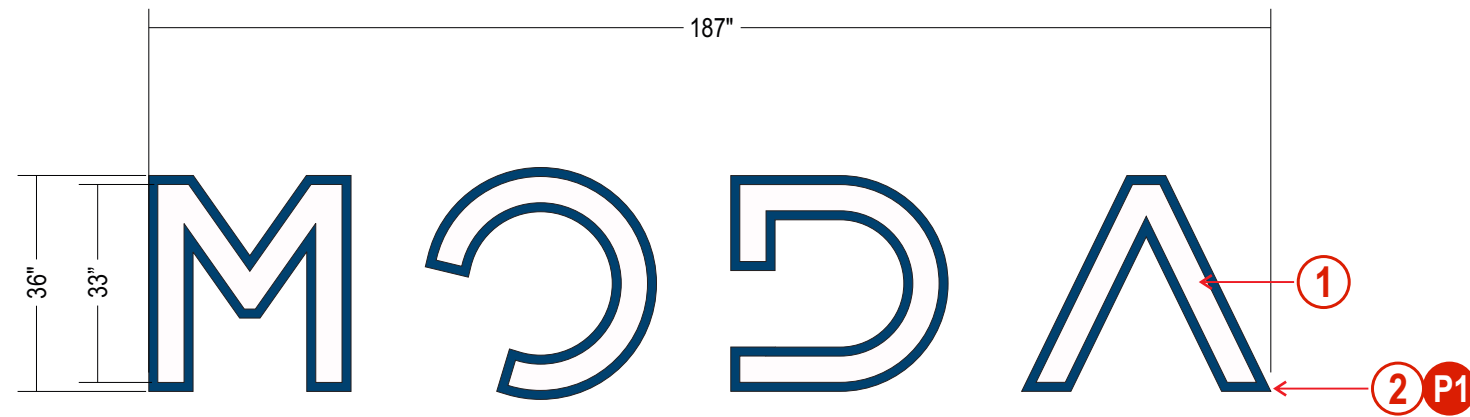
Use  
Density  
Traffic  
Building Height  
Set Backs  
Step Backs  
Curb Cuts  
Loading Spaces  
Parking  
Bicycle Parking  
Required Fencing  
Buffer Yards  
Sign Size and Number  
Tree Protection During Construction  
Security and Safety Issues  
Storm Water  
Building Codes  
Noise and Odors

Tom Jones

98 Holiday W.

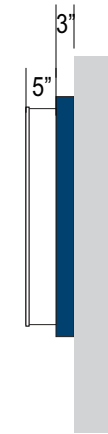
**FACE VIEW**

Scale: 3/8"=1'-0"



**SIDE VIEW**

Scale: 3/8"=1'-0"

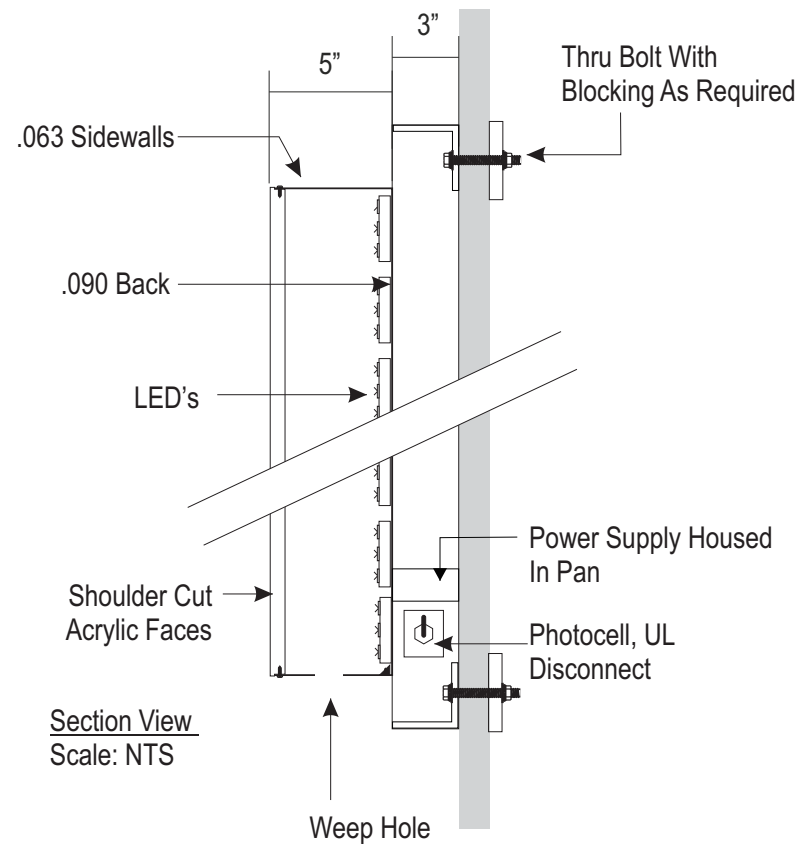


**SIGN M1, M2**

Face Lit On Backers  
Qty: 2

**SPECIFICATIONS:**

1. 5" Deep Face Lit Channel Letters With White Shoulder Cut Acrylic Faces (No Jewelite) & White Returns. Letters Illuminated With White LED's
2. 3" Deep Fabricated Alum Letter Backer Face & Sidewalls Painted Blue.
3. Letters Stud Mount Flush To Exterior Walls



Evening Perspective

**COLORS & FINISHES:**

■ P1 = PMS 302



6225 Old Concord Road  
Charlotte, NC 28213  
P: 704.597.9801  
www.signartsign.com

JOB ID: 41761  
ISSUE DATE: 05/19/25  
CUSTOMER: MODA  
SALESPERSON: Vic Sablan  
DESIGNER: HC

JOB LOCATION: MODA  
412 College Avenue  
Clemson, SC 29631  
FILE PATH: MODA/41761

REVISIONS: 1 HC 06/02/25  
2 HC 06/09/25  
3 HC 06/11/25  
4 HC 07/07/25  
5 HC 07/15/25  
6  
7  
8

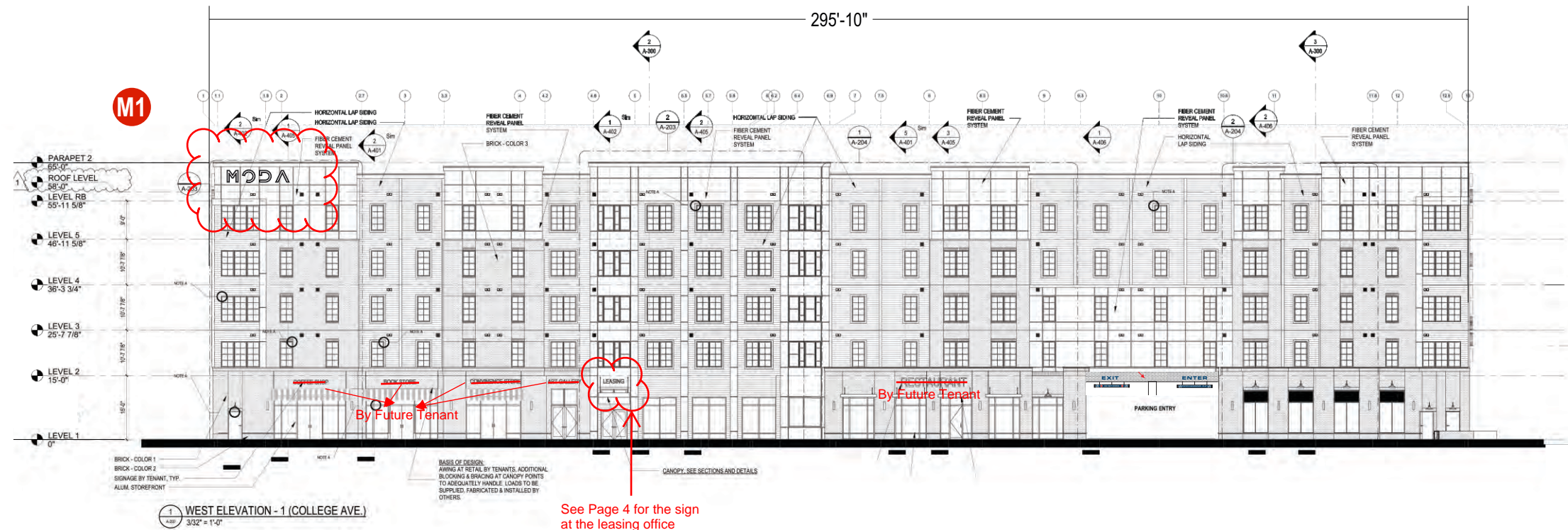
**APPROVED FOR PRODUCTION**

Date:

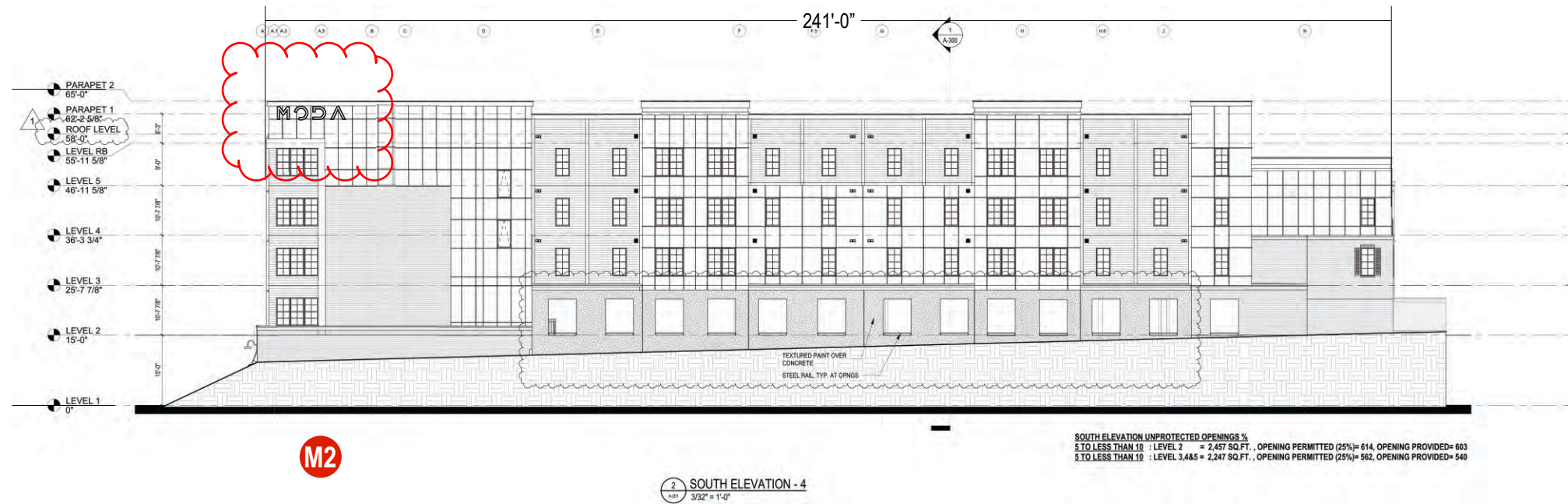
Signature:

NOTE: ALL SIGNS MANUFACTURED FOR 120v  
ELECTRICAL SERVICE UNLESS OTHERWISE NOTED  
PRIMARY POWER TO SIGN LOCATIONS BY OTHERS

This drawing and the designs, plans, layouts and accompanying information contained herein, are the sole property of SignArt and may not be copied, recreated or distributed without the express written consent of SignArt.



See Page 4 for the sign at the leasing office



SOUTH ELEVATION UNPROTECTED OPENINGS:  
 \$ TO LESS THAN 10 : LEVEL 2 = 2,457 SQ.FT., OPENING PERMITTED (25%)= 614, OPENING PROVIDED= 603  
 \$ TO LESS THAN 10 : LEVEL 3,4&5 = 2,247 SQ.FT., OPENING PERMITTED (25%)= 562, OPENING PROVIDED= 540

**SignArt**

6225 Old Concord Road  
 Charlotte, NC 28213  
 P: 704.597.9801  
 www.signartsign.com

JOB ID: 41761  
 ISSUE DATE: 05/19/25  
 CUSTOMER: MODA  
 SALESPERSON: Vic Sablan  
 DESIGNER: HC

JOB LOCATION: MODA  
 412 College Avenue  
 Clemson, SC 29631  
 FILE PATH: MODA/41761

- REVISIONS:
- 1 HC 06/02/25
  - 2 HC 06/09/25
  - 3 HC 06/11/25
  - 4 HC 07/07/25
  - 5 HC 07/15/25
  - 6
  - 7
  - 8

**APPROVED FOR PRODUCTION**

Date: \_\_\_\_\_

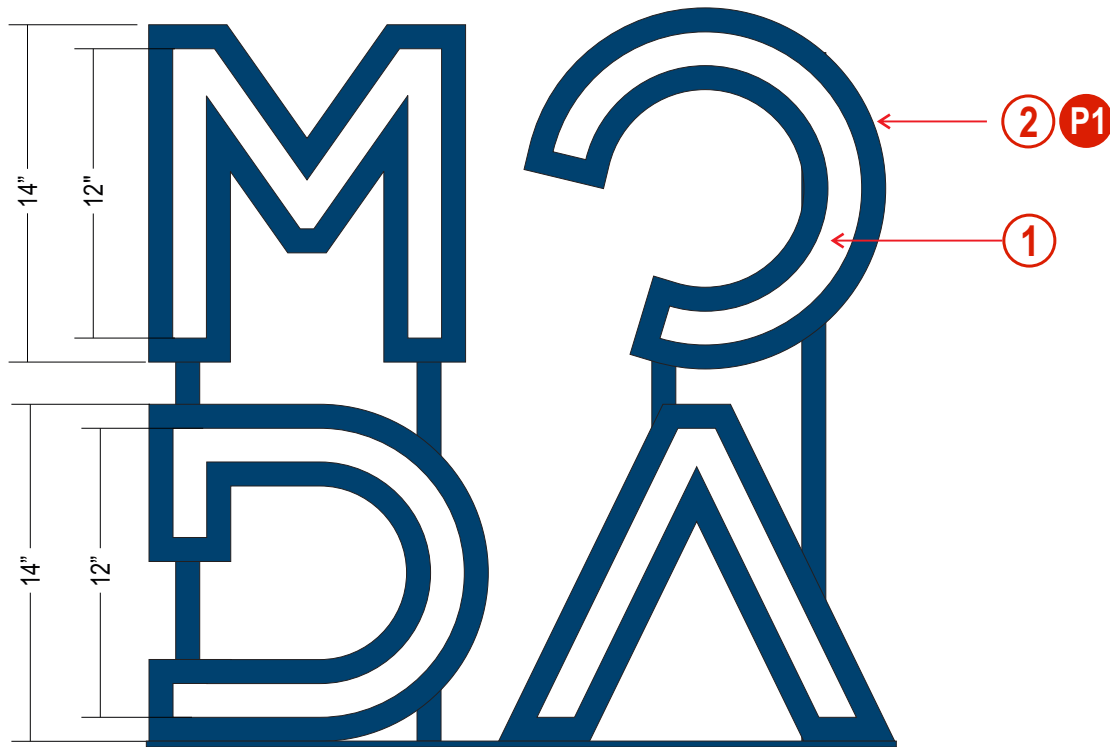
Signature: \_\_\_\_\_

NOTE: ALL SIGNS MANUFACTURED FOR 120V ELECTRICAL SERVICE UNLESS OTHERWISE NOTED  
 PRIMARY POWER TO SIGN LOCATIONS BY OTHERS

This drawing and the designs, plans, layouts and accompanying information contained herein, are the sole property of SignArt and may not be copied, recreated or distributed without the express written consent of SignArt.

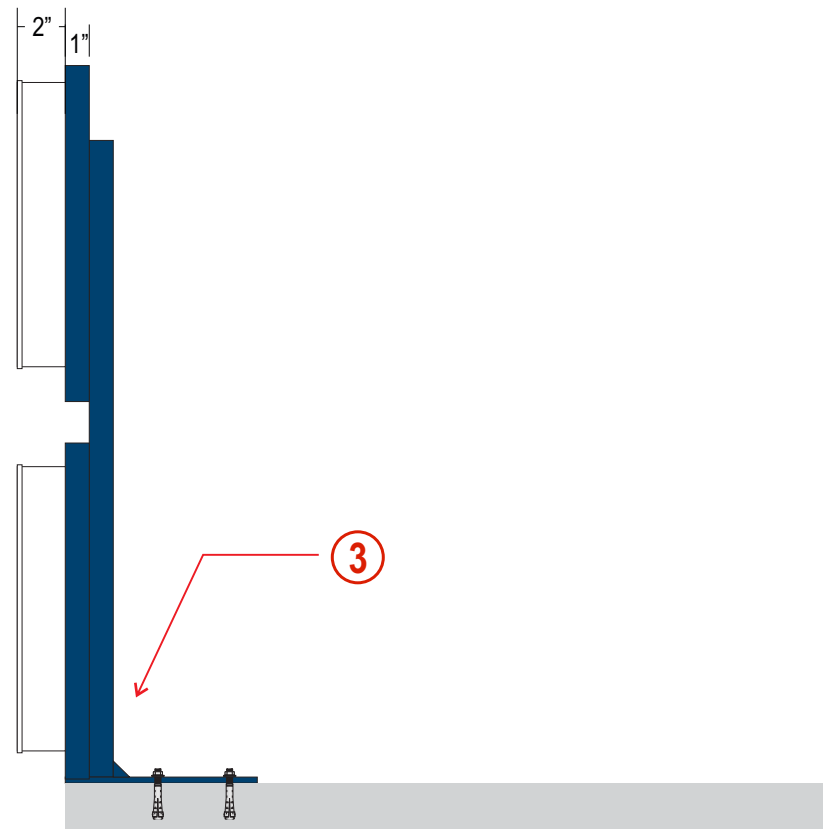
**FACE VIEW**

Scale: 1 1/2"=1'-0"



**SIDE VIEW**

Scale: 1 1/2"=1'-0"

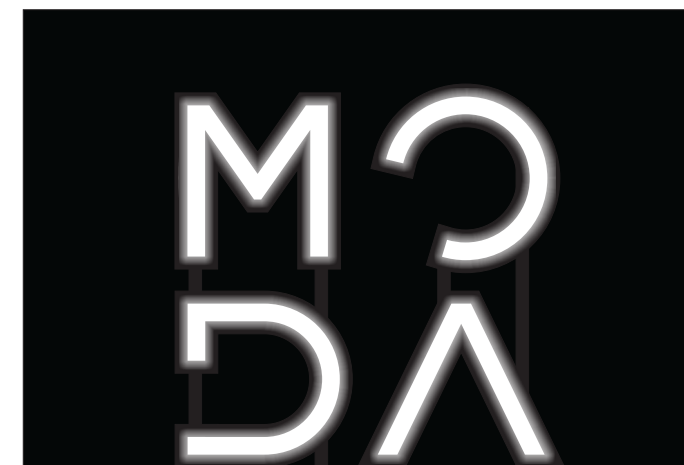


**SIGN N**

Face Lit On Backers  
Qty: 1

**SPECIFICATIONS:**

- 2" Deep Face Lit Channel Letters With White Shoulder Cut Acrylic Faces (No Jewelite) & White Returns. Letters Illuminated With White LED's
- 1" Deep Fabricated Alum Letter Backer Face & Sidewalls Painted Blue.
- 1" Sq Alum Support Tube Behind Letters Painted Blue Welded To 1/4" x 8" Support Plate Mechanically Fastened To Existing Canopy



Evening Perspective

**COLORS & FINISHES:**

P1 = PMS 302



6225 Old Concord Road  
Charlotte, NC 28213  
P: 704.597.9801  
www.signartsign.com

JOB ID: 41761  
ISSUE DATE: 05/19/25  
CUSTOMER: MODA  
SALESPERSON: Vic Sablan  
DESIGNER: HC

JOB LOCATION: MODA  
412 College Avenue  
Clemson, SC 29631  
FILE PATH: MODA/41761

- REVISIONS:
- 1 HC 06/02/25
  - 2 HC 06/09/25
  - 3 HC 06/11/25
  - 4 HC 07/07/25
  - 5 HC 07/15/25
  - 6
  - 7
  - 8

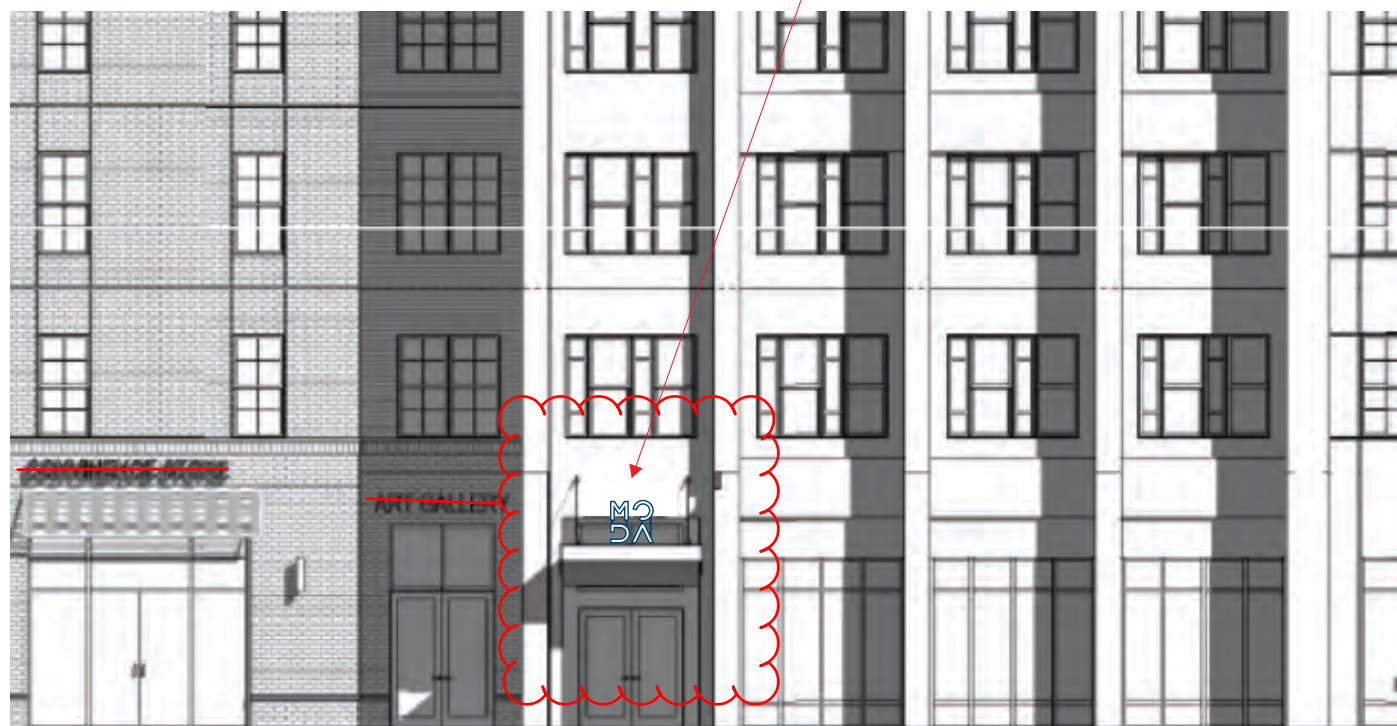
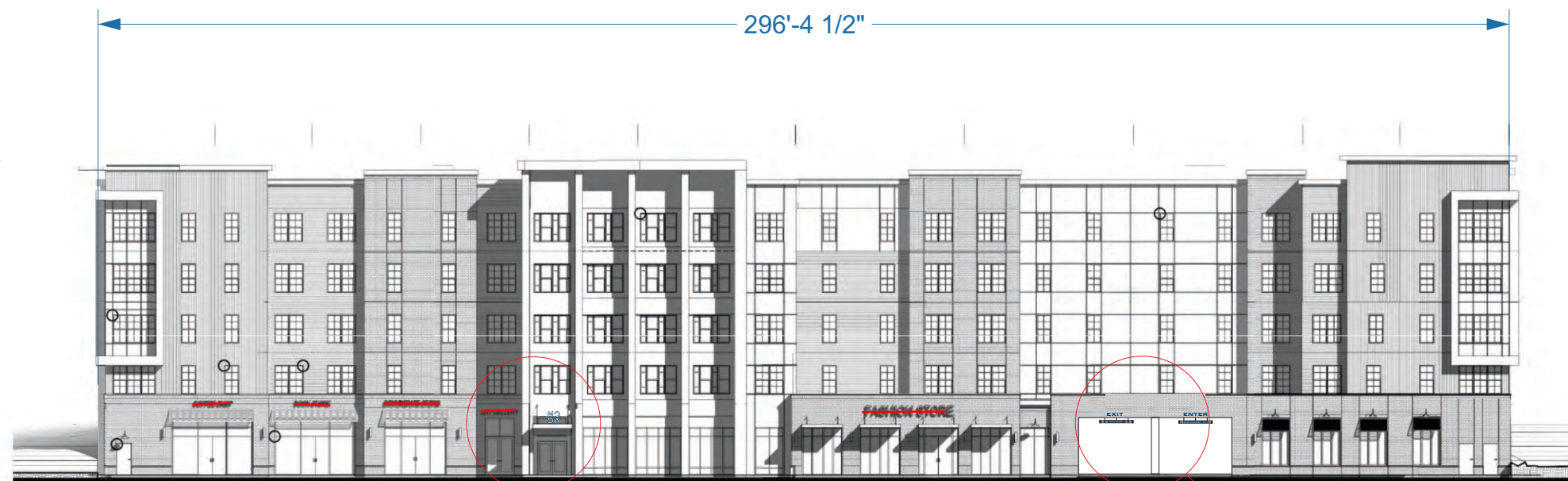
**APPROVED FOR PRODUCTION**

Date: \_\_\_\_\_

Signature: \_\_\_\_\_

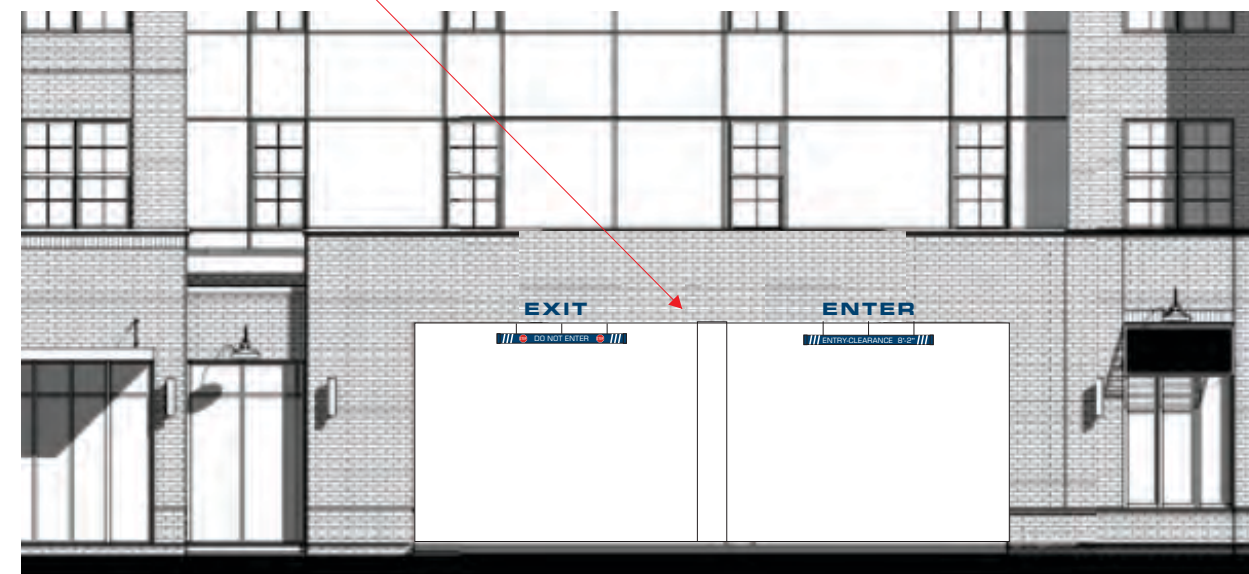
NOTE: ALL SIGNS MANUFACTURED FOR 120v  
ELECTRICAL SERVICE UNLESS OTHERWISE NOTED  
PRIMARY POWER TO SIGN LOCATIONS BY OTHERS

This drawing and the designs, plans, layouts and accompanying information contained herein, are the sole property of SignArt and may not be copied, recreated or distributed without the express written consent of SignArt.



Enlarged View

**N**



**K2 L2**

**K1 L1**

**SignArt**

6225 Old Concord Road  
Charlotte, NC 28213  
P: 704.597.9801  
www.signartsign.com

JOB ID: 41761

ISSUE DATE: 05/19/25

CUSTOMER: MODA

SALESPERSON: Vic Sablan

DESIGNER: HC

JOB LOCATION: MODA

412 College Avenue

Clemson, SC 29631

FILE PATH: MODA/41761

- REVISIONS:
- 1 HC 06/02/25
  - 2 HC 06/09/25
  - 3 HC 06/11/25
  - 4 HC 07/07/25
  - 5 HC 07/15/25
  - 6
  - 7
  - 8

**APPROVED FOR PRODUCTION**

Date:

Signature:

NOTE: ALL SIGNS MANUFACTURED FOR 120v  
ELECTRICAL SERVICE UNLESS OTHERWISE NOTED  
PRIMARY POWER TO SIGN LOCATIONS BY OTHERS

This drawing and the designs, plans,  
layouts and accompanying information  
contained herein, are the sole property  
of SignArt and may not be copied,  
recreated or distributed without the  
express written consent of SignArt.















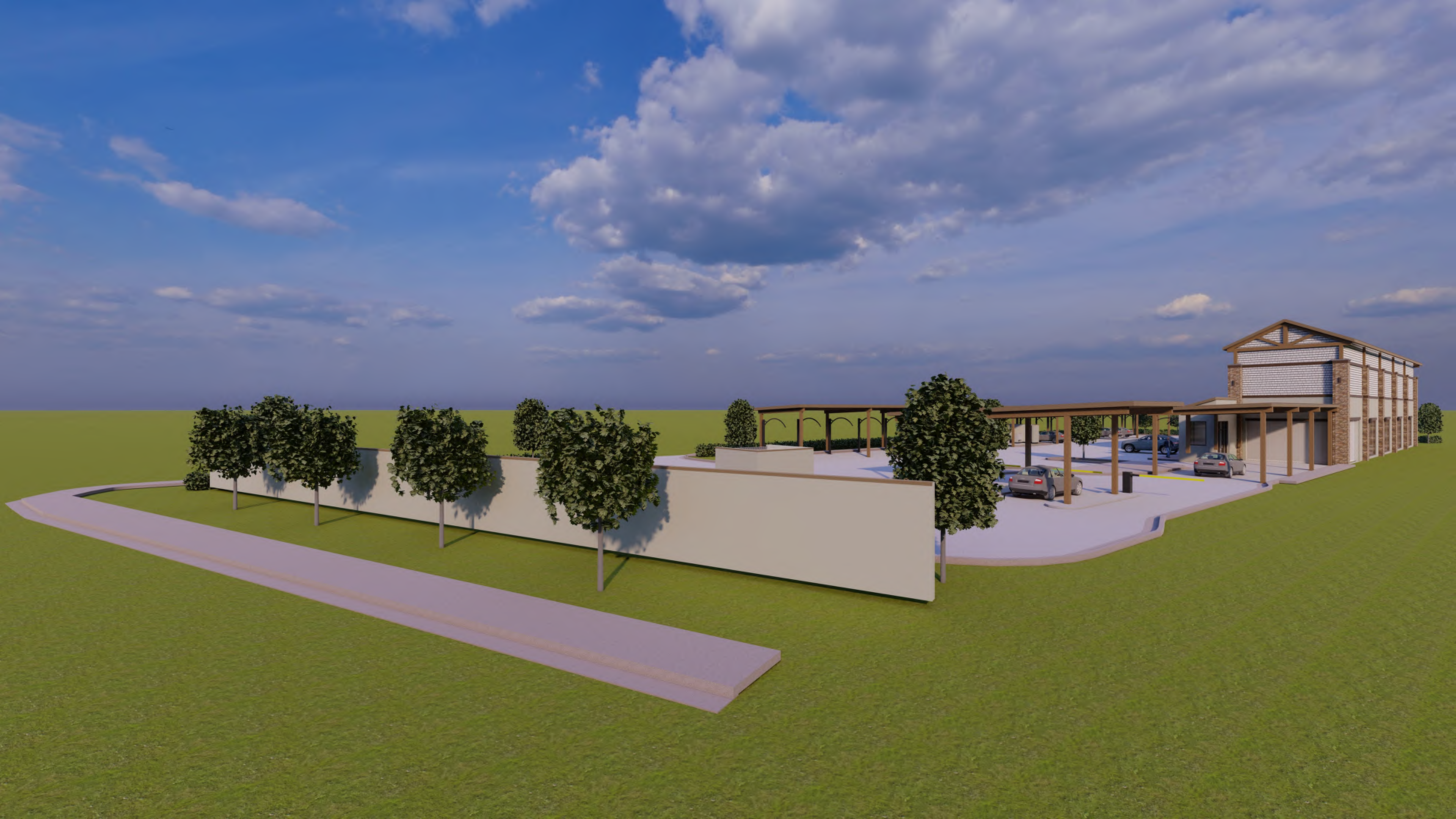
pappa  
bear

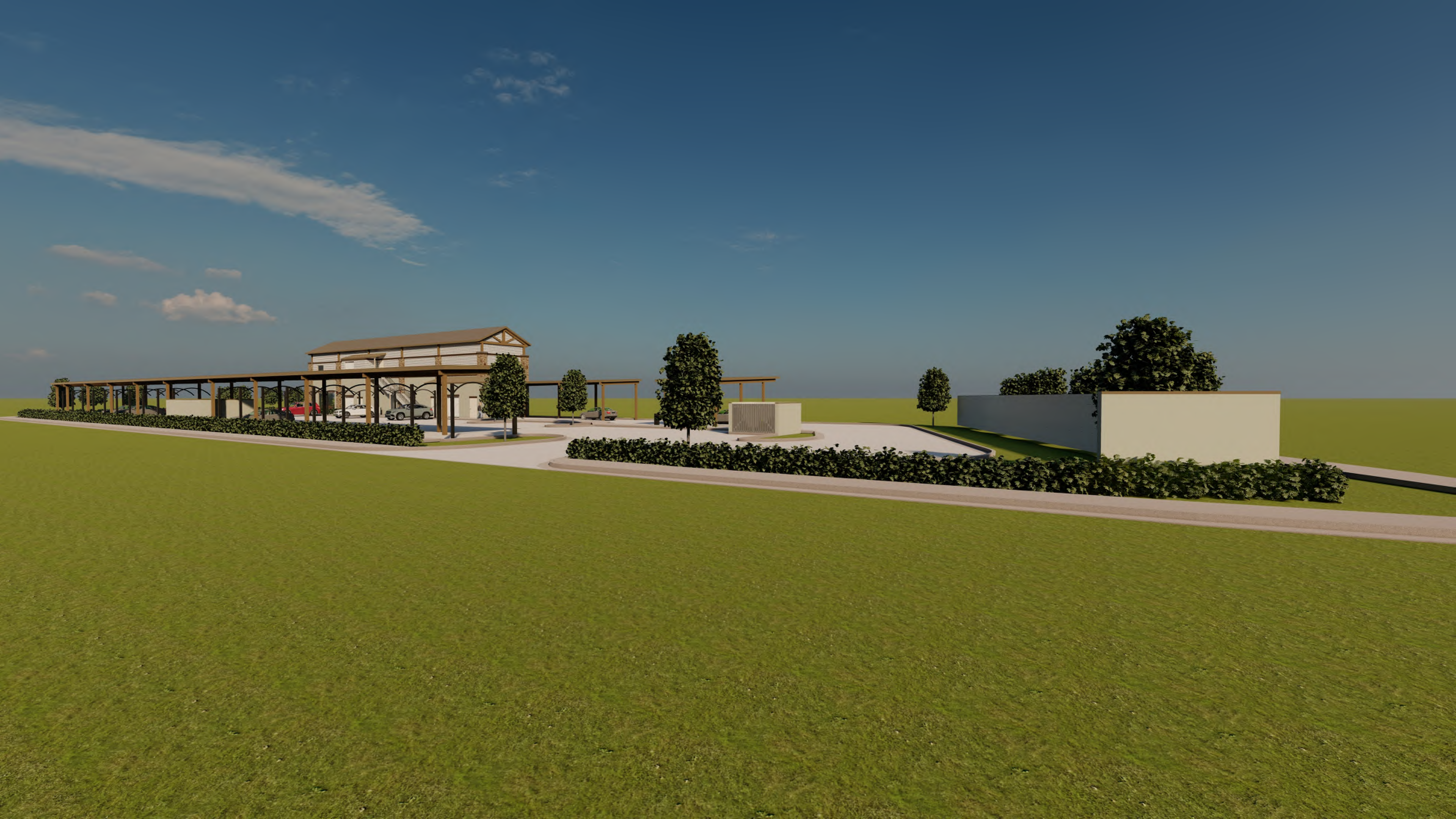
CAR WASH



pappa  
bear

CAR WASH







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"



# PAPA BEAR EXPRESS TUNNEL CAR WASH

## MATERIAL BOARD

Project number 25-155  
Date 08/20/25  
Drawn by Author  
Checked by Checker

# A108

Scale 3/8" = 1'-0"





**IRRIGATION NOTES:**

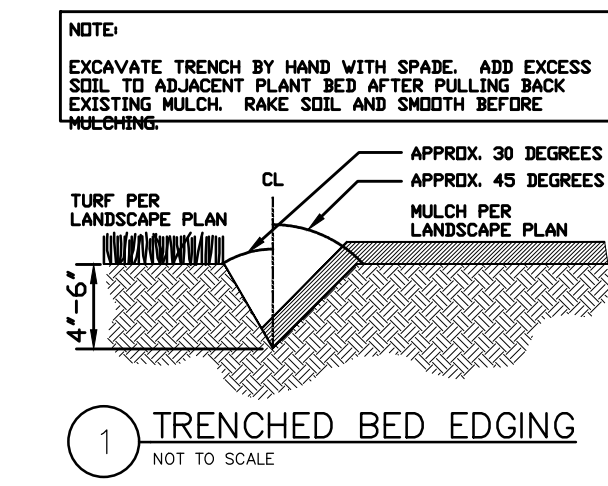
- CONTRACTOR SHALL VERIFY THAT AVAILABLE WATER PRESSURE IS ADEQUATE FOR IRRIGATION SYSTEM. CONTRACTOR SHALL VERIFY IN FIELD PRIOR TO BEGINNING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE.
- CONTRACTOR TO PROVIDE IRRIGATION LAYOUT DESIGN TO ARCHITECT 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	133	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

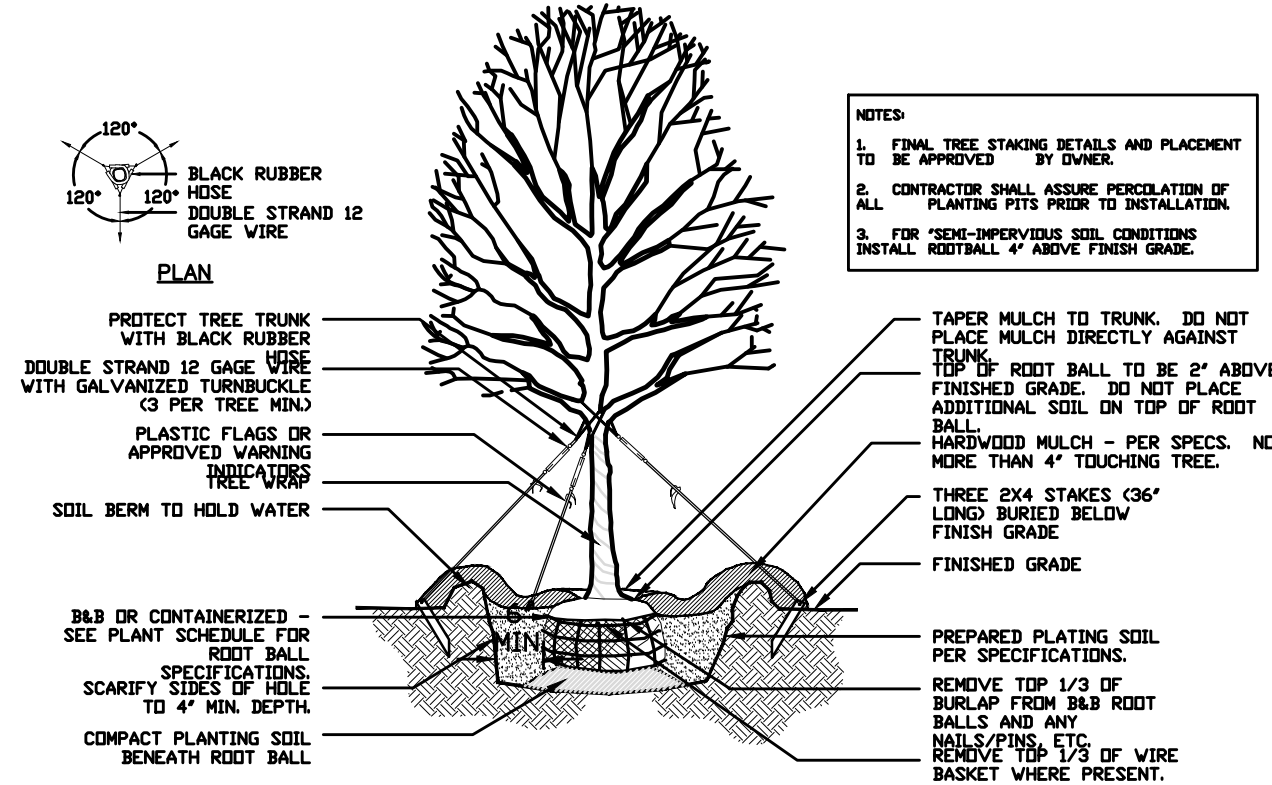
135 LF - RIGHT-OF-WAY FRONTAGE ALONG TIGER BLVD.  
1 CANOPY TREE/30 LF REQUIRED = 4.5  
TOTAL CANOPY TREES PROVIDED = 5  
3 CANOPY TREES  
4 UNDERSTORY TREES DUE TO OVERHEAD ELECTRIC

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

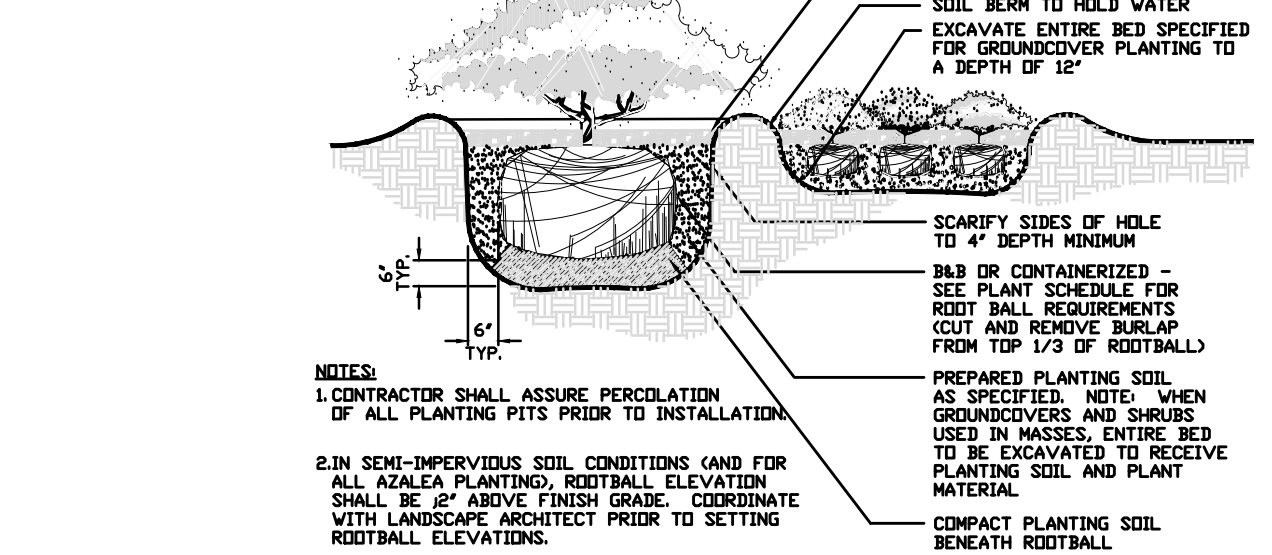
419 LF - STREET YARD  
1 UPPERSTORY TREES/50 LF REQUIRED = 8.38  
TOTAL UPPERSTORY TREES PROVIDED = 9

**GENERAL PLANTING NOTES:**

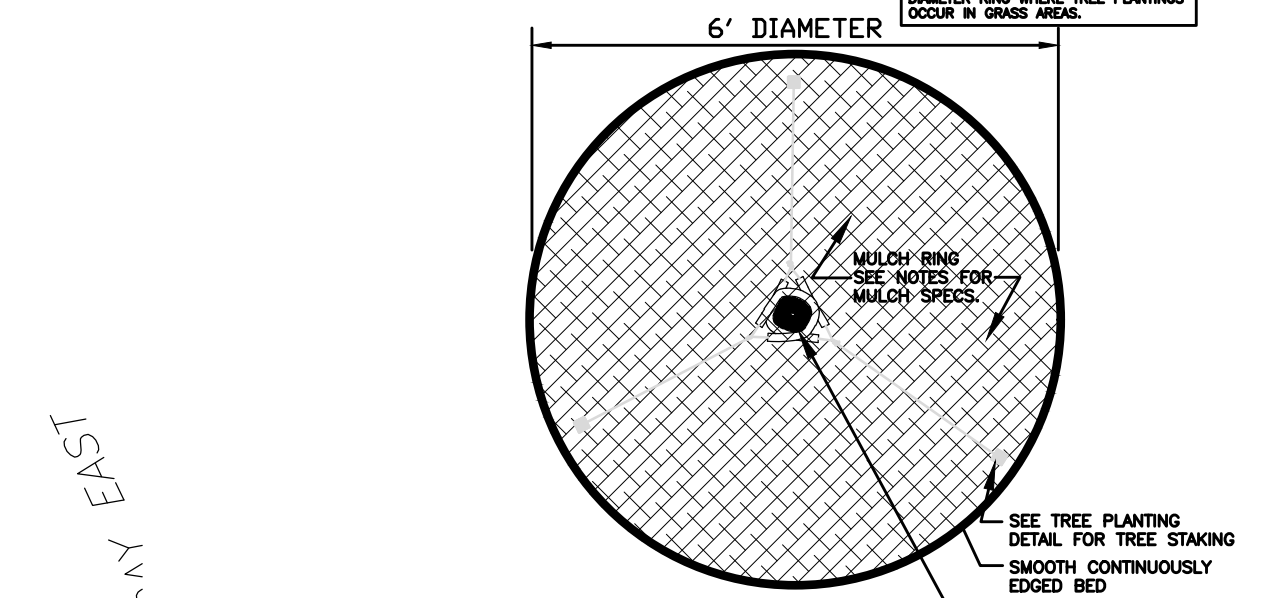
- SEE THIS SHEET FOR PLANTING DETAILS.
- ANY DEVIATION FROM THESE PLANS MUST BE SPECIFICALLY APPROVED BY LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE.
- NOTIFY LANDSCAPE ARCHITECT OF ANY SITE CONDITIONS WHICH MAY NECESSITATE MODIFICATION TO THE PLAN. LANDSCAPE ARCHITECT SHALL, IF NECESSARY, MAKE "AS-BUILT" 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 BIDDING. 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 NEGLIGENCE OF 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-UNCOMPACT 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.



2 LARGE MATURING TREE  
NOT TO SCALE



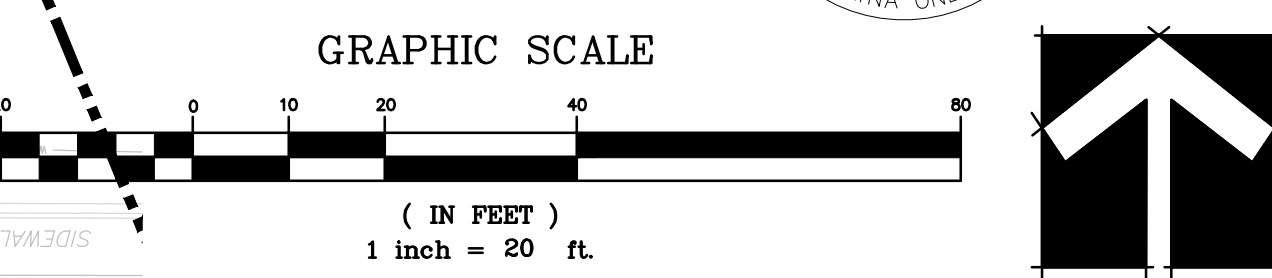
3 SHRUB DETAIL  
NOT TO SCALE



4 MULCH RING  
NOT TO SCALE

**CAUTION!!!**  
The locations and elevations of existing underground utilities as shown on this drawing are only APPROXIMATE. No guarantee is either expressed or implied as to the completeness or accuracy thereof. The contractor shall be exclusively responsible for determining the exact utility locations and elevations prior to the start of construction.

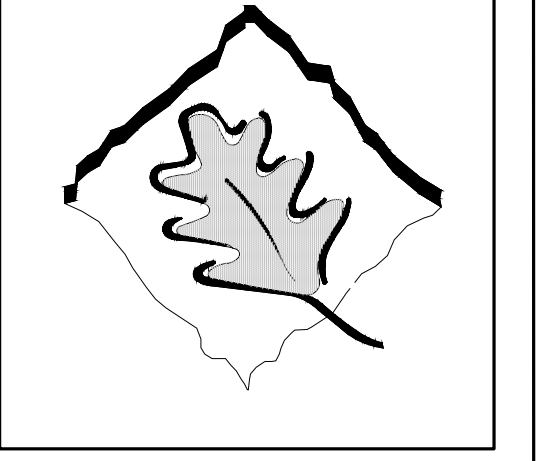
**CALL BEFORE YOU DIG**  
1-800-852-2242  
NORTH CAROLINA ONE CALL SYSTEM



This drawing and the design shown is the property of Dennis C. Terry who reserves his common-law Copyright and other property rights in these plans. The reproduction, copying, changing or any other use of this drawing are prohibited. The designs or ideas contained within are not to be reproduced whatsoever, nor are they to be assigned to any third party without first obtaining the express written permission of Dennis C. Terry. Any infringement will be subject to legal action. © Copyright 2025

PROJECT NUMBER 25-0621

**DENNIS TERRY**  
DESIGN, IN C. P. A.  
LANDSCAPE ARCHITECTURE  
CONSTRUCTION MANAGEMENT & ENVIRONMENTAL PLANNING  
densterridesign@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

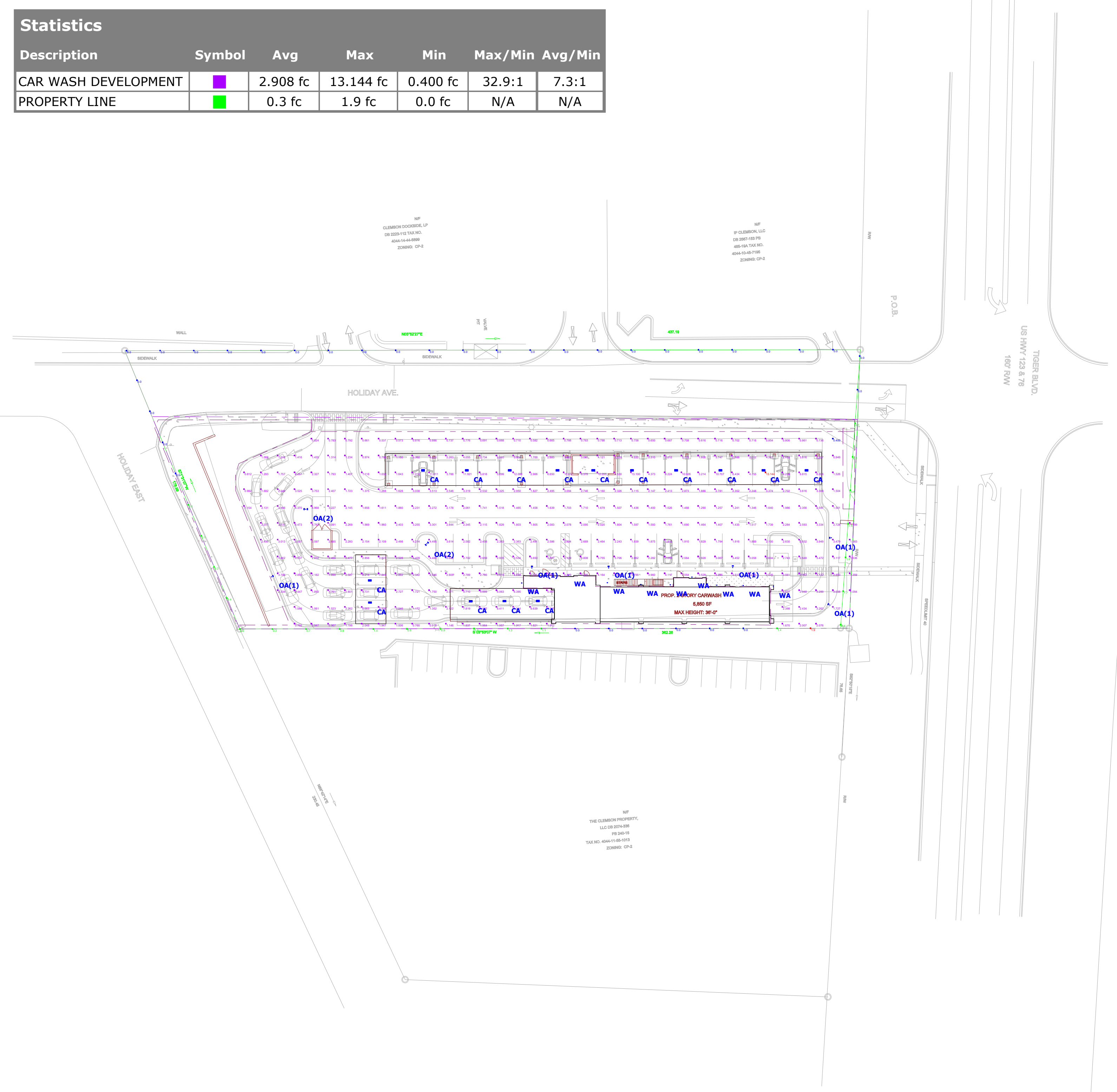
CONSTRUCTION DOCUMENTS

No. 1374

2025 August 9

**L1.00**

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
CAR WASH DEVELOPMENT	■	2.908 fc	13.144 fc	0.400 fc	32.9:1	7.3:1
PROPERTY LINE	■	0.3 fc	1.9 fc	0.0 fc	N/A	N/A



Plan View  
Scale: 1" = 40'-0"

Symbol	Label	QTY	Catalog Number	Description	Lumens	Wattage	Fixture Height
□	OA(1)	6	RSX1 LED P1 30K R3	RSX Area Fixture Size 1 P1 Lumen Package 3000K CCT Type R3 Distribution	6500	50	20'-0"
□	OA(2)	2	RSX1 LED P1 30K R3	DUAL HEAD RSX Area Fixture Size 1 P1 Lumen Package 3000K CCT Type R3 Distribution	6500	100	20'-0"
□	WA	9	WDGE1 LED P0 30K 80CRI VW	WDGE1 LED WITH P0 - PERFORMANCE PACKAGE, 3000K, 80CRI, VISUAL COMFORT WIDE OPTIC	720	6.7947	10'-0"
□	CA	15	SCNY LED AL02-4L SWW2-30K PFL MVOLT DWXHD M3	SCNY LED AL02-4L SWW2-30K PFL MVOLT DWXHD M3	3600	27.29	10'-0"

**WDGE1 LED**  
Architectural Wash Fixture

**Specifications**

- Depth: 8.5"
- Height: 1.5"
- Length: 8"
- Width: 8"
- Weight: 1.9 lbs.

**Introduction**

The WDGE1 LED is designed to meet your high-end architectural lighting needs in a variety of applications. It is a compact, high-performance fixture that provides a wide range of lighting options. The fixture is available in two versions: a standard version and a version with a built-in emergency battery backup system. The standard version is ideal for use in areas where power is always available, while the battery backup version is ideal for use in areas where power may be interrupted.

**Ordering Information**

EXAMPLE: WDGE1 LED P2 4K 80CRI VF MVOLT 50W FC COBLED

Order Code	Part Number	Description	Quantity
1	WDGE1 LED P0 30K 80CRI VW	WDGE1 LED WITH P0 - PERFORMANCE PACKAGE, 3000K, 80CRI, VISUAL COMFORT WIDE OPTIC	9
2	WDGE1 LED P2 4K 80CRI VF MVOLT 50W FC COBLED	WDGE1 LED WITH P2 - PERFORMANCE PACKAGE, 4000K, 80CRI, VISUAL COMFORT WIDE OPTIC	2

**SCNY LED**  
LED Canopy/Suffit Luminaire

**Specifications**

- Depth: 10.5"
- Height: 10.5"
- Length: 10.5"
- Width: 10.5"
- Weight: 1.9 lbs.

**Introduction**

The all-new SCNY LED Sulfate Crystal Luminaire is designed to provide exceptional energy savings and performance. It is a compact, high-performance fixture that provides a wide range of lighting options. The fixture is available in two versions: a standard version and a version with a built-in emergency battery backup system. The standard version is ideal for use in areas where power is always available, while the battery backup version is ideal for use in areas where power may be interrupted.

**Ordering Information**

EXAMPLE: RSX1 LED P1 30K R3

Order Code	Part Number	Description	Quantity
1	RSX1 LED P1 30K R3	RSX Area Fixture Size 1 P1 Lumen Package 3000K CCT Type R3 Distribution	6
2	RSX1 LED P1 30K R3	DUAL HEAD RSX Area Fixture Size 1 P1 Lumen Package 3000K CCT Type R3 Distribution	2

**RSX1 LED**  
Area Luminaire

**Specifications**

- Depth: 10.5"
- Height: 10.5"
- Length: 10.5"
- Width: 10.5"
- Weight: 1.9 lbs.

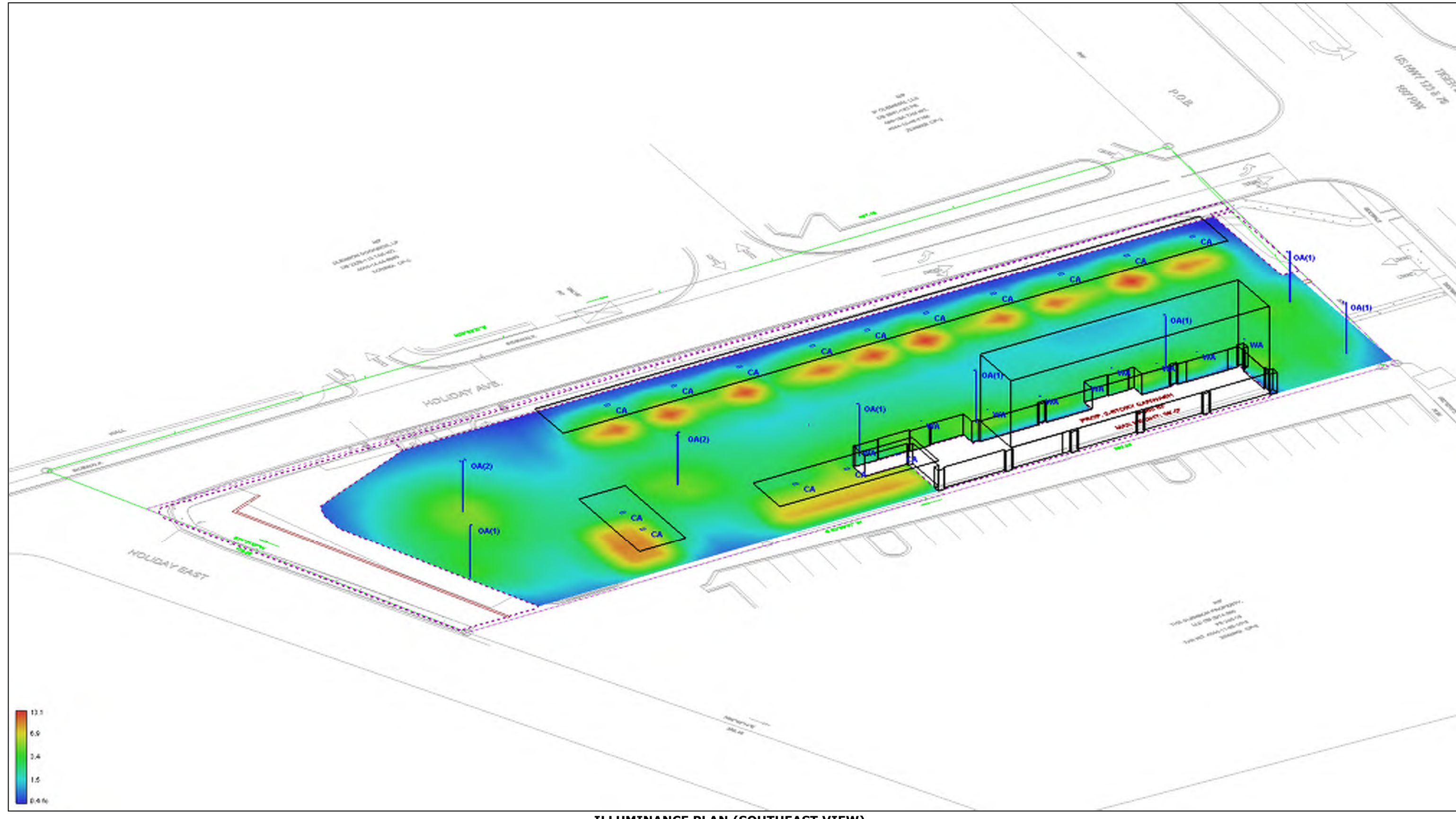
**Introduction**

The all-new RSX1 LED Area Family delivers maximum value by providing significant energy savings, long life and superior performance. It is a compact, high-performance fixture that provides a wide range of lighting options. The fixture is available in two versions: a standard version and a version with a built-in emergency battery backup system. The standard version is ideal for use in areas where power is always available, while the battery backup version is ideal for use in areas where power may be interrupted.

**Ordering Information**

EXAMPLE: RSX1 LED P1 30K R3 COBLED

Order Code	Part Number	Description	Quantity
1	RSX1 LED P1 30K R3	RSX Area Fixture Size 1 P1 Lumen Package 3000K CCT Type R3 Distribution	6
2	RSX1 LED P1 30K R3	DUAL HEAD RSX Area Fixture Size 1 P1 Lumen Package 3000K CCT Type R3 Distribution	2



ILLUMINANCE PLAN (SOUTHEAST VIEW)  
Not to scale

**NOTES**

- LIGHTING PHOTOMETRICS SHOWN HEREIN USE SPECIFIC VENDOR DATA (IES FILES) THAT ARE GENERALLY UNIQUE TO THE NAMED FIXTURE MANUFACTURER AND PART NUMBER. SUBSTITUTIONS, EVEN THOSE VERY SIMILAR, MAY SIGNIFICANTLY ALTER THE PREDICTED PERFORMANCE OF THE LIGHTING SYSTEM. THIS PHOTOMETRIC STUDY IS NOT TRANSFERABLE; ANY SUBSTITUTION OR REPOSITIONING OF FIXTURES MAY INVALIDATE THE RESULTS.
- FOOT-CANDLE LEVELS ARE "MAINTAINED". INITIAL FOOT-CANDLE LEVELS WILL BE HIGHER; HOWEVER, INITIAL LEVELS AT THE PROPERTY LINE WILL NOT EXCEED THE 2.0 FC LIMIT FOR COMMERCIAL ZONES (19.1003.M).
- FOOT-CANDLE VALUES ARE BASED ON A LEVEL SITE AND, ASIDE FROM THE ARCHITECTURAL ELEMENTS SHOWN, DO NOT ACCOUNT FOR OBJECTS SUCH AS PLANTS, TREES, OR VEHICLES THAT COULD BLOCK INSTALLED LIGHTING FIXTURES.
- CANOPY LIGHTS ARE SURFACE MOUNTED UNDERNEATH CANOPY CEILING AT 10' ABOVE FINISHED GRADE.
- POLE LIGHTS ARE MOUNTED AT 20' ABOVE FINISHED GRADE ON NEW, SQUARE STEEL POLES, WITH NUMBER OF LUMINAIRES/HEADS AND MOUNTING ANGLE(S) AS INDICATED ON PLANS AND ON FIXTURE SCHEDULE.
- CORRELATED COLOR TEMPERATURE (CCT) FOR ALL OUTDOOR LIGHTING SOURCES ARE SPECIFIED AT 3000K.
- THE LIGHTING LAYOUT ABOVE SHALL BE INSTALLED IN COMPLIANCE WITH THE CODE OF ORDINANCES FOR THE CITY OF CLEMSON, SC CHAPTER 19 ARTICLE X.

**CERTIFICATION**

THE ENGINEER OF RECORD CERTIFIES THAT, TO THE BEST OF THEIR KNOWLEDGE AND BELIEF, THIS EXTERIOR LIGHTING DESIGN COMPLIES WITH THE STANDARDS IN CHAPTER 19.X OF THE CODE OF THE METROPOLITAN GOVERNMENT OF CLEMSON, SOUTH CAROLINA.

**LaBella**  
Powered by partnership

400 S. Tryon Street  
Suite 1300  
Charlotte, NC 28225  
P: (704) 376-6423  
© 2025 LaBella Associates www.labellapc.com  
SC LICENSE #00523127

**JOB NO.** 225802  
**DESIGN** ZCJ  
**CHECKED** AGR

**DATE** 08.22.2025  
**DRAWN** ZCJ  
**AGR**

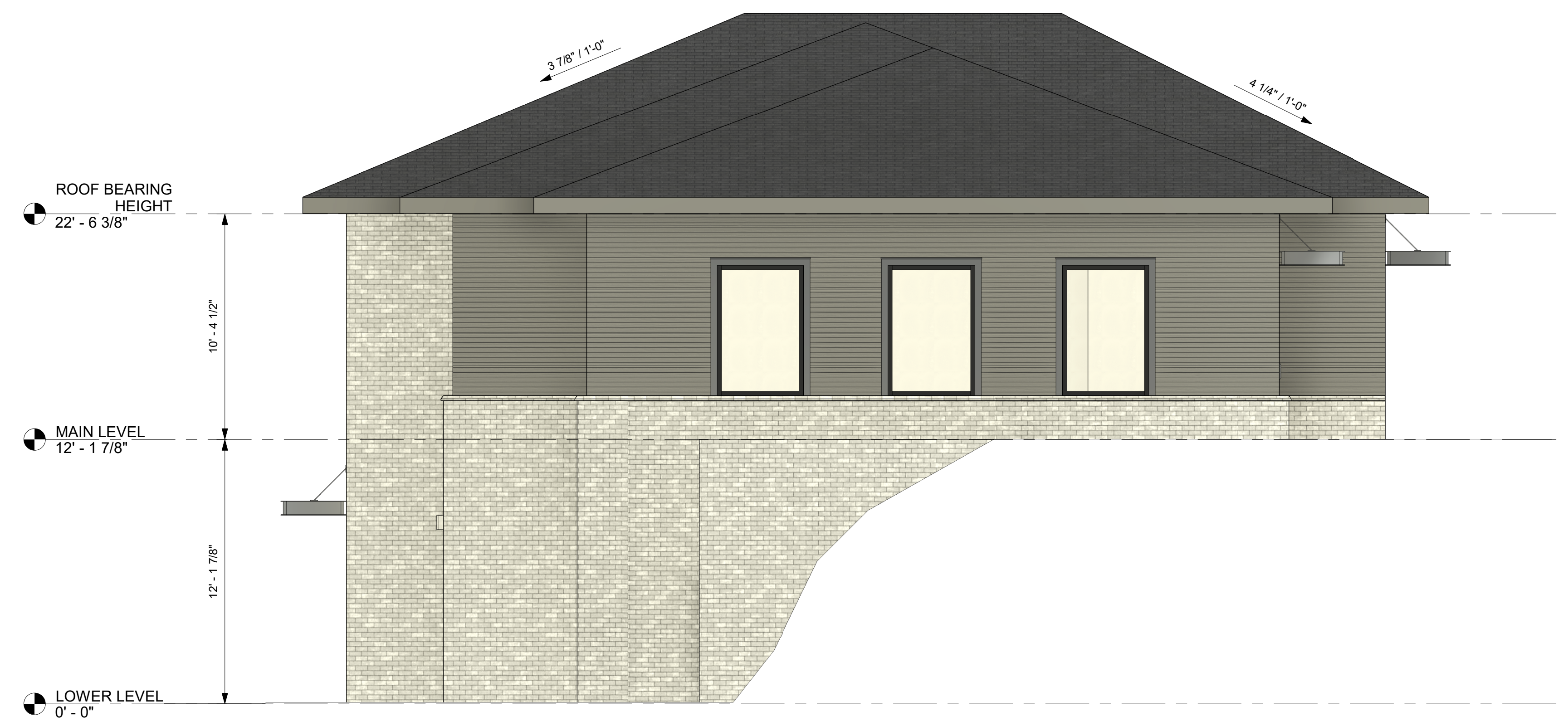
Designer  
Zach Jordan, EIT  
Date  
08.22.2025  
Issued For  
Civil Review  
PRELIMINARY  
DESIGN -  
NOT FOR  
CONSTRUCTION



THIS DRAWING IS THE COPYRIGHTED PROPERTY OF ARCHITECTURAL DESIGN CENTER, INC AND SHALL NOT BE USED WITHOUT WRITTEN PERMISSION FROM ARCHITECTURAL DESIGN CENTER, INC



3 South  
A200 1/4" = 1'-0"



2 East  
A200 1/4" = 1'-0"

REV	DATE	DESCRIPTION
A	08-07-25	ISSUED FOR OWNER REVIEW
B	08-11-25	ELEVATION REVIEW
C	08-12-25	ISSUED FOR ARB COMMENTS

CORPORATE SEAL

PROFESSIONAL SEAL



P O BOX 1564  
EASLEY, SC 29641  
PHONE - (864) 509-0701  
FAX (864) 509-0703

203 FRONTAGE RD. CLEMSON, SC

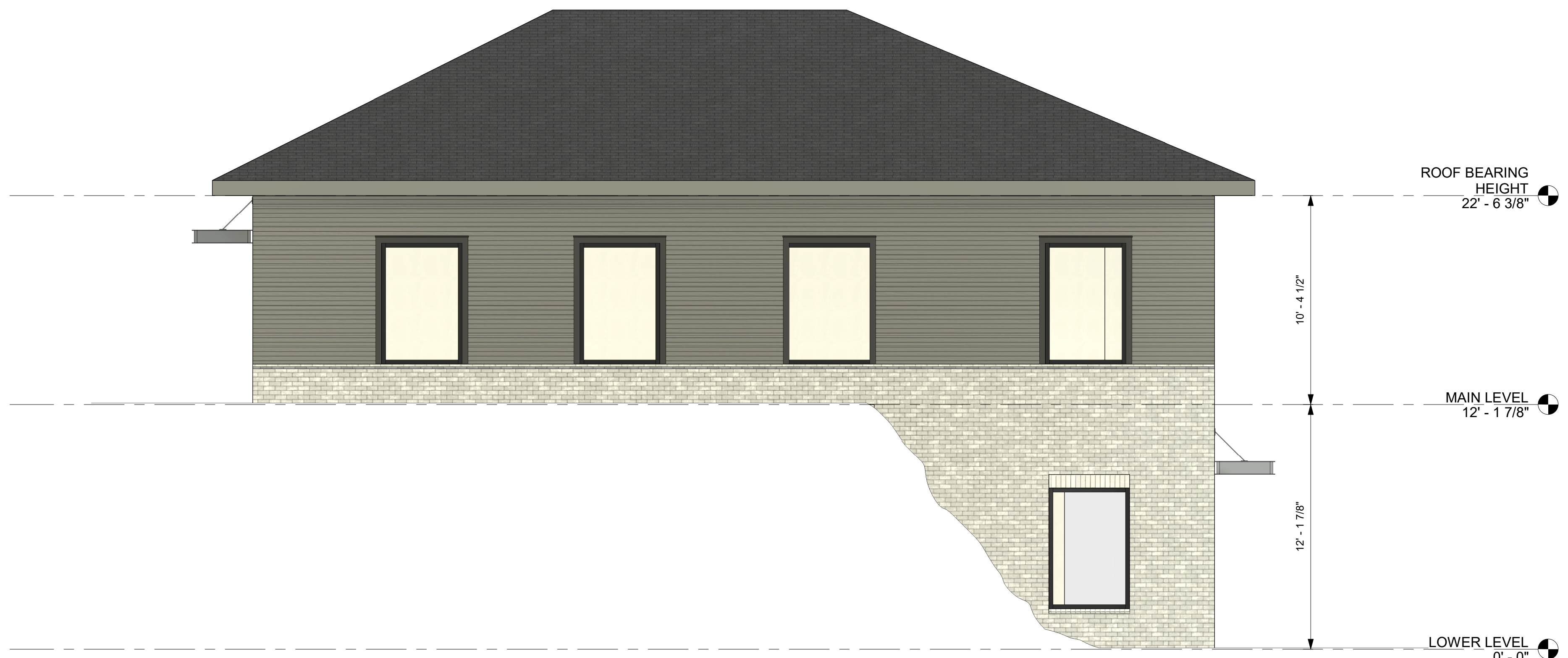
EXTERIOR ELEVATIONS

DESIGNED:	B. HOLCOMBE
DRAWN:	C. HOLCOMBE
CHECKED:	-
PROJECT No.	Project Number
DATE	REV SHEET
08-12-25	C A200

THIS DRAWING IS THE COPYRIGHTED PROPERTY OF ARCHITECTURAL DESIGN CENTER, INC AND SHALL NOT BE USED WITHOUT WRITTEN PERMISSION FROM ARCHITECTURAL DESIGN CENTER, INC



① North  
1/4" = 1'-0"



② West  
1/4" = 1'-0"

REV	DATE	DESCRIPTION
A	08-12-25	ISSUED FOR ARB COMMENTS

CORPORATE SEAL

PROFESSIONAL SEAL



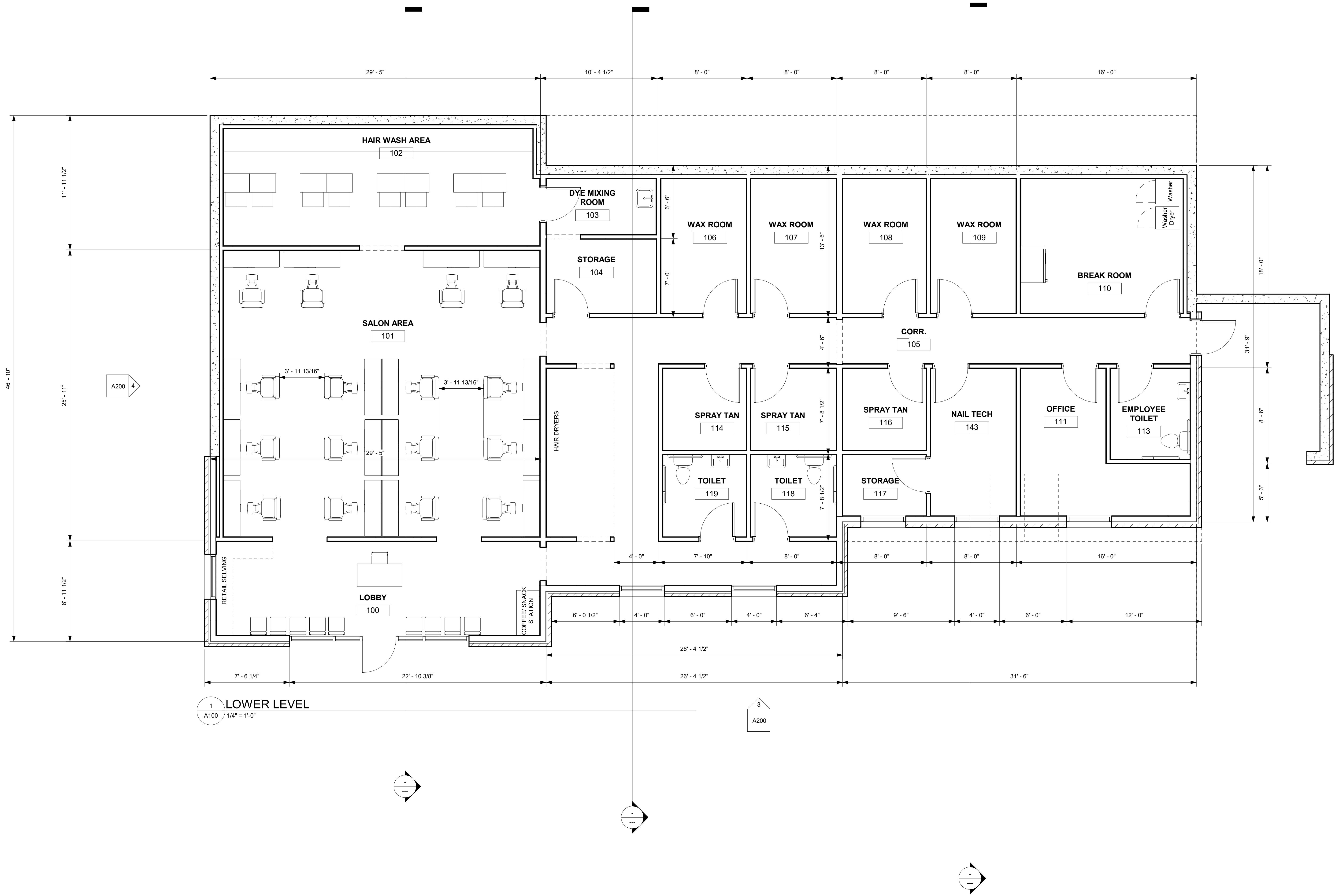
P O BOX 1564  
EASLEY, SC 29641  
PHONE - (864) 509-0701  
FAX (864) 509-0703

203 FRONTAGE RD. CLEMSON, SC

EXTERIOR ELEVATIONS

DESIGNED:	B.HOLCOMBE
DRAWN:	B.HOLCOMBE
CHECKED:	.
PROJECT No.	Project Number
DATE	REV SHEET
08-12-25	A A201

THIS DRAWING IS THE COPYRIGHTED PROPERTY OF ARCHITECTURAL DESIGN CENTER, INC AND SHALL NOT BE USED WITHOUT WRITTEN PERMISSION FROM ARCHITECTURAL DESIGN CENTER, INC



1  
A100  
LOWER LEVEL  
1/4" = 1'-0"

REV	DATE	DESCRIPTION
A	07-10-25	ISSUED FOR OWNER'S REVIEW
B	07-17-25	ISSUED FOR OWNER REVIEW
C	07-22-25	ISSUED FOR OWNER REVIEW

CORPORATE SEAL

PROFESSIONAL SEAL



P O BOX 1564  
EASLEY, SC 29641  
PHONE - (864) 509-0701  
FAX (864) 509-0703

203 FRONTAGE RD. CLEMSON, SC

FLOOR PLAN

DESIGNED:	B. HOLCOMBE
DRAWN:	C. HOLCOMBE
CHECKED:	-
PROJECT No.	Project Number
DATE	REV SHEET
07-22-25	C A100





PLANT LIST ADDITIONAL PHASE 1

QUANTITY	COMMON NAME	BOTANICAL NAME	SIZE
14	SHAMROCK HOLLY	ILEX GLABRA 'SHAMROCK'	5 GAL
5	AUTUMN FLAME MAPLE	ACER RUBRUM 'AUTUMN FLAME'	3" TRUNK
3	CRAPE MYRTLE	LAGERSTROEMIA INDICA 'CATAWBA'	8" HEIGHT

- PHASE I LEGEND  
 GRASS, MULCH PINK  
 BURNING BUSH, LITTLE MOSSES  
 BOXWOOD, ENGLISH PYRAMIDAL  
 BOXWOOD, GREEN GEM  
 HOLLY, SHAMROCK  
 LANTANA, GOLDMOUND  
 OAKLEAF HOLLY  
 ARBORVITAE, DEERROOTS SPIRE  
 CEDAR, DEODAR FEELIN BLUE  
 BRCH, DURA HEAT RIVER  
 MAPLE, AUTUMN FLAME  
 WILLOW OAK  
 CEDAR, SANDERS BLUE DEODAR

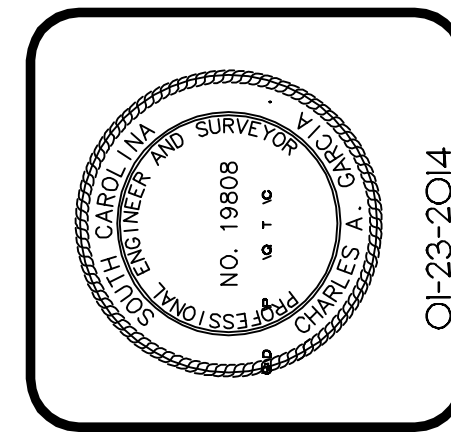
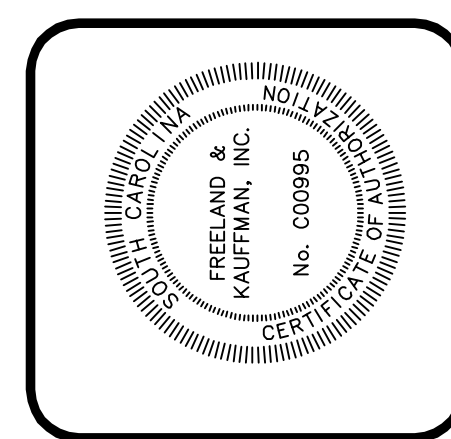
SC HWY 93  
 R/W VARIES

PHASE 2  
 LANDSCAPING CALCULATIONS

HIGHWAY 93 REQUIRED SECTION 19-513 (4)(B) 1 TREE PER 4 SPACES 18 / 4 = 3 TREES REQUIRED PROVIDED = 4 OAKS
REQUIRED SECTION 19-514 (4)(F) 1 TREE PER 30 LF ALONG HWY 1 SHRUB PER 3 LF ALONG HWY PROVIDED = 3 MAPLES PROVIDED = 27 HOLLIES
FRONTAGE ROAD REQUIRED SECTION 19-457 17 LF VJA / 100 = 17 17 X 3 = 4 SHADE TREES 17 X 2 = 3 UNDERSTORY TREES 17 X 20 = 24 SHRUBS
PROVIDED 4 AUTUMN FLAME MAPLE 3 CRAPE CYRTLE 1 OAKLEAF HOLLY
INTERIOR LANDSCAPING REQUIRED SECTION 19-455 (D)(1) & (4)(B) 10% INTERIOR LANDSCAPING 16,070 SF VJA X 10% = 1607 SF 1 SHRUB PER 150 SF = 11 SHRUBS
PROVIDED 1 GREEN GEM BOXWOOD

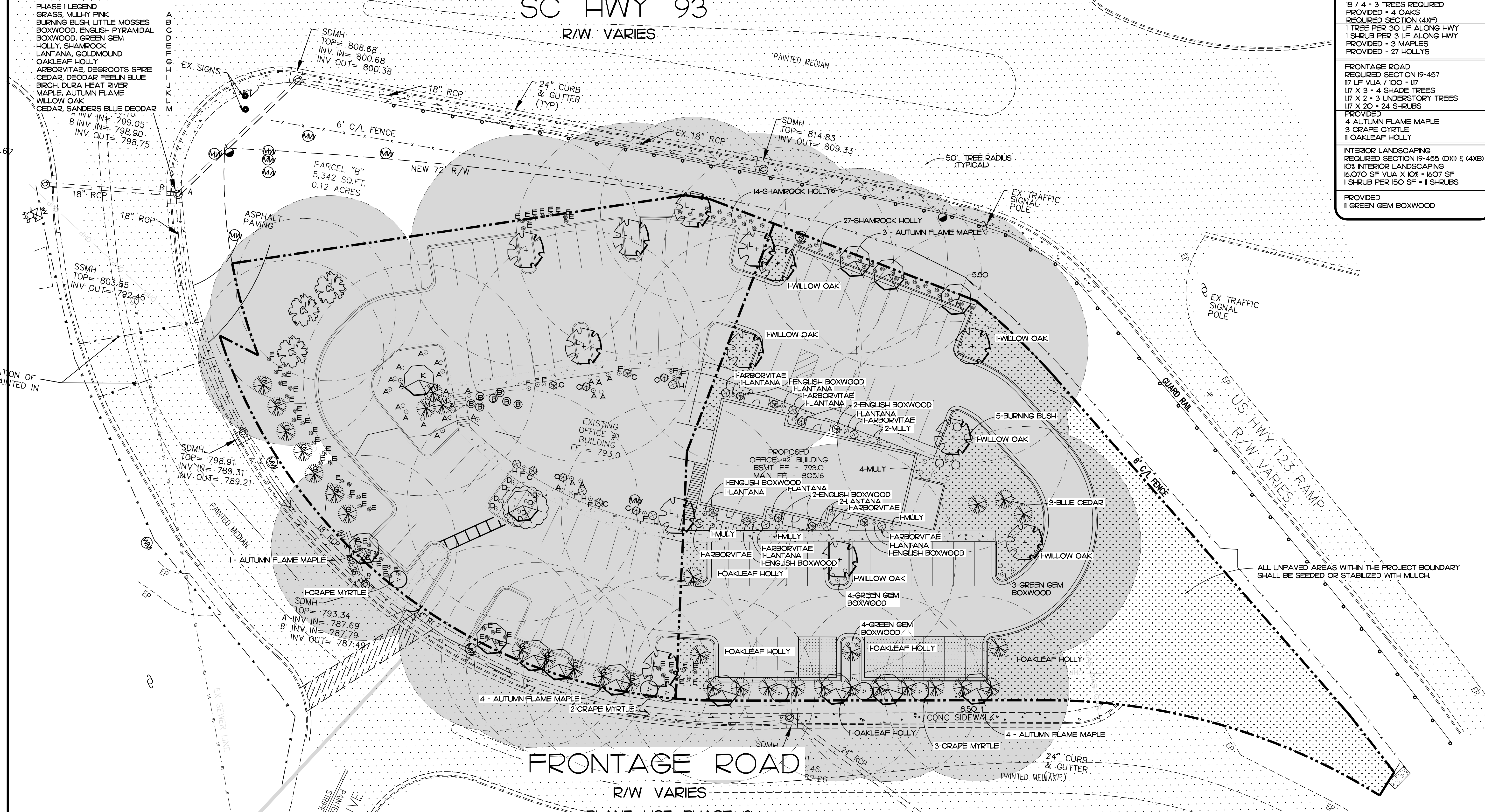
REVISION	DESCRIPTION
09-23-2013	CITY COMMENTS
04-23-2014	CITY COMMENTS
03-25-2014	CITY COMMENTS

**FREELAND and KAUFFMAN, INC.**  
 Engineers & Landscape Architects  
 209 West Stone Avenue  
 Greenville, South Carolina 29609  
 PHONE 864-233-5477  
 FAX 864-233-8915



**PHASE 2**  
**DR. McINNIS OFFICE**  
**CLEMSON, SC**  
 C/O CUNNINGHAM WATERS CONSTRUCTION  
 15 GREENER, SC 29632

DRAWN BY  
 JC  
 CHECKED BY  
 CAG  
 DATE  
 08-14-2013  
 SCALE  
 1"=20'  
 SHEET  
**C6**



FRONTAGE ROAD  
 R/W VARIES

PLANT LIST PHASE 2

QUANTITY	COMMON NAME	BOTANICAL NAME	SIZE
6	WILLOW OAK	ILEX GLABRA 'SHAMROCK'	5 GAL
⑧	AUTUMN FLAME MAPLE	ACER RUBRUM 'AUTUMN FLAME'	3" TRUNK
3	CRAPE MYRTLE	LAGERSTROEMIA INDICA 'CATAWBA'	8" HEIGHT
27	SHAMROCK HOLLY	ILEX GLABRA 'SHAMROCK'	5 GAL
3	BLUE CEDAR	CEDAR DEODARA 'SANDERS BLUE'	10" HEIGHT
15	OAKLEAF HOLLY	ILEX HYBRIDA 'CONAF'	10" HEIGHT
11	GREEN GEM BOXWOOD	BUXUS X 'GREEN GEN'	3 GAL
9	MULLY	MUHLENBERGIA CAPILLARIS	1 GAL
7	ARBORVITAE	THUJA OCCIDENTALIS	15 GAL
10	LANTANA	LANTANA MONTEVIDENSIS	3 GAL
8	ENGLISH BOXWOOD	BUXUS SEMPERVIRENS	36" HEIGHT
5	BURNING BUSH	EUONYMUS ALATUS 'ODOM'	3 GAL

LANDSCAPING PLAN

