

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. Agenda

Documents:

[2025_10_07_BAR_AGENDA.PDF](#)

3. Meeting Materials

Documents:

[2025_09_03_BAR_MINUTES DRAFT EDITED.PDF](#)
[2025_AR_05_898 TIGER BLVD_SUBMITTAL 10062025.PDF](#)
[2025_AR_07_203 FRONTAGE RD_SUBMISSION V2.PDF](#)
[2025_AR_08_203 FRONTAGE RD_SITE PLAN.PDF](#)



CITY OF
Clemson
PLANNING &
DEVELOPMENT

AGENDA
Board of Architectural Review Meeting
October 7, 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 – September 3, 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.
- 2) 2025-AR-07:** Applicant Quinton Brown, C&W Estates LLC, is requesting review of new commercial building at 203 Frontage Rd.

b. Public Hearing

- 1) 2025-AR-08:** Applicant Quinton Brown, C&W Estates LLC, is requesting a variance from Table 19-1110 1.a.1 – No off-street parking in front of building line at 203 Frontage Rd.

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
September 3, 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: David Allison, Hunter Hanahan, Todd Howard, Andrew Neptune, Pete Matsko and Nathan Schaupp

Members Absent: Christine Tedesco

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:** Andrew Neptune moved the Minutes from the August 5, 2025, meeting be approved as presented. David Allison seconded the motion. Minutes were adopted by unanimous vote. (2:20)

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. (2:46)

Staff Report: Mr. Peabody informed the board the property is part of a Planned Development that will adhere to the CM Zoning and AR District 2 standards. The package is only the residential signs related to the apartments. (2:59)

Applicant Report: Applicant Spencer Hyatt informed the board this signage is part of a follow-up regarding the approved PD and is solely for the residential portion. There are two illuminated signs on the parapet intended to achieve an offset look. (3:46)

Mr. Peabody informed the applicant the sign facing a residential neighborhood will need to be removed as it is not allowed. (5:10)

Discussion followed. (5:34)

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

- The south-facing sign be removed
- All internally lit signs be on a dimmer
- The side reveals of the internally lit letters of the sign be reduced to 1.5” or be opaque
- The lower sign attached to the awning must have the supports of the letters painted to match the wall behind it.

Pete Masko seconded the motion. The motion was approved 5 to 1, with David Allison opposed. (26:50)

2. **2025-AR-05:** Applicant Zeev Josman is requesting approval of a new Papa Bear Carwash at 898 Tiger Blvd. (27:53)

Staff Report: Mr. Peabody informed the board that one of the other Papa Bear Carwash facilities has flashing lights and string lights and this is prohibited. (28:10)

Applicant Report: Craig Conrow of Arbor Companies provided the board with material sample boards. Mr. Conrow informed the board that the colors being used are brand specific. Additionally, the signage will be brought before the BAR at a later date. (28:44)

Discussion followed. (33:10)

Public Comment

Raj Patel submitted public comment via email expressing concerns for the noise levels not disturbing the neighboring businesses.

Stephanie Platt, 103 Mountain View Lane, submitted public comment online opposing the carwash.

The board provided feedback to the applicant, and the applicant will return for final approval at the next meeting. (58:25)

3. **2025-AR-07:** Applicant Quinton Brown, C&W Estates LLC, is requesting preliminary review of a new commercial building at 203 Frontage Rd. (1:04:12)

Staff Report: Mr. Peabody informed the board this property is zoned CP1 in AR District 5. This is phase 2 of the 201 Frontage Road development. This project is early in design, and

Peabody wanted the board's input. When the applicant does return, they will need to have a waiver for having the parking in front of the building. (1:04:22)

Applicant Report: Quinton Brown informed the board the project is a 7,000-square-foot retail space with a walk-out basement. The intent is to complement the building next to it. Parking will be in front of the building for access to the basement and the rear for access to the top floor. Mr. Brown also provided material sample boards for reference. (1:05:40)

Discussion followed. (1:07:14)

The board provided feedback to the applicant, and the applicant will return at the next meeting.

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

Respectfully submitted,

Rebekah Wilbanks
Recording Secretary





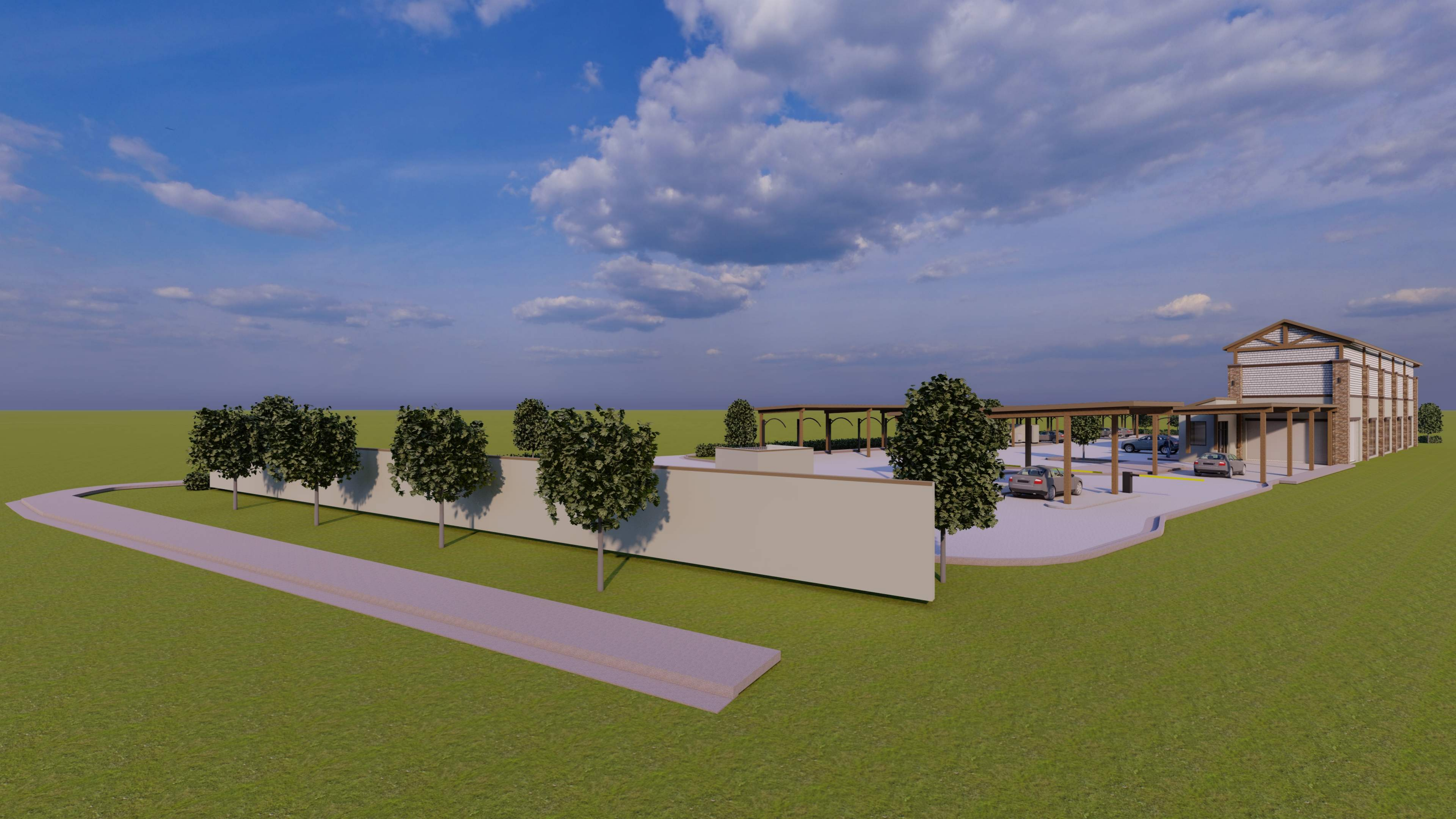
pappa
bear

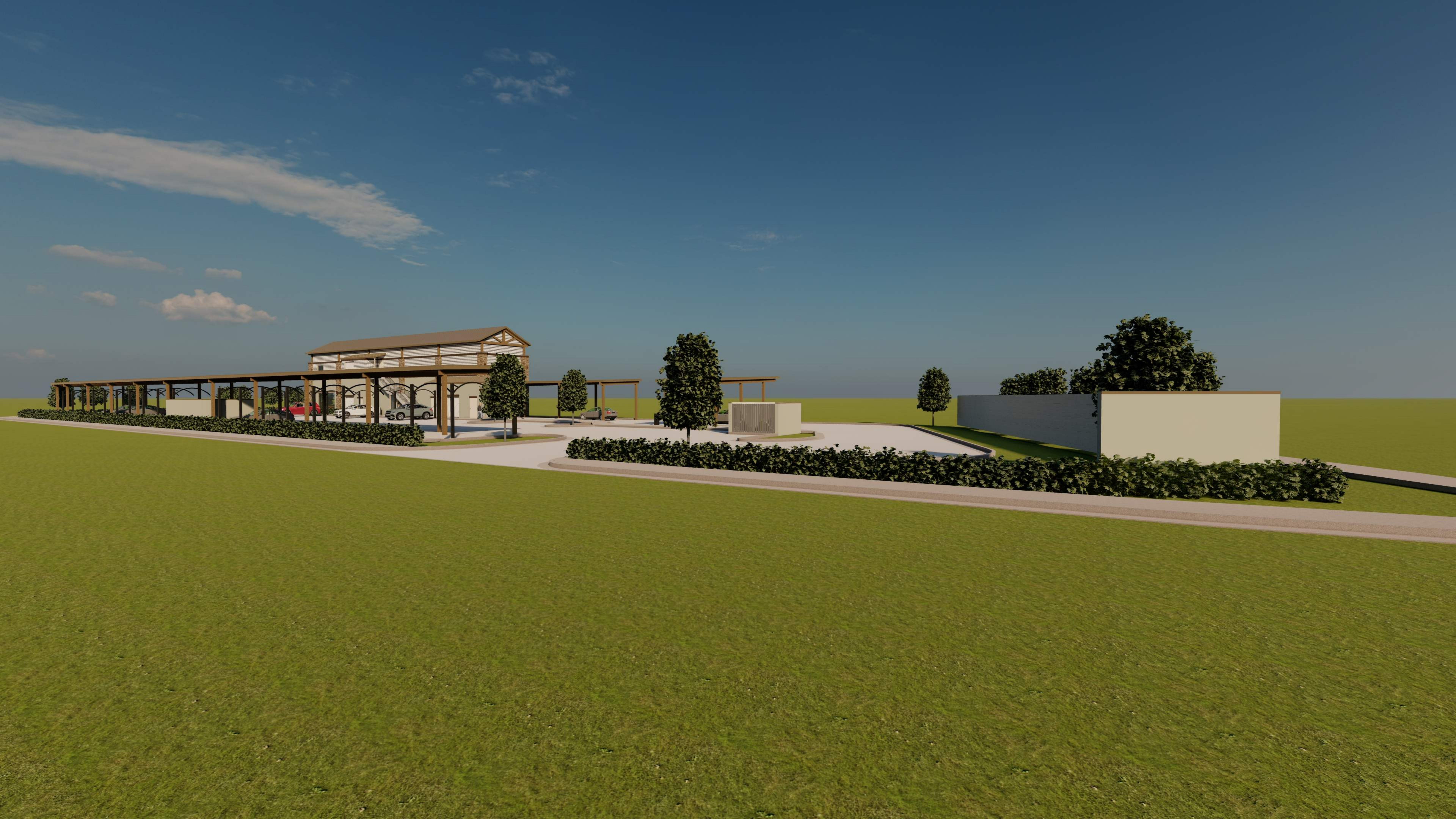
CAR WASH



pappa
bear

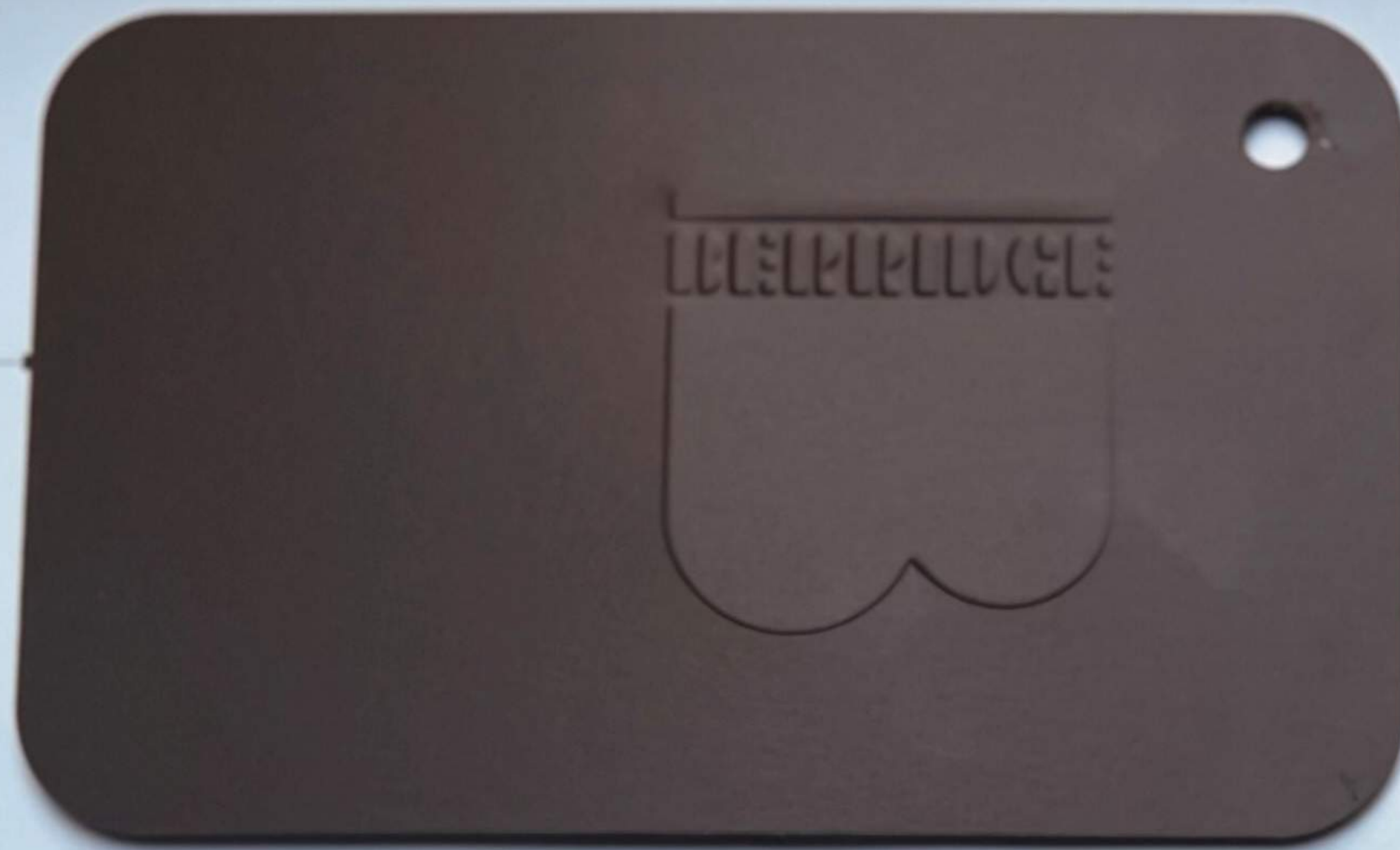
CAR WASH







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



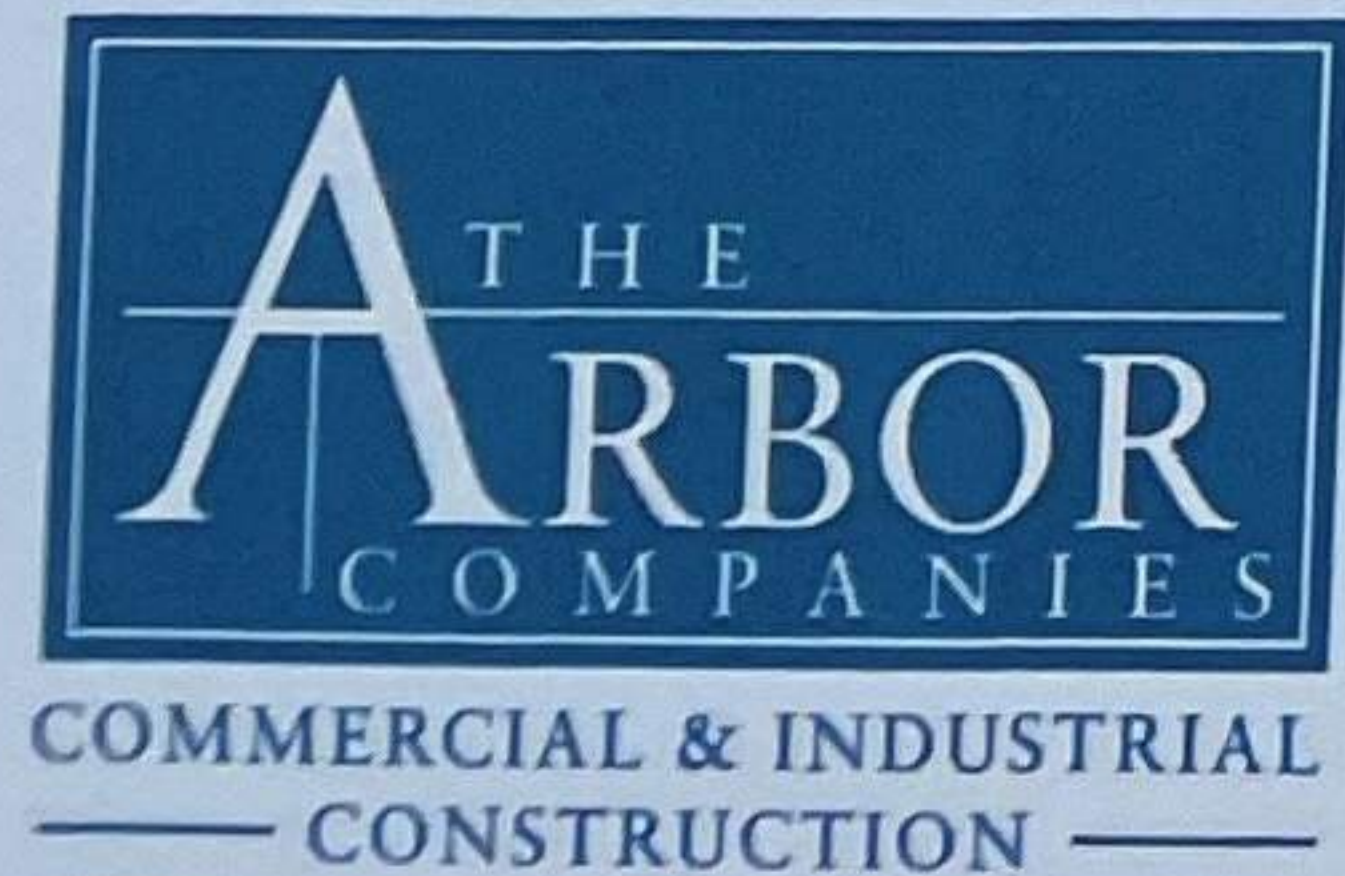
HARDI STRAIGHT EDGE
SHAKE SHINGLES
PAINTED COLOR SW
7042 "SHOJI WHITE"



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"



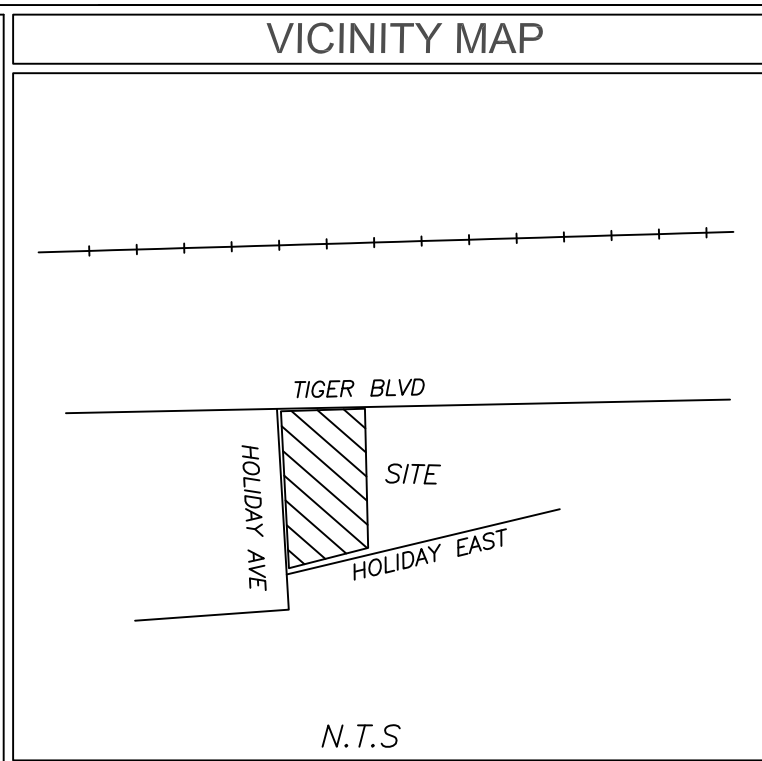
PAPA BEAR EXPRESS TUNNEL CAR WASH

MATERIAL BOARD

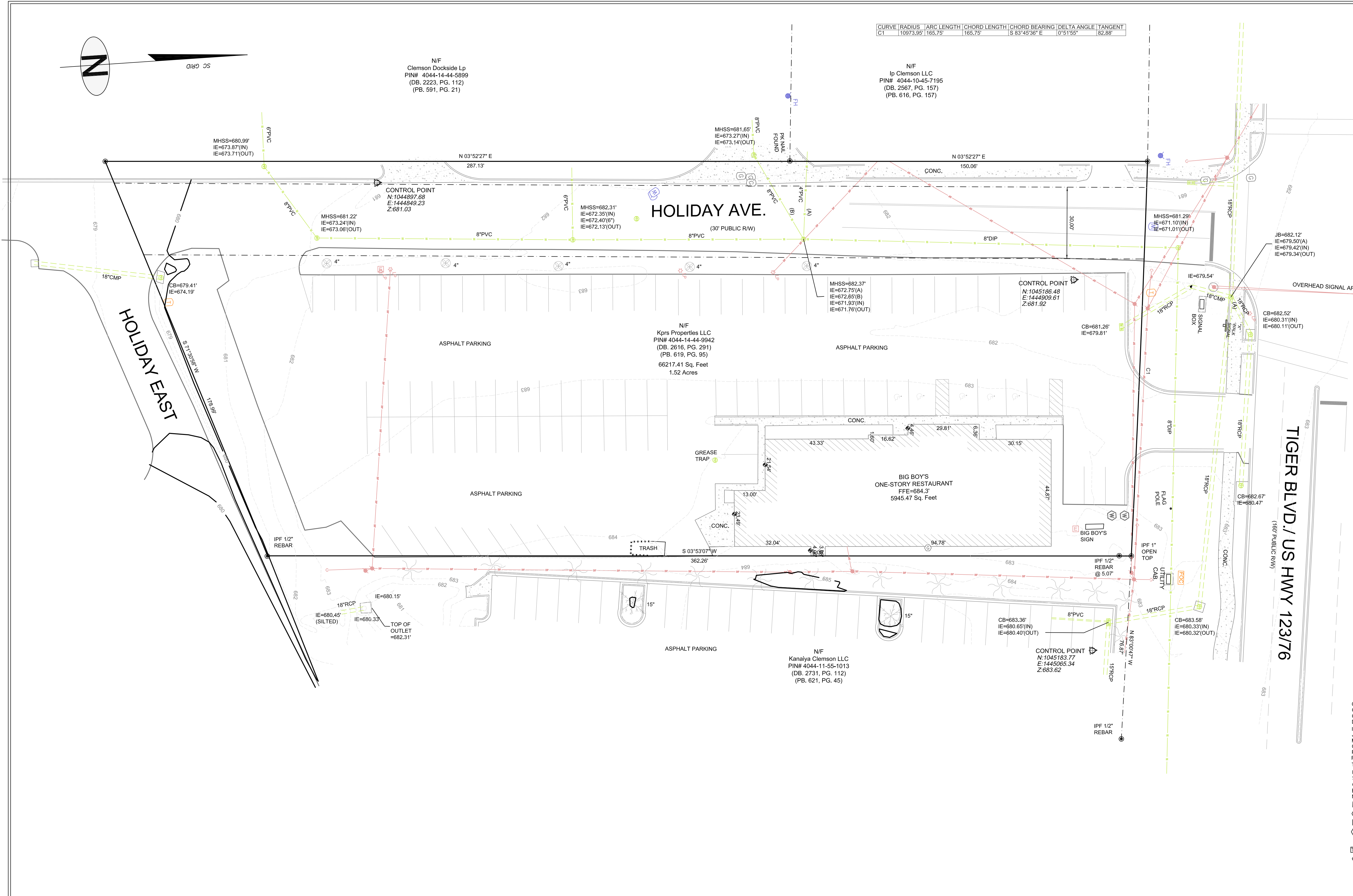
Project number 25-155
Date 08/20/25
Drawn by Author
Checked by Checker

A108

Scale 3/8" = 1'-0"



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	110973.89	165.75	165.75	S 83°45'36" E	1°51'50"	152.89



GENERAL NOTES

The property lies within Zone X per Flood Insurance Rate Map 45077C0378D with an effective date of 4/16/2008. This determination was made by graphically determining the position of said site on said FIRM Map.

I hereby state that 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.

The property shown hereon Tax Parcel # 4044-14-44-9942

There was no evidence of recent earth moving work or construction on the property.

There was no evidence of the use of the subject property as a cemetery or burial ground.

There was no evidence of recent street or sidewalk construction or repairs.

All matters shown on recorded plats are shown on the Survey.

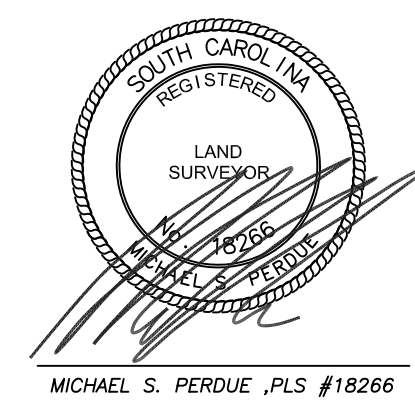
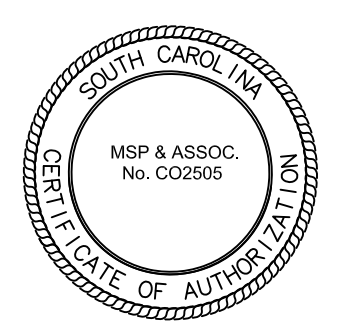
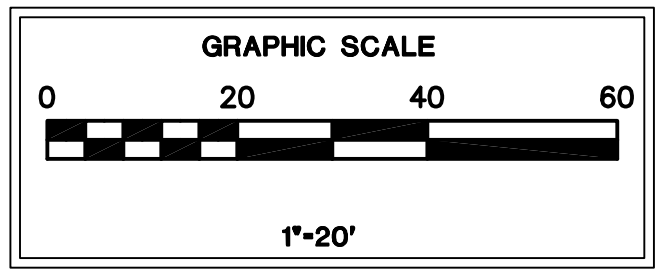
No wetland delineation markers were observed during the course of Surveyor's fieldwork.

There was no observable evidence of use of the subject property as a solid waste dump, sump or sanitary landfill.

SURVEY REFERENCES
 (DB. 2616, PG. 291)
 (PB. 619, PG. 95)

LEGEND

- | | | | |
|-----|--------------------------|--------|------------------------|
| CB | CATCH BASIN | — G — | GUY WIRE |
| CPP | CORRUGATED PLASTIC PIPE | — W — | GAS LINE |
| CT | CRIMPED TOP PIPE | — OH — | WATER LINE |
| DI | DROP INLET | — E — | POWER LINE |
| IE | INVERT ELEVATION | — T — | UNDERGROUND POWER LINE |
| JB | JUNCTION BOX | — FO — | UNDERGROUND PHONE LINE |
| MH | MANHOLE | | FIBER OPTIC |
| OT | OPEN TOP PIPE | | POWER POLE |
| POB | POINT OF BEGINNING | | SANITARY SEWER MANHOLE |
| POC | POINT OF COMMENCEMENT | | STORM SEWER MANHOLE |
| TBM | TEMPORARY BENCHMARK | | CATCH BASIN |
| RCP | REINFORCED CONCRETE PIPE | | LIGHT POLE |
| SS | SANITARY SEWER | | FIRE HYDRANT |
| OHP | OVERHEAD POWER | | TRANSFORMER |
| EIP | IRON PIN FOUND | | BOLLARD |
| NIP | IRON PIN SET | | |
| W | WATER VALVE | | |
| W | WATER METER | | |
| G | GAS VALVE | | |
| G | GAS METER | | |
| T | TELEPHONE PEDESTAL | | |
| TEL | TELEPHONE VAULT | | |
| E | POWER METER | | |



ALTA/NSPS LAND TITLE FOR

XXXXXXXXXXXX

CITY: EASLEY COUNTY: PICKENS STATE: SOUTH CAROLINA

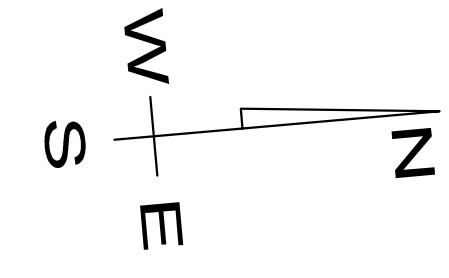
DATE: 8/15/25 SCALE: 1:20

FIELD WORK: MSP DRAWN BY: MSP REVIEWED BY: MSP

MSP FILE: TOPOCMBLVD MSP JOB#: 252044

PARKING CALCULATIONS:
 REQUIRED PARKING PER 19-802: 1 PER 200 GROSS SF= 5,850 / 200= 29.25 ==> 30
 MAX. ALLOWABLE PARKING: 20% OVER REQUIRED (PER 19-802.B)= 29.25 * 1.2 = 35.1
 PROVIDED PARKING: 32 TOTAL (27 VACUUM + 5 EMPLOYEE)
 30 REQUIRED < 32 PROVIDED < 35.1 ALLOWABLE

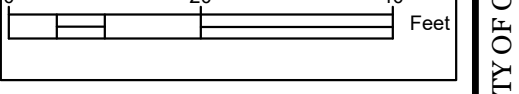
PROJECT INFORMATION	
ZONING	CP-2 (COMMUNITY BUSINESS) W/ AR-3 ARCH DISTRICT
SETBACKS	FRONT 8', REAR 25', SIDE 0'
BUFFERS	ZONING 30' FROM R ZONE (REAR), 8' VUA BUFFER
OVERALL SITE AREA	1.52 ACRES
TOTAL DISTURBED AREA	1.2 ACRES
EXISTING IMPERVIOUS AREA	1.32 ACRES (86.8%)
EX. IMPERVIOUS TO BE REMOVED	0.96 ACRES
PROPOSED NEWLY FORMED IMPERVIOUS AREA	0.92 ACRES
NEW NET IMPERVIOUS AREA	1.28 ACRES (84.2%)



ON SITE CIVIL GROUP
 960 BIRMINGHAM RD., SUITE 605-360, MILTON, GA 30004
 PHONE: 678-611-1100
 WWW.ONSITECIVIL.COM
 INFO@ONSITECIVIL.COM

ONSITE CIVIL GROUP, LLC
 No. C04511
 STATE OF SOUTH CAROLINA
 9-22-25

REVISIONS		
No.	DATE	DESCRIPTION



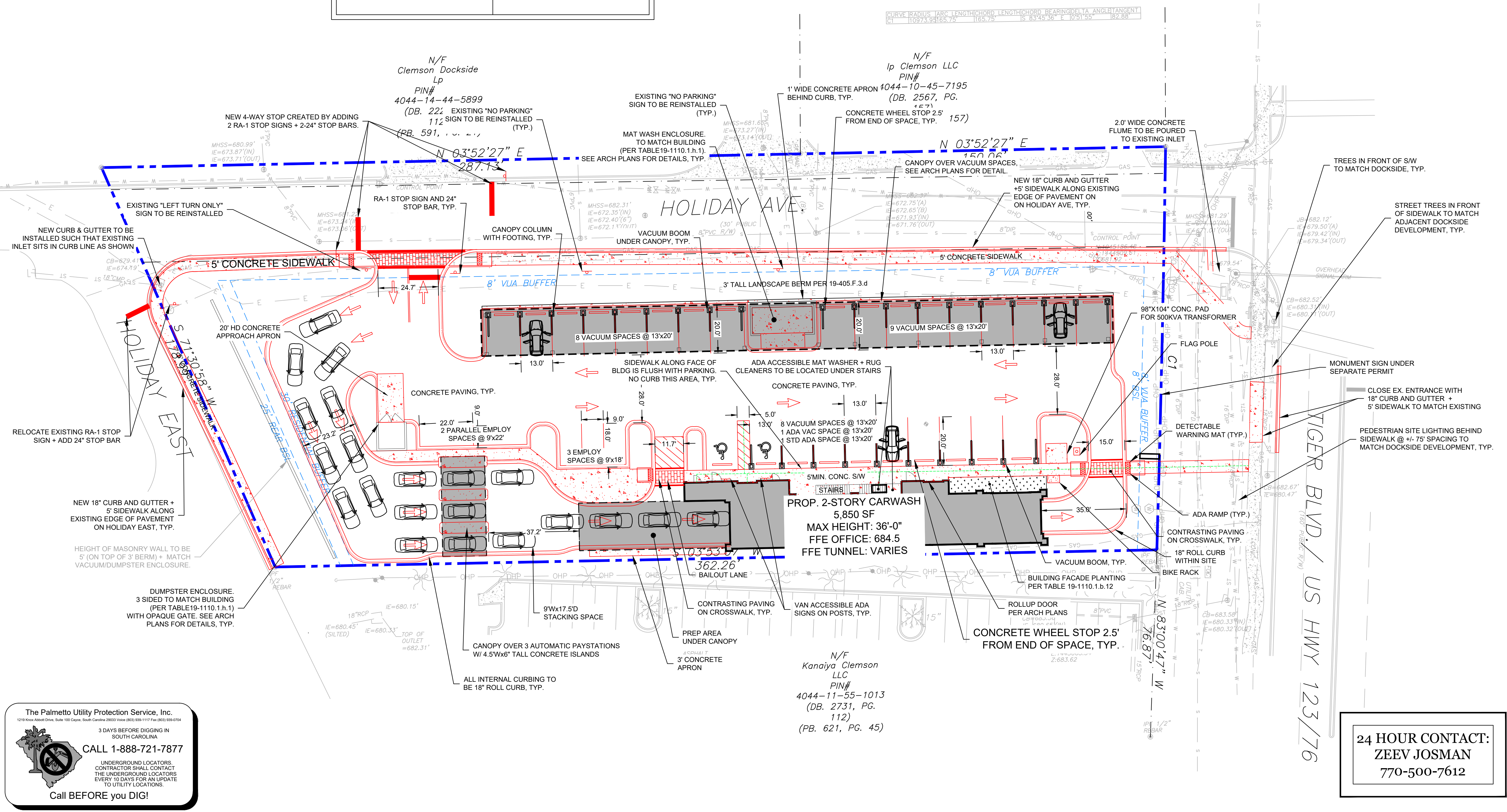
CLIENT:
 PAPA BEAR CARWASH
 ZEEV JOSMAN
 770-500-7612
 ZJOSMAN@SONNSYSDIRECT.COM

CONCEPT PLANS:
 PAPA BEAR CARWASH
 868 TIGER BLVD
 TAX NO. 4044-14-44-9942
 DEED BOOK 2075, PAGE 226
 PLAT BOOK 24, PAGE 402
 CLEMSON, SC

SITE PLAN

DATE: SEPTEMBER 22, 2025
 PROJECT: 25-028

SHEET: **C 401**



C:\USERS\MAC\ON SITE DROPBOX\PROJECTS\2025\25-028 PAPA BEAR CARWASH - CLEMSON SC\DWG\09-17-25 PAPA BEAR CLEMSON SC.DWG PLOTTED ON 9/22/2025 10:06 AM BY MAC HARRILL

The Palmetto Utility Protection Service, Inc.
 1219 Knox Abbott Drive, Suite 100 Cayce, South Carolina 29033 Voice: (803) 939-1117 Fax: (803) 939-0704
 3 DAYS BEFORE DIGGING IN SOUTH CAROLINA
CALL 1-888-721-7877
 UNDERGROUND LOCATORS, CONTRACTOR SHALL CONTACT THE UNDERGROUND LOCATORS EVERY 10 DAYS FOR AN UPDATE TO UTILITY LOCATIONS.
 Call BEFORE you DIG!

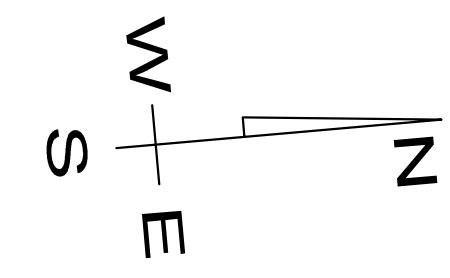
N/F
 Kanaiya Clemson
 LLC
 PIN#
 4044-11-55-1013
 (DB. 2731, PG. 112)
 (PB. 621, PG. 45)

24 HOUR CONTACT:
 ZEEV JOSMAN
 770-500-7612

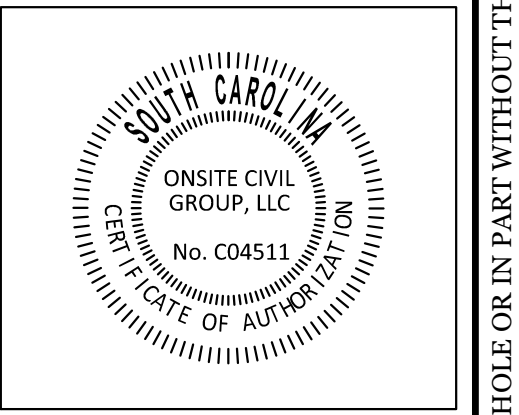
THESE DRAWINGS ARE THE PROPERTY OF ON SITE CIVIL GROUP, LLC AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE EXPRESS WRITTEN PERMISSION OF ON SITE CIVIL GROUP, LLC.

- GRADING NOTES:**
- ENGINEER WILL BE NOTIFIED WHEN CURB IS STAKED AND STRING LINE IS IN PLACE SO THAT ENGINEER CAN PERFORM DRAINAGE INSPECTION BEFORE CURB IS POURED.
 - ENGINEER SHALL PERFORM INSPECTION OF ALL AREAS TO BE TREATED WITH PERMANENT GROUND COVER BEFORE ANY MULCH, SEEDING, OR SOD IS INSTALLED.
 - FOR ITEMS 1 & 2 ABOVE CONTRACTOR PROCEEDS AT THEIR OWN RISK IF INSPECTIONS ARE NOT PERFORMED.
 - GRADE ALL AREAS TO DRAIN TO INLETS AT 1% MINIMUM ON PAVEMENT, 2% ON GRASS, 3% IN MULCH/STRAWED AREAS.
 - SPOT ELEVATIONS ARE SHOWN AS +800.00
 - ALL SPOT ELEVATIONS ARE GUTTER/PAVEMENT AND NOT TOP OF CURB UNLESS NOTED**
 - FINISHED GRADE IN LANDSCAPED AREAS (TOP OF MULCH, ETC.) SHALL NOT BE LESS THAN 8" BELOW FINISHED FLOOR ELEVATION.
 - ALL PROPOSED CURB HEIGHT TO BE 6" UNLESS SPECIFICALLY NOTED.
 - ALL CURB TO BE 24" UNLESS OTHERWISE NOTED.
 - OWNERS REPRESENTATIVE OR CIVIL ENGINEER SHALL BE PRESENT AT PROOF ROLL OF SUB GRADE AND/OR GAB (IF APPLICABLE).
 - SIDEWALK AT ENTRY POINTS TO BUILDING SHALL BE 0.5" BELOW FFE MAX., TYP.

SURVEY NOTE:
 EXISTING CONDITIONS BASED OF A GROUND RUN TOPOGRAPHIC SURVEY PREPARED BY MSP & ASSOCIATES LAND SURVEYING, INC, DATED 8-15-25. THE BASIS OF BEARING FOR THIS SURVEY IS SC GRID (SCRTN). THE VERTICAL DATUM IS ----. ONSITE CIVIL GROUP LLC TAKES NO LIABILITY FOR THE ACCURACY OF THIS SURVEY. CONTRACTORS AND SUB-CONTRACTORS A RESPONSIBLE FOR VERIFICATION OF FIELD CONDITIONS.

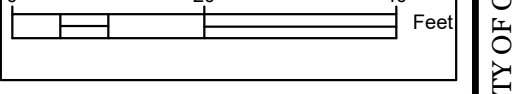


ON SITE
 CIVIL GROUP
 980 BIRMINGHAM RD, SUITE 205-360, MILTON, GA, 30004
 PHONE: 678-611-1100
 WWW.ONSITECIVIL.COM
 INFO@ONSITECIVIL.COM



REVISIONS

No.	DATE	DESCRIPTION



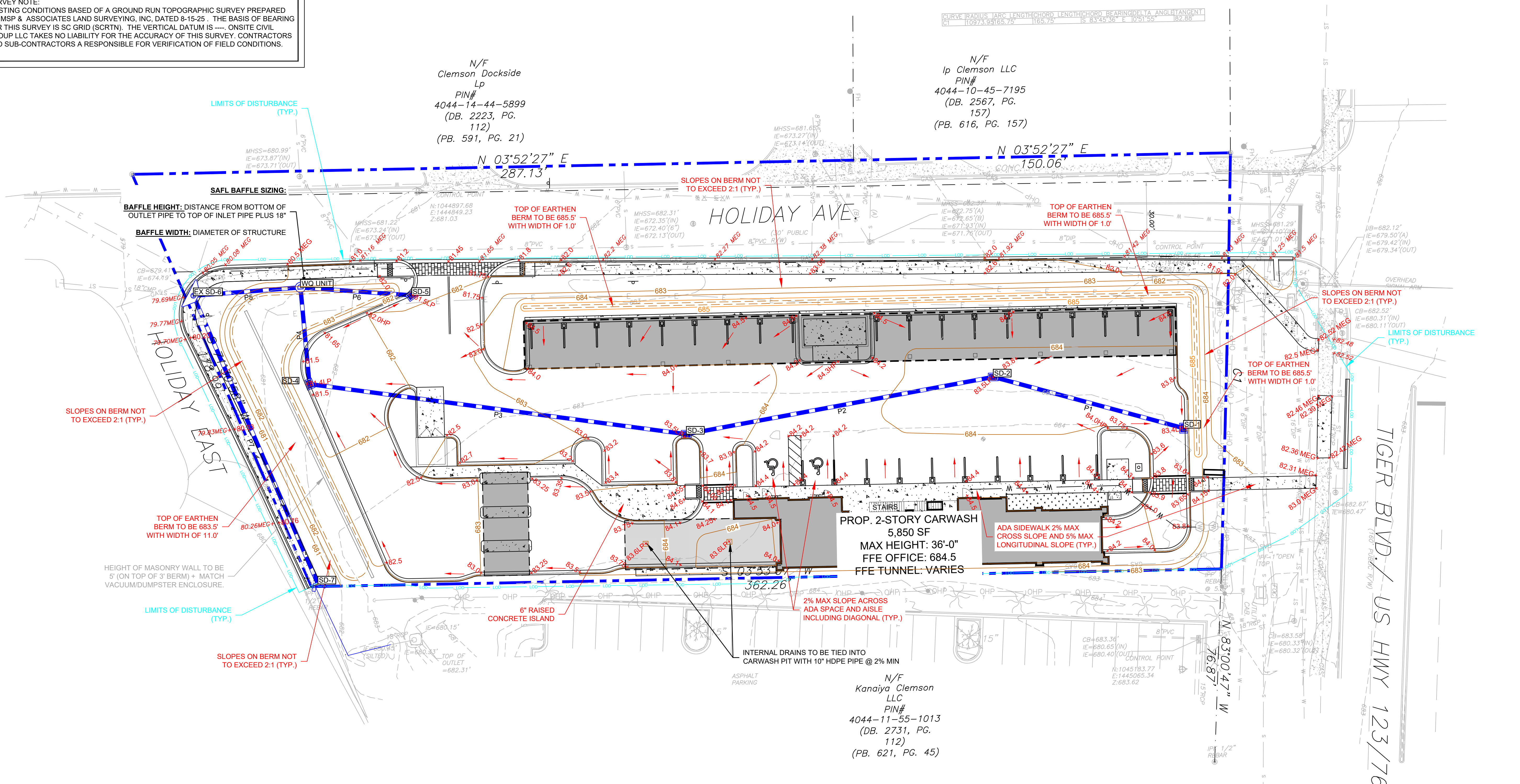
CLIENT:
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 ZEEV JOSMAN
 770-500-7612
 ZJOSMAN@SONNYSDIRECT.COM

CONCEPT PLANS:
 PAPA BEAR CARWASH
 808 TIGER BLVD
 TAX NO. 4044-14-44-9942
 DEED BOOK 2075, PAGE 226
 PLAT BOOK 24, PAGE 402
 CLEMSON, SC

GRADING AND DRAINAGE PLAN

DATE: SEPTEMBER 22, 2025
 PROJECT: 25-028

SHEET: **C 501**



N/F
 Clemson Dockside
 Lp
 PIN#
 4044-14-44-5899
 (DB. 2223, PG. 112)
 (PB. 591, PG. 21)

N/F
 Ip Clemson LLC
 PIN#
 4044-10-45-7195
 (DB. 2567, PG. 157)
 (PB. 616, PG. 157)

N/F
 Kanaiya Clemson
 LLC
 PIN#
 4044-11-55-1013
 (DB. 2731, PG. 112)
 (PB. 621, PG. 45)

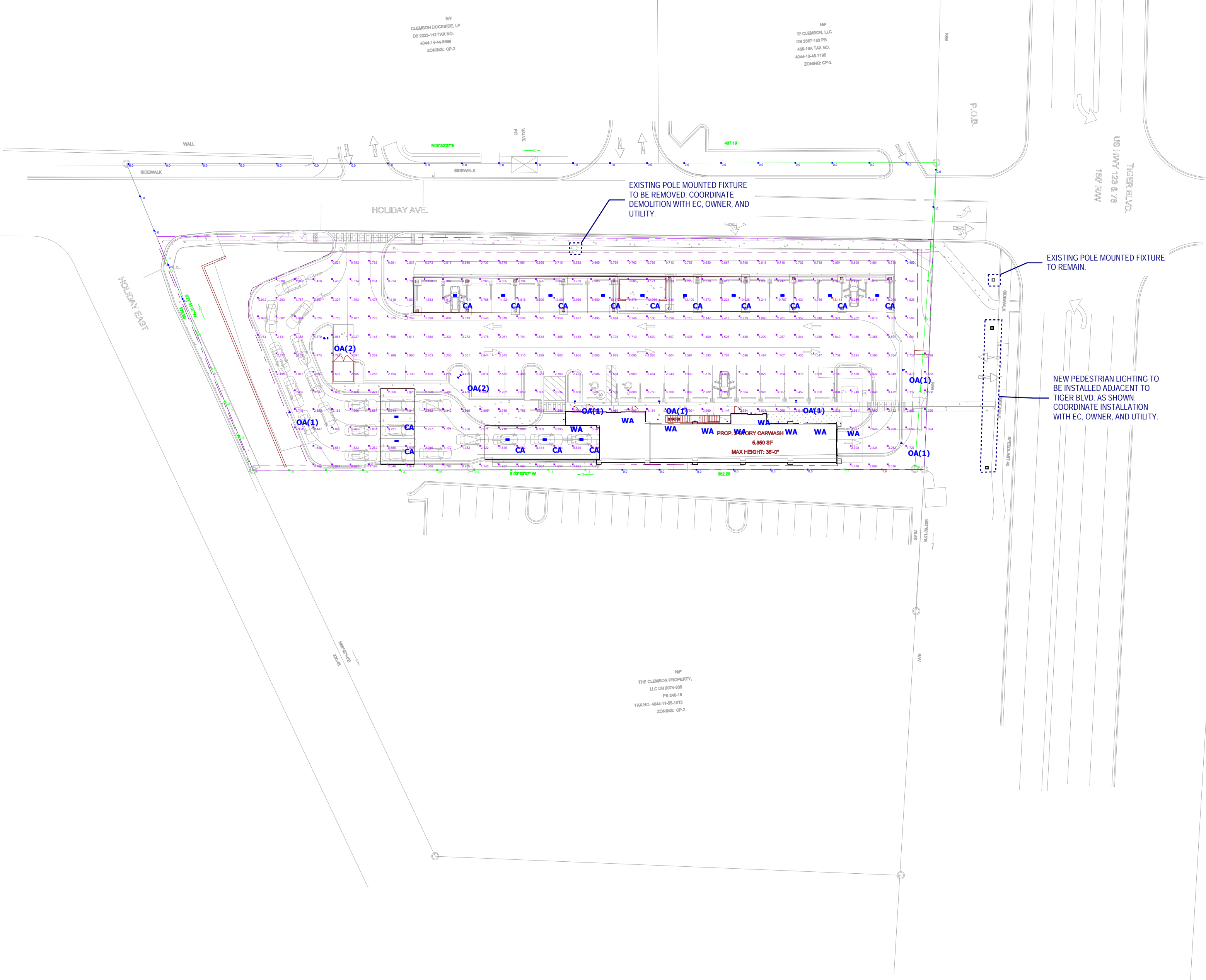
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 1219 West Abbott Drive, Suite 100 Cayce, South Carolina 29033 Voice (803) 939-1117 Fax (803) 939-0704
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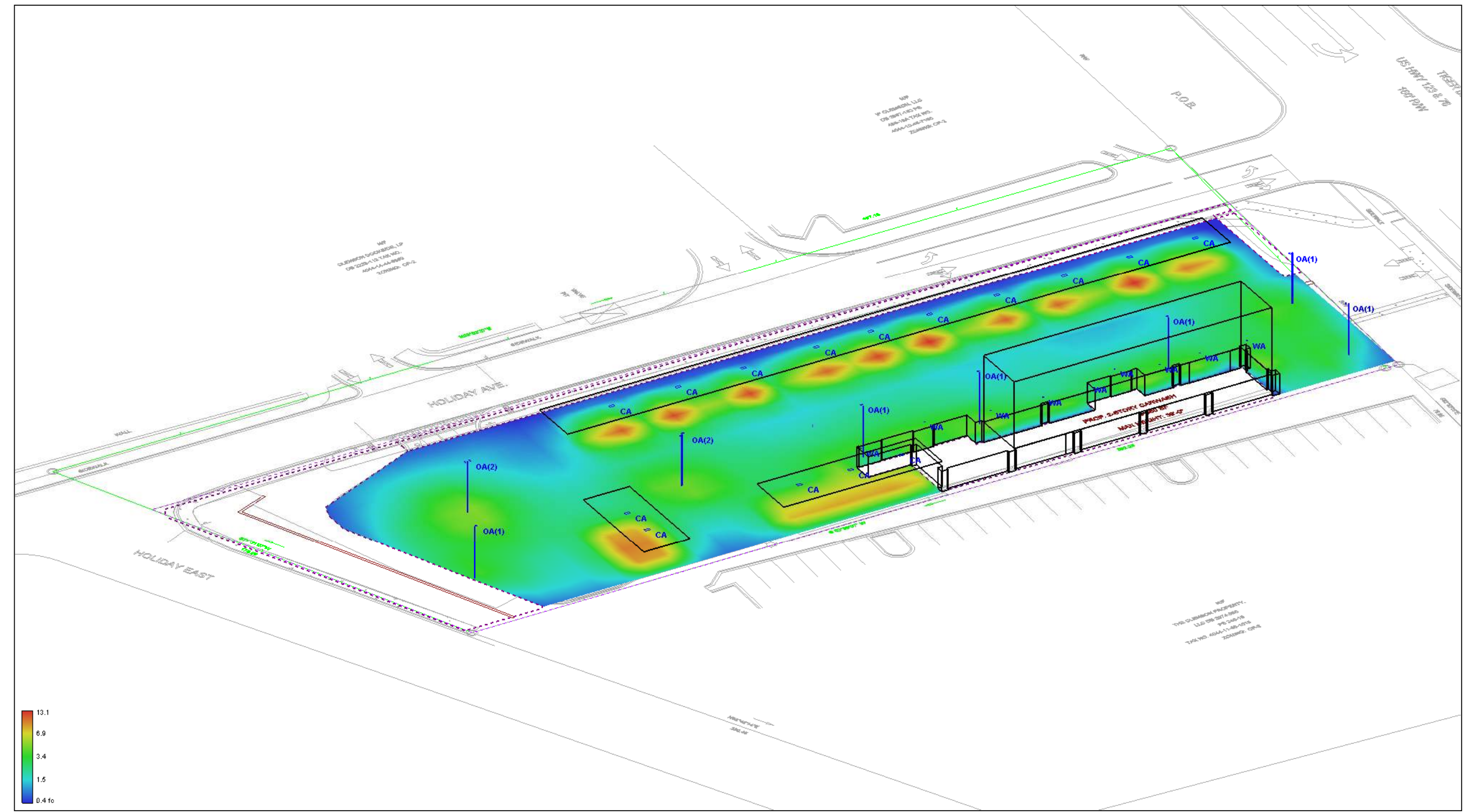
C:\USERS\MAC\ON SITE DROPBOX\PROJECTS\2025\25-028 PAPA BEAR CARWASH - CLEMSON SC\DWG\09-17-25 PAPA BEAR CLEMSON SC.DWG PLOTTED ON 9/22/2025 10:07 AM BY MAC HARRELL

THESE DRAWINGS ARE THE PROPERTY OF ONSITE CIVIL GROUP, LLC AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE EXPRESS WRITTEN PERMISSION OF ONSITE CIVIL GROUP, LLC.

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"



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 CEILINGS 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.

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 DWHXD M3	SCNY LED AL02-4L SWW2-30K PFL MVOLT DWHXD M3	3600	27.29	10'-0"

WDGE1 LED
Architectural Wash Fixture

Specifications

Depth (D)	1.5"
Height (H)	1.5"
Width (W)	8"
Height (H)	8"
Weight (W)	1.9 lbs.

Introduction

The WDGE1 LED is designed to meet specific architectural wash lighting needs in a variety of applications. It is a compact, surface-mountable fixture that provides high-quality, uniform lighting. The fixture is available in two configurations: a standard configuration and a wide optic configuration. The wide optic configuration provides a wider beam spread, making it ideal for applications where a larger area needs to be illuminated. The WDGE1 LED is also available in a variety of colors and CCTs to match the overall lighting design.

Ordering Information

EXAMPLE: WDGE1 LED P2 40K 80CRI VF MVOLT 50W PFC DESMO

Label	Qty	Notes
WA	9	WDGE1 LED P0 30K 80CRI VW

SCNY LED
LED Canopy/Suffit Luminaire

Specifications

Depth (D)	1.5"
Height (H)	1.5"
Width (W)	8"
Height (H)	8"
Weight (W)	1.9 lbs.

Introduction

The SCNY LED is a compact, surface-mountable fixture that provides high-quality, uniform lighting. It is designed for use in canopy and soffits applications. The fixture is available in two configurations: a standard configuration and a wide optic configuration. The wide optic configuration provides a wider beam spread, making it ideal for applications where a larger area needs to be illuminated. The SCNY LED is also available in a variety of colors and CCTs to match the overall lighting design.

Ordering Information

EXAMPLE: RSX1 LED P1 30K R3

Label	Qty	Notes
OA(1)	6	RSX1 LED P1 30K R3
OA(2)	2	RSX1 LED P1 30K R3

RSX1 LED
Area Luminaire

Specifications

Depth (D)	1.5"
Height (H)	1.5"
Width (W)	8"
Height (H)	8"
Weight (W)	1.9 lbs.

Introduction

The RSX1 LED is a compact, surface-mountable fixture that provides high-quality, uniform lighting. It is designed for use in area lighting applications. The fixture is available in two configurations: a standard configuration and a wide optic configuration. The wide optic configuration provides a wider beam spread, making it ideal for applications where a larger area needs to be illuminated. The RSX1 LED is also available in a variety of colors and CCTs to match the overall lighting design.

Ordering Information

EXAMPLE: RSX1 LED P1 30K R3

Label	Qty	Notes
OA(1)	6	RSX1 LED P1 30K R3
OA(2)	2	RSX1 LED P1 30K R3

LaBella
Powered by partnership

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

SC LICENSE #00523127

JOB NO. 225892
DESIGN ZCJ
CHECKED AGR

DATE 09/19/2025
DRAWN ZCJ
AGR

Outdoor Lighting

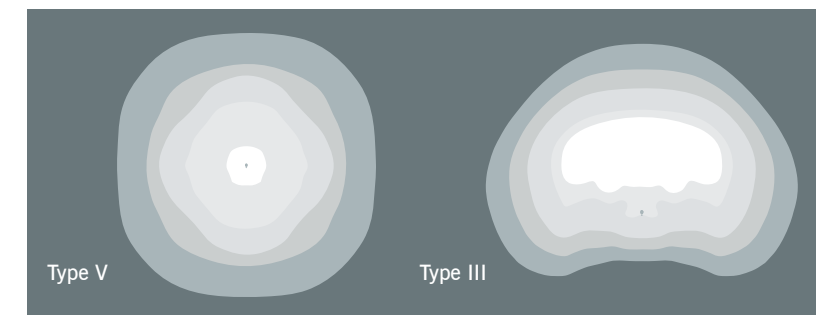


Mitchell LED,
Mitchell Top Hat LED,
Mitchell LED with ribs,
bands and medallions,
Mitchell Open LED,
Mitchell Top Hat LED with
ribs, bands and medallions

MITCHELL LED SERIES

LED (Light-emitting diode)	50 70 watts (Mitchell Open)
Mounting height	12' – 17'
Color	Black Green (Special conditions)
Pole	Fiberglass Smooth round concrete Style V Style VI Style VII Style I

Light source: LED (white)
Lumens: 4,332 – 6,850 (Fixture Dependent)
Color temperature: 3,000K | 4,000K



light distribution patterns

LIGHTING	WATTS	TYPE	BUG RATING
Mitchell	50	III, V	B2U5G3 (Type III) B3U4G3 (Type V)
Mitchell Top Hat	50	III, V	B2U4G3 (Type III, 3,000K) B2U4G4 (Type III, 4,000K) B3U3G3 (Type V)
Mitchell Open	50, 70	III, V (70W Only)	B1U0G1 (50W, Type III) B2U0G2 (70W, Type III) B3U0G1 (70W, Type V)
Mitchell Ribs Bands Medallions	50	III, V	B2U4G3 (Type III, 3,000K) B2U5G3 (Type III, 4,000K) B3U4G3 (Type V, 3,000K 4,000K)
Top Hat Ribs Bands Medallions	50	III, V	B2U3G3 (Type III) B3U3G3 (Type V)

POLE AVAILABLE	MOUNTING HEIGHT	COLOR
Aluminum	12', 15', 17'	Black
Fiberglass	16'	Black
Fluted concrete	13'	Black
Decorative Aluminum	12', 16'	Black

For additional information, contact
us at ODLCarolinas@duke-energy.com.



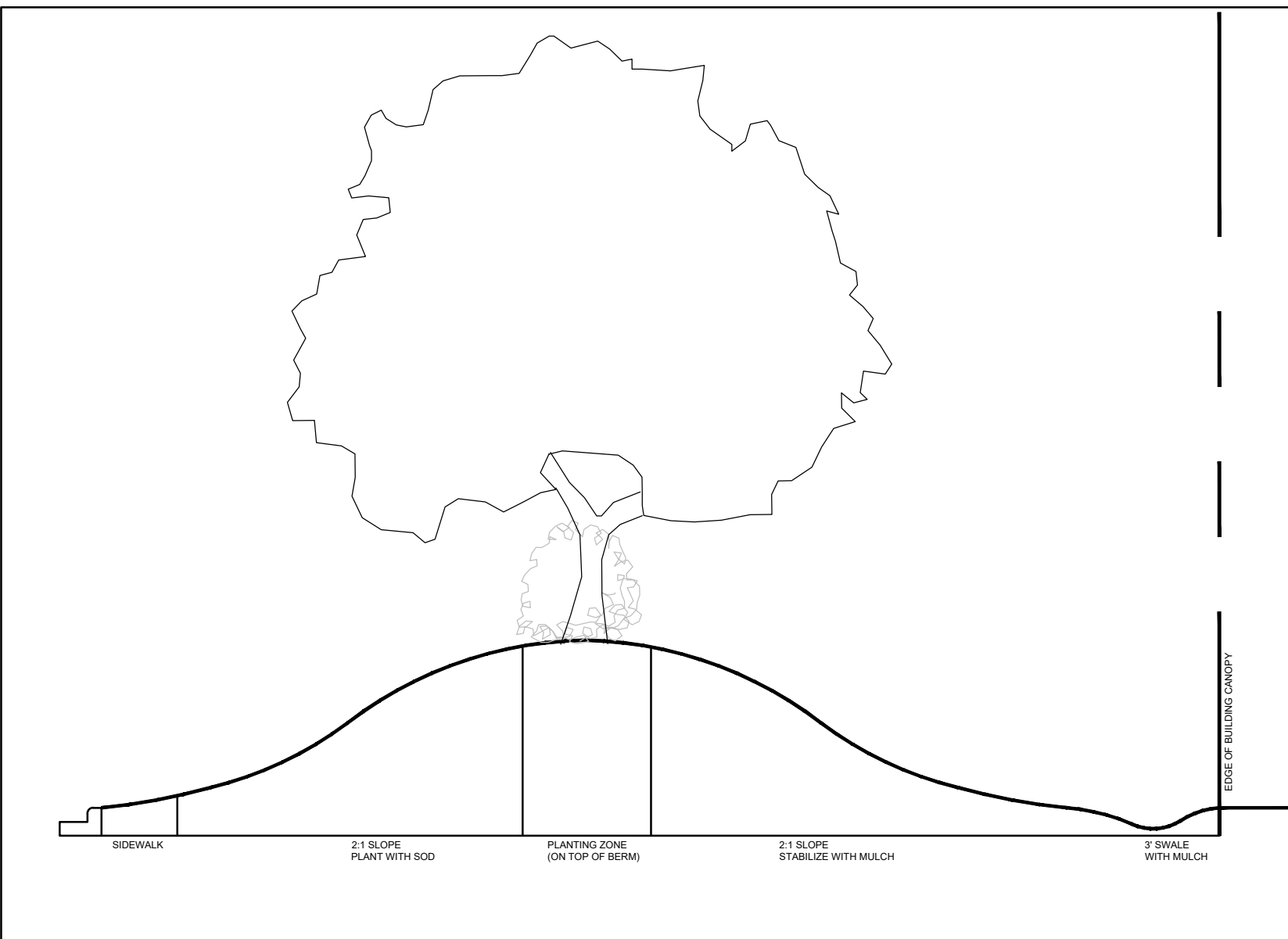
BUILDING A SMARTER ENERGY FUTURE®

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PEDESTRIAN FIXTURES
TYPICAL DUKE SPEC - NOT USED IN PHOTOMETRIC

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.



BERM SECTION - not to scale

PLANT LIST:

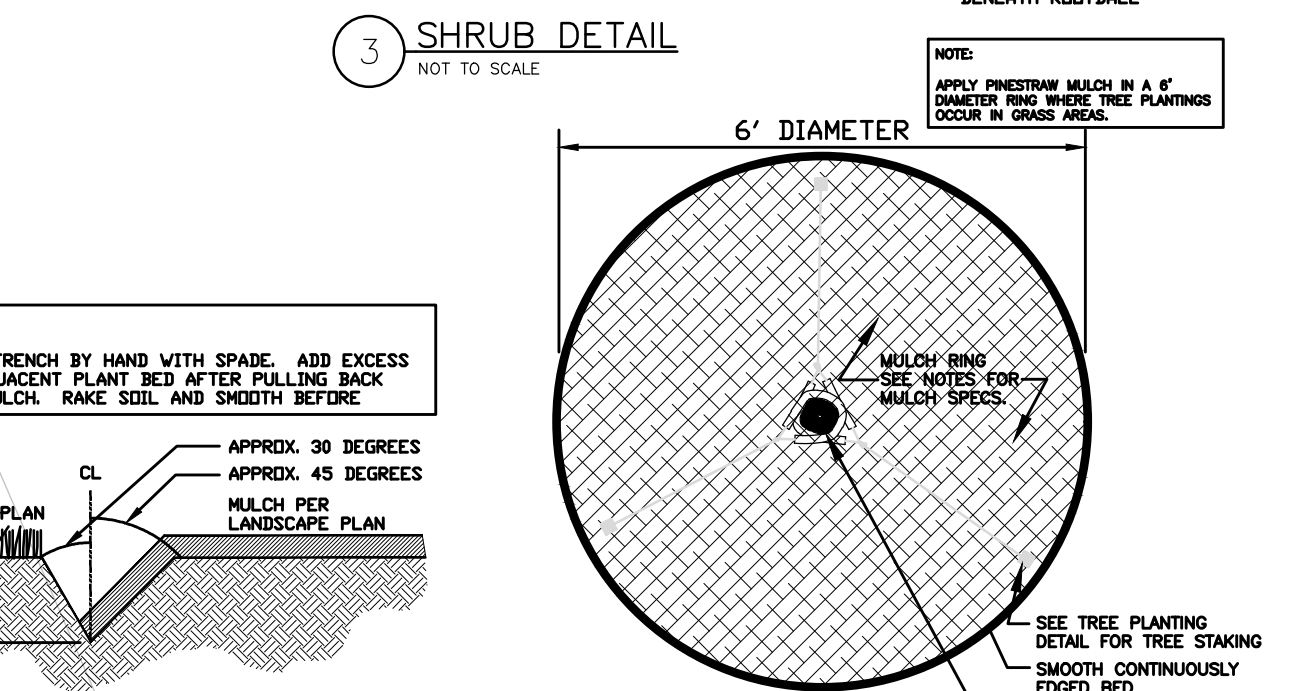
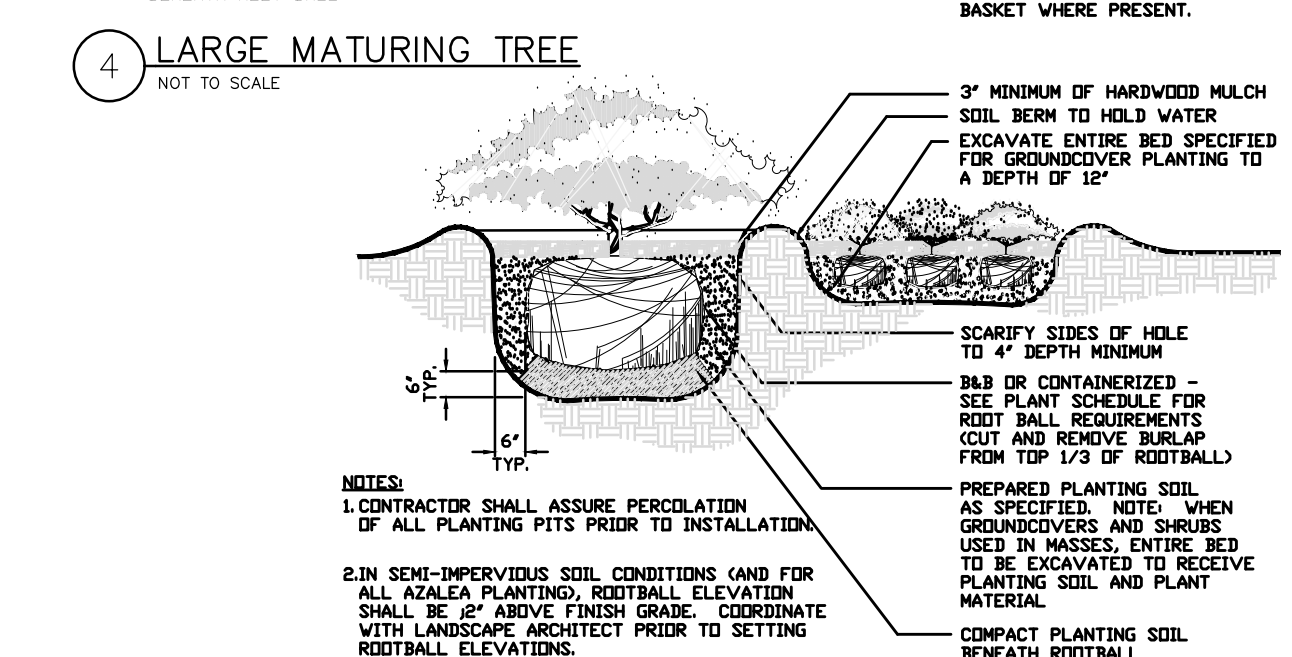
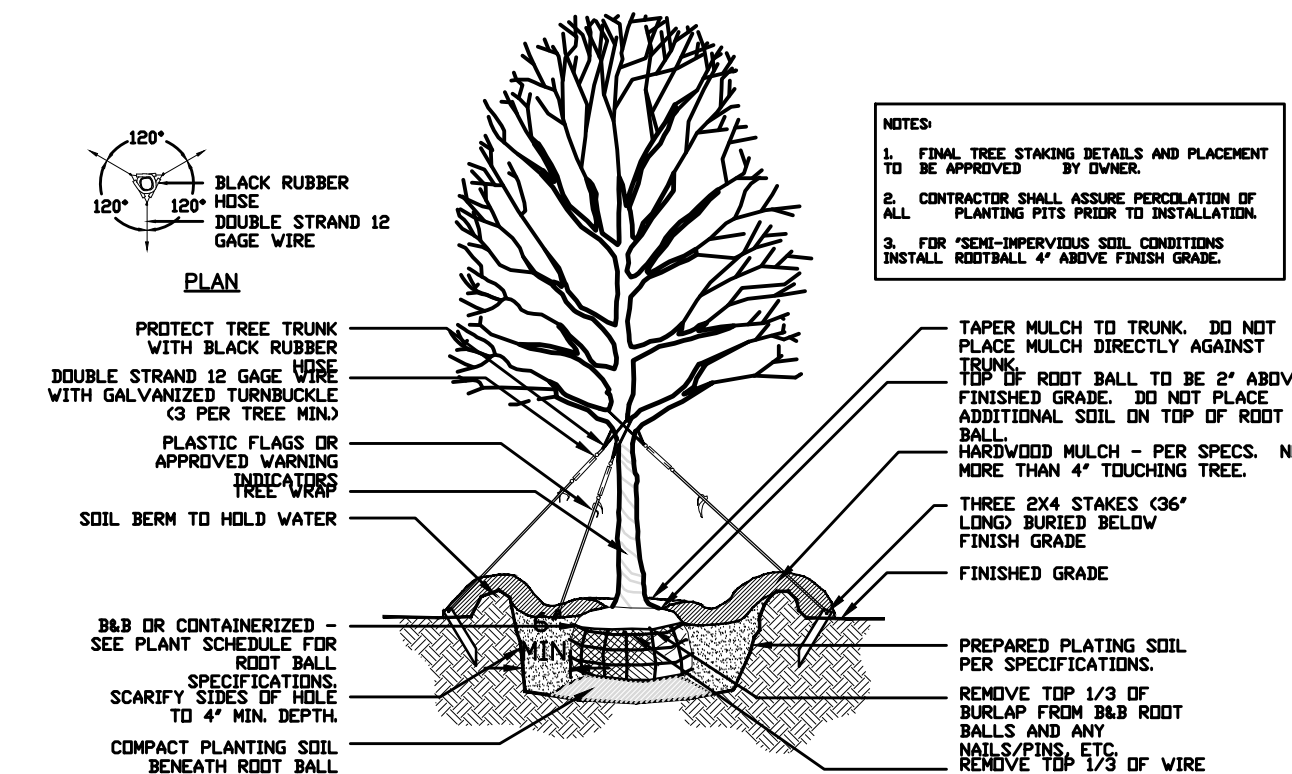
LEGEND	KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
UPPER STORY TREES							
	ACRA	6	ACER RUBRUM 'ARMSTRONG'	ARMSTRONG MAPLE	2" CAL. (10' HT.)	B&B	MATCHED SPECIMEN
	ULMA	9	ULMUS AMERICANA 'PRINCETON'	PRINCETON ELM	2.5" CAL. (12' HT.) MIN	B&B	MATCHED SPECIMEN
	QUEA	4	QUERCUS ACUTA	JAPANESE EVERGREEN OAK	2.5" CAL. (12' HT.) MIN	B&B	MATCHED SPECIMEN
UNDERSTORY TREES							
	ACGA	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
SHRUBS							
	VIBO	64	VIBURNUM OBOVATUM	DWARF VIBURNUM	24" MIN. HEIGHT	CONT	MATCHED SPECIMEN
	FOTG	3	FOTHERGILLA GARDENII	DWARF FOTHERGILLA	24" MIN. HEIGHT	CONT	MATCHED SPECIMEN
	ILCB	66	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	214	CALAMAGROSTIS X ACUTIFLORA	KARL FOERSTER GRASS	18" MIN. HEIGHT	CONT	2' O.C.
	CEAH	26	CENCHRUS ALOPECUROIDES 'HAMELN'	HAMELN FOUNTAIN GRASS	12" MIN. HEIGHT	CONT	18" O.C.

SOD - (FESCUE SOD INSTALLED PER MANUFACTURE)

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

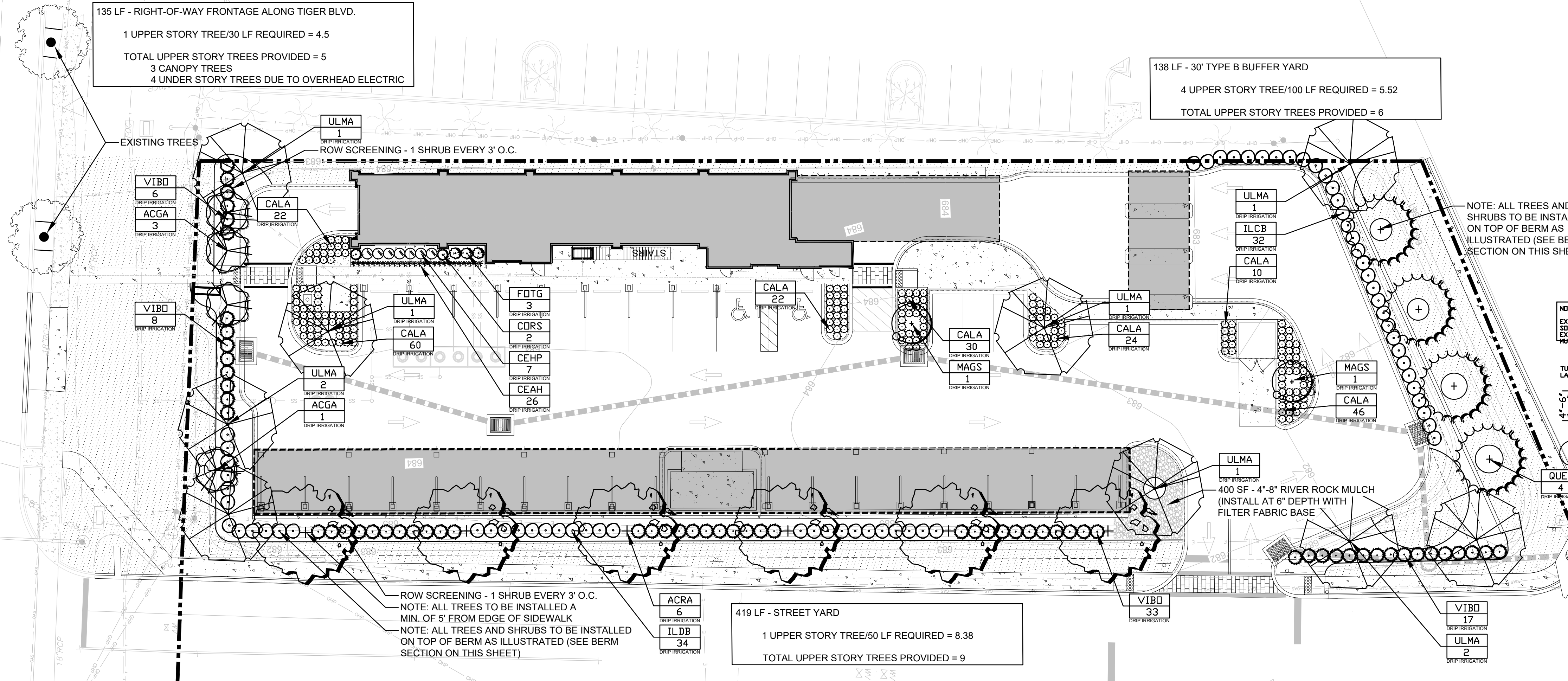
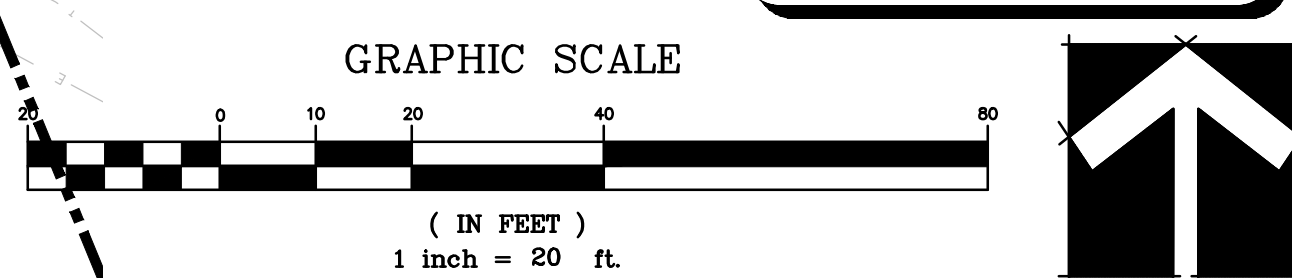
GENERAL PLANTING NOTES:

- 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 BACKFILL 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 EXCAVATING EXISTING SOIL BASED ON HIS ON-SITE OBSERVATIONS PRIOR TO CONSTRUCTION OR AFTER CONSTRUCTION. REFER TO PLANTING DETAILS FOR INFORMATION ON PLANTING BED PREPARATIONS.
- ALL AREAS NOT DESIGNATED AS PLANTING BEDS OR SOIL ARE TO BE SEEDDED 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 ANS 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, 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.



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.

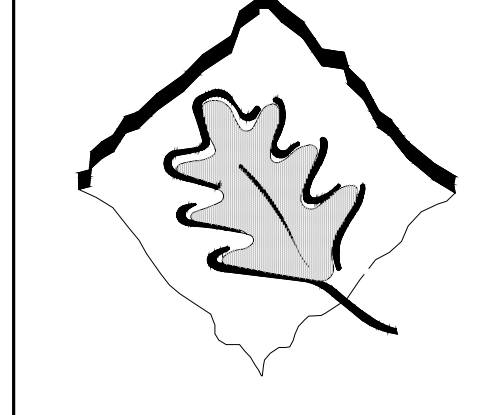
The Palmetto Utility Protection Service, Inc.
3 DAYS BEFORE DIGGING IN SOUTH CAROLINA
CALL 1-888-721-7877
UNDEGROUND LOCATIONS: CONTRACTOR SHALL CONTACT THE UTILITY PROVIDER FOR AN ULTIMATE EXACT UTILITY LOCATION. CALL BEFORE YOU DIG!



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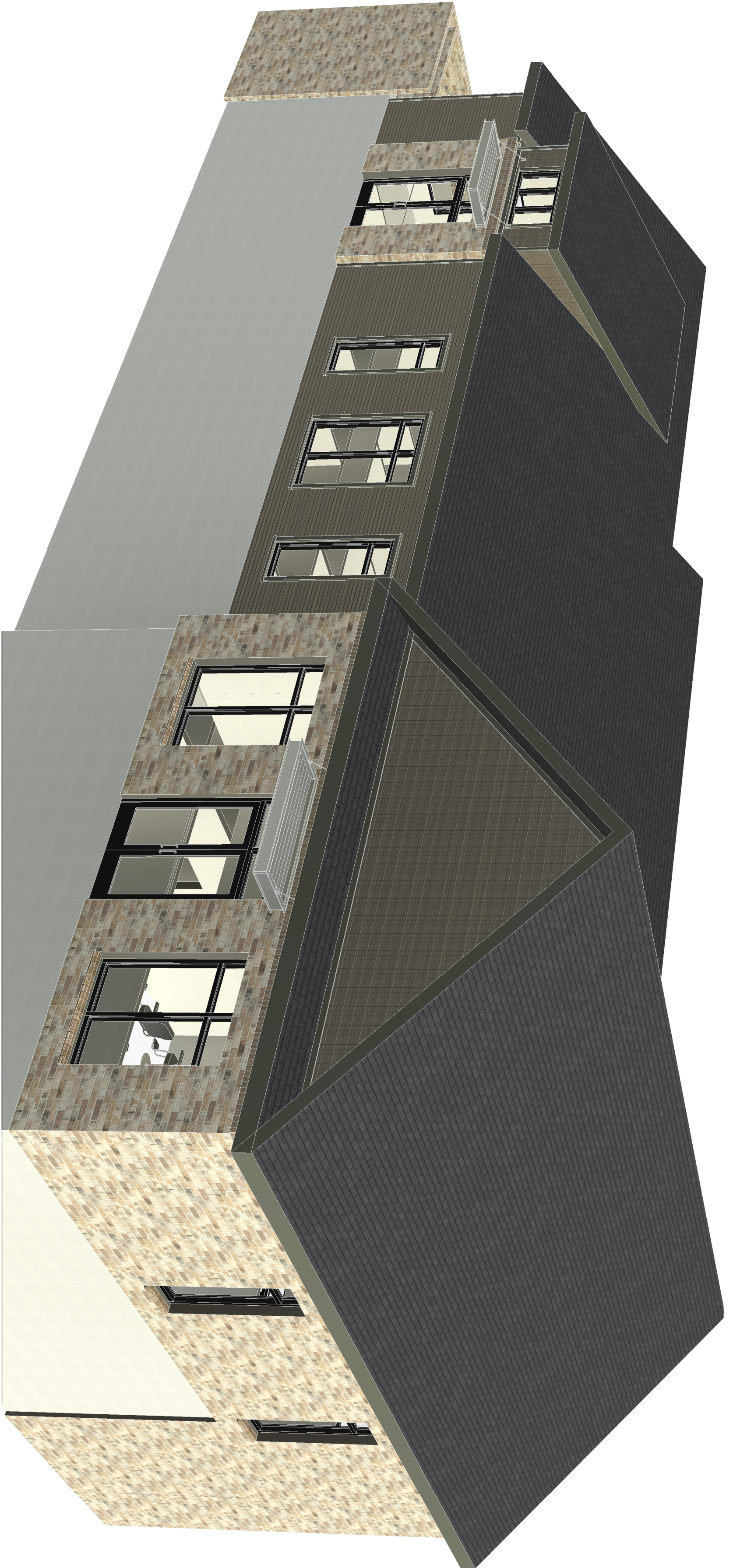
PROJECT NUMBER 25-0621

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
SOUTH CAROLINA
No. 1374
DENNIS TERRY
2025 September 21
L1.00



3D View 1



3D View 2

REV	DATE	DESCRIPTION
A	08-11-25	ELEVATION REVIEW
B	09-12-25	ISSUED FOR REVIEW
C	09-16-25	ISSUED FOR 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**

RENDERING

DESIGNED:	B. HOLCOMBE
DRAWN:	B. HOLCOMBE
CHECKED:	
PROJECT No.	Project Number
DATE	REV
09-16-25	C
	A001

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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
D	08-18-25	ISSUED FOR ARB REVIEW
E	09-12-25	ISSUED FOR REVIEW
F	09-16-25	ISSUED FOR REVIEW

CORPORATE SEAL

PROFESSIONAL SEAL



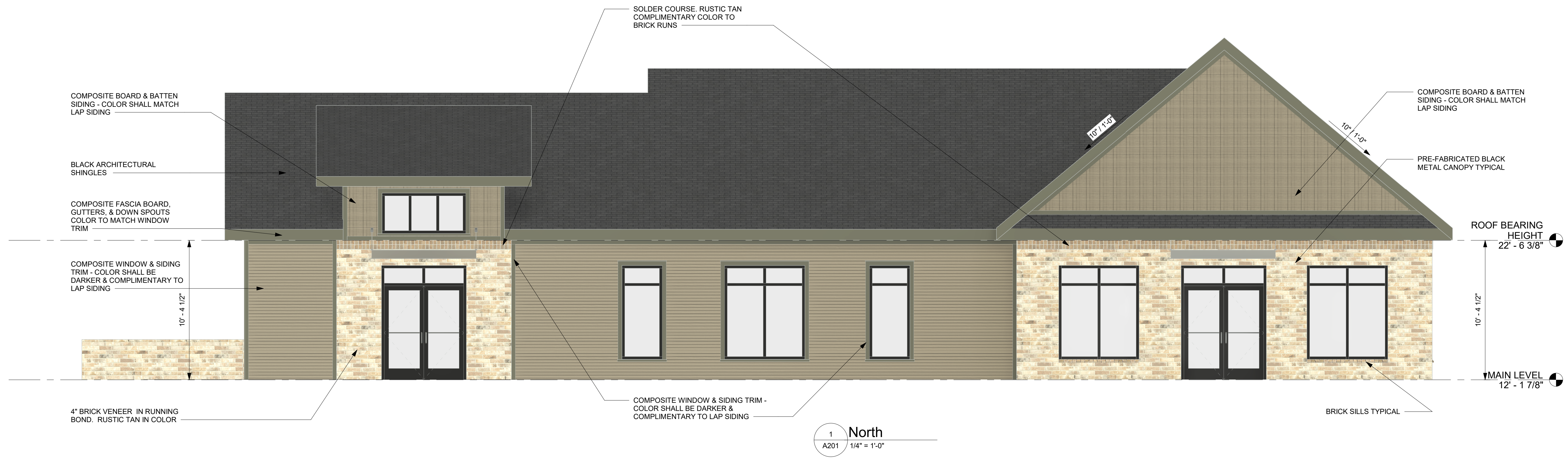
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203 FRONTAGE RD. CLEMSON, SC

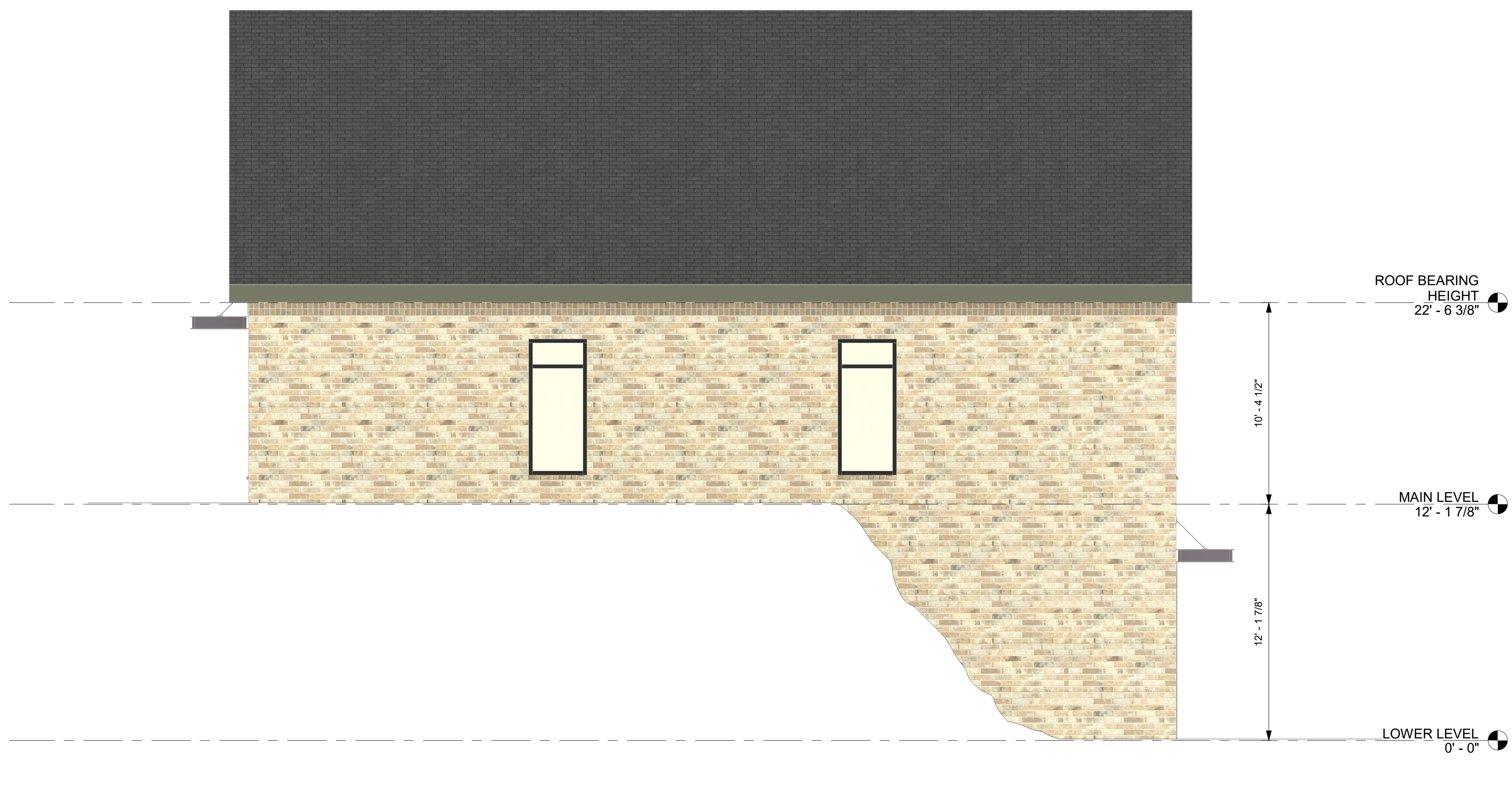
EXTERIOR ELEVATIONS

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DRAWN:	C. HOLCOMBE
CHECKED:	-
PROJECT No.	Project Number
DATE	REV SHEET
09-16-25	F A200

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1 North
A201 1/4" = 1'-0"



2 West
A201 1/4" = 1'-0"

REV	DATE	DESCRIPTION
A	08-12-25	ISSUED FOR ARB COMMENTS
B	08-18-25	ISSUED FOR ARB REVIEW
C	09-12-25	ISSUED FOR REVIEW
D	09-16-25	ISSUED FOR REVIEW

CORPORATE SEAL

PROFESSIONAL SEAL

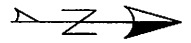
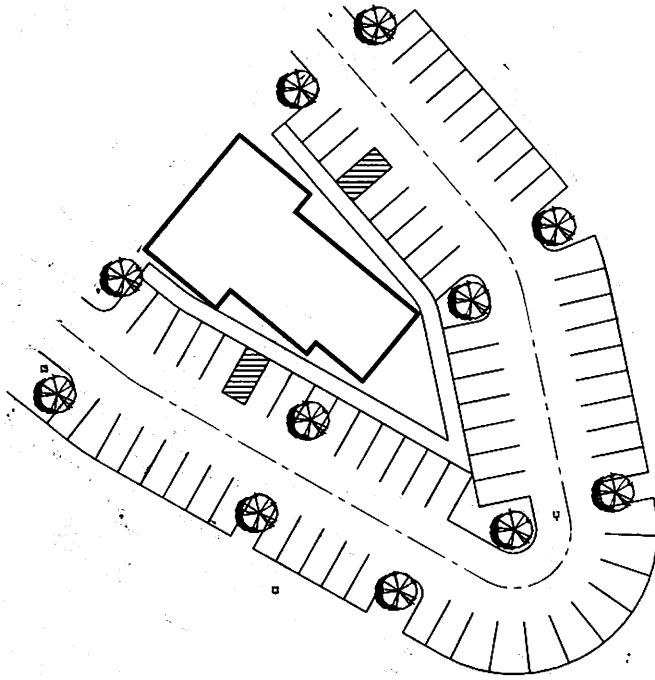


P O BOX 1564
EASLEY, SC 29641
PHONE - (864) 509-0701
FAX (864) 509-0703

203 FRONTAGE RD. CLEMSON, SC

EXTERIOR ELEVATIONS

DESIGNED:	B.HOLCOMBE
DRAWN:	B.HOLCOMBE
CHECKED:	.
PROJECT No.	Project Number
DATE	REV SHEET
09-16-25	D A201



- SPACE DESIGNATION:**
- 1) 18 SPACES (18' x 30')
 - 2) 18 SPACES (18' x 30')
 - 3) 18 SPACES (18' x 30')
- NOTES:**
- 1) SPACES FOR EXIST' 200' x 30' FT (18' x 30')
 - 2) SPACES FOR EXIST' 18' x 30' FT (18' x 30')
 - 3) SPACES FOR EXIST' 18' x 30' FT (18' x 30')



PREPARED BY:
 J. B. BROWN
 CIVIL ENGINEER
 1000 W. 10th St.
 Oklahoma City, Okla. 73106
 PHONE: 241-1111

CLEMSON SALON

SITE PLAN

NO.	DESCRIPTION	DATE	BY	REVISION
1	PRELIMINARY	10/1/78	J.B.B.	
2	REVISED	10/1/78	J.B.B.	
3	REVISED	10/1/78	J.B.B.	
4	REVISED	10/1/78	J.B.B.	
5	REVISED	10/1/78	J.B.B.	
6	REVISED	10/1/78	J.B.B.	
7	REVISED	10/1/78	J.B.B.	
8	REVISED	10/1/78	J.B.B.	
9	REVISED	10/1/78	J.B.B.	
10	REVISED	10/1/78	J.B.B.	
11	REVISED	10/1/78	J.B.B.	
12	REVISED	10/1/78	J.B.B.	
13	REVISED	10/1/78	J.B.B.	
14	REVISED	10/1/78	J.B.B.	
15	REVISED	10/1/78	J.B.B.	
16	REVISED	10/1/78	J.B.B.	
17	REVISED	10/1/78	J.B.B.	
18	REVISED	10/1/78	J.B.B.	
19	REVISED	10/1/78	J.B.B.	
20	REVISED	10/1/78	J.B.B.	
21	REVISED	10/1/78	J.B.B.	
22	REVISED	10/1/78	J.B.B.	
23	REVISED	10/1/78	J.B.B.	
24	REVISED	10/1/78	J.B.B.	
25	REVISED	10/1/78	J.B.B.	
26	REVISED	10/1/78	J.B.B.	
27	REVISED	10/1/78	J.B.B.	
28	REVISED	10/1/78	J.B.B.	
29	REVISED	10/1/78	J.B.B.	
30	REVISED	10/1/78	J.B.B.	
31	REVISED	10/1/78	J.B.B.	
32	REVISED	10/1/78	J.B.B.	
33	REVISED	10/1/78	J.B.B.	
34	REVISED	10/1/78	J.B.B.	
35	REVISED	10/1/78	J.B.B.	
36	REVISED	10/1/78	J.B.B.	
37	REVISED	10/1/78	J.B.B.	
38	REVISED	10/1/78	J.B.B.	
39	REVISED	10/1/78	J.B.B.	
40	REVISED	10/1/78	J.B.B.	
41	REVISED	10/1/78	J.B.B.	
42	REVISED	10/1/78	J.B.B.	
43	REVISED	10/1/78	J.B.B.	
44	REVISED	10/1/78	J.B.B.	
45	REVISED	10/1/78	J.B.B.	
46	REVISED	10/1/78	J.B.B.	
47	REVISED	10/1/78	J.B.B.	
48	REVISED	10/1/78	J.B.B.	
49	REVISED	10/1/78	J.B.B.	
50	REVISED	10/1/78	J.B.B.	

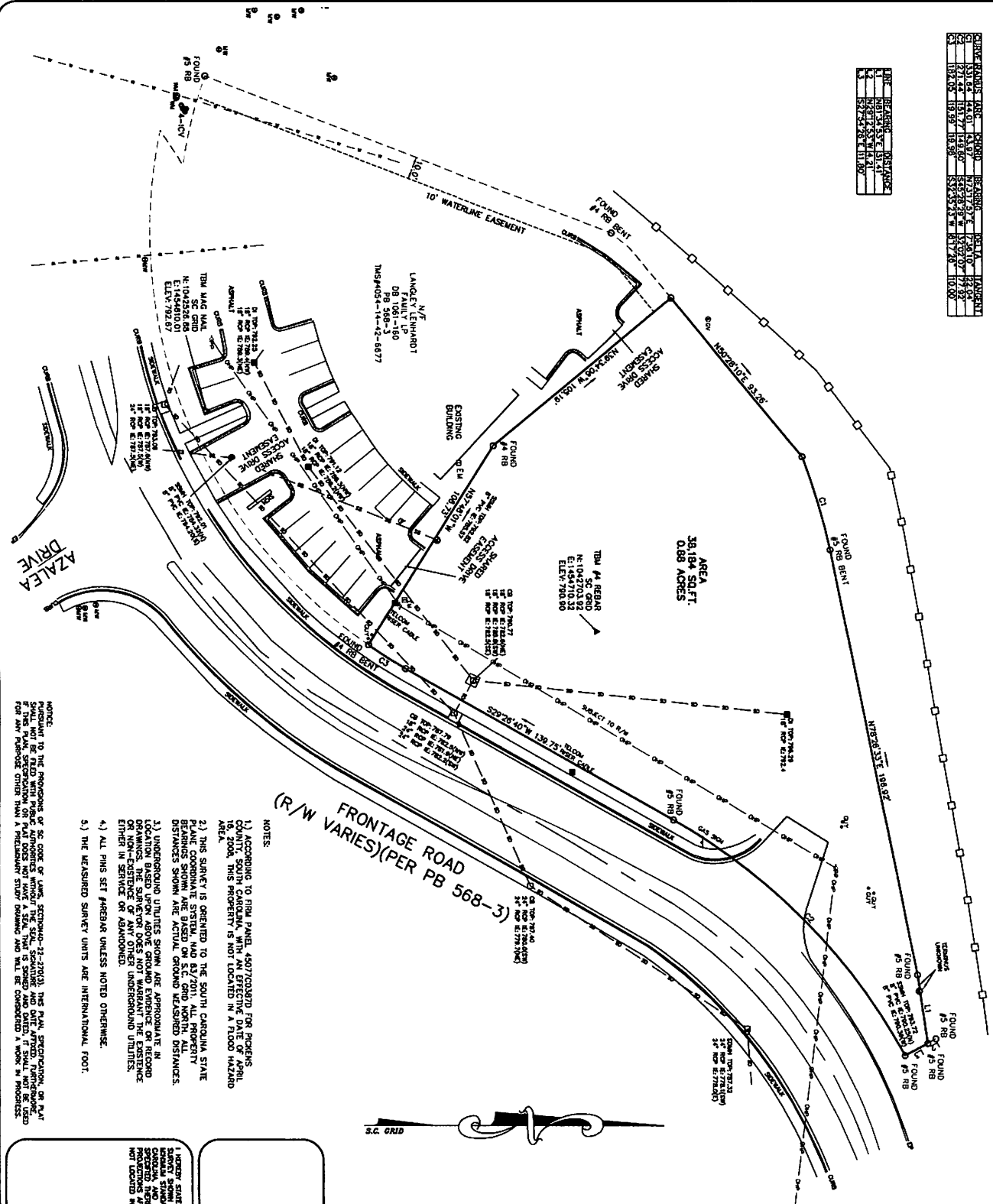
PRELIMINARY ONLY
 DO NOT USE FOR CONSTRUCTION
 J. B. BROWN ENGINEERING, INC.

NOTE: EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAN, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE RIGHTS-OF-WAY. EASEMENTS OTHER THAN POSSIBLE EASEMENTS THAT WERE VISIBLE AT THE TIME OF MAKING THIS SURVEY, INCLUDING SETBACK LINES, DISCLOSED. THIS SURVEY DOES NOT CONSTITUTE A TITLE RESURVEY, FLOOD STUDY, WETLAND Delineation OR ENVIRONMENTAL INSPECTION BY SURVEYOR. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT SURVEYED OR EXAMINED OR CONSIDERED AS PART OF THIS SURVEY. NO EVIDENCE OR STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONDUITS, CABLES OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.

THIS SURVEY IS OF AN EXISTING PARCELS OF LAND AND DOES NOT CREATE A NEW ROAD, CHANGE AN EXISTING ROAD OR ALTER ANY PROPERTY LINES.

LINE	BEARING	DISTANCE	BEARING	DISTANCE
1	N 89° 56' 44.01" E	42.5172(7)	S 89° 56' 44.01" W	42.5172(7)
2	N 89° 56' 44.01" E	42.5172(7)	S 89° 56' 44.01" W	42.5172(7)
3	N 89° 56' 44.01" E	42.5172(7)	S 89° 56' 44.01" W	42.5172(7)
4	N 89° 56' 44.01" E	42.5172(7)	S 89° 56' 44.01" W	42.5172(7)
5	N 89° 56' 44.01" E	42.5172(7)	S 89° 56' 44.01" W	42.5172(7)
6	N 89° 56' 44.01" E	42.5172(7)	S 89° 56' 44.01" W	42.5172(7)
7	N 89° 56' 44.01" E	42.5172(7)	S 89° 56' 44.01" W	42.5172(7)
8	N 89° 56' 44.01" E	42.5172(7)	S 89° 56' 44.01" W	42.5172(7)
9	N 89° 56' 44.01" E	42.5172(7)	S 89° 56' 44.01" W	42.5172(7)
10	N 89° 56' 44.01" E	42.5172(7)	S 89° 56' 44.01" W	42.5172(7)

LINE	BEARING	DISTANCE	BEARING	DISTANCE
1	N 89° 56' 44.01" E	42.5172(7)	S 89° 56' 44.01" W	42.5172(7)
2	N 89° 56' 44.01" E	42.5172(7)	S 89° 56' 44.01" W	42.5172(7)
3	N 89° 56' 44.01" E	42.5172(7)	S 89° 56' 44.01" W	42.5172(7)
4	N 89° 56' 44.01" E	42.5172(7)	S 89° 56' 44.01" W	42.5172(7)
5	N 89° 56' 44.01" E	42.5172(7)	S 89° 56' 44.01" W	42.5172(7)
6	N 89° 56' 44.01" E	42.5172(7)	S 89° 56' 44.01" W	42.5172(7)
7	N 89° 56' 44.01" E	42.5172(7)	S 89° 56' 44.01" W	42.5172(7)
8	N 89° 56' 44.01" E	42.5172(7)	S 89° 56' 44.01" W	42.5172(7)
9	N 89° 56' 44.01" E	42.5172(7)	S 89° 56' 44.01" W	42.5172(7)
10	N 89° 56' 44.01" E	42.5172(7)	S 89° 56' 44.01" W	42.5172(7)



- NOTES:
- 1) ACCORDING TO PLAN PART 44073087 FOR PICKENS COUNTY, SOUTH CAROLINA, WITH AN EFFECTIVE DATE OF APRIL 16, 2006, THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA.
 - 2) THIS SURVEY IS ORIENTED TO THE SOUTH CAROLINA STATE PLANE COORDINATE SYSTEM, NAD 83/2011. ALL PROPERTY BOUNDARIES SHOWN ARE BASED ON S.C. GRID NORTH. ALL DISTANCES SHOWN ARE ACTUAL GROUND MEASURED DISTANCES.
 - 3) UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE IN LOCATION BASED UPON ABOVE GROUND EVIDENCE OR RECORD OR NON-EXISTENCE OF ANY OTHER UNDERGROUND UTILITIES EITHER IN SERVICE OR ABANDONED.
 - 4) ALL THIS SET AREAS UNLESS NOTED OTHERWISE.
 - 5) THE MEASURED SURVEY UNITS ARE INTERNATIONAL FOOT.

NOTES:

1) IN THE PRESENCE OF 66 FEET OF LAND, PERMITS 24-27103, THE PLAN, SEPARATION, OR PLAN SHALL NOT BE FILED WITH PICKENS COUNTY, SOUTH CAROLINA, UNTIL THE PLAN, SEPARATION, AND DATE APPROVED. THEREAFTER, THE PLAN, SEPARATION, OR PLAN DOES NOT HAVE A SEAL THAT IS SIGNED AND DATED. IT SHALL NOT BE USED FOR ANY PURPOSE OTHER THAN A PRELIMINARY STUDY DRAWING, AND WILL BE CONSIDERED A WORK IN PROGRESS.

LEGEND

1" 0" 10' 20' 30'	1" 0" 10' 20' 30'
2" 0" 10' 20' 30'	2" 0" 10' 20' 30'
3" 0" 10' 20' 30'	3" 0" 10' 20' 30'
4" 0" 10' 20' 30'	4" 0" 10' 20' 30'
5" 0" 10' 20' 30'	5" 0" 10' 20' 30'
6" 0" 10' 20' 30'	6" 0" 10' 20' 30'
7" 0" 10' 20' 30'	7" 0" 10' 20' 30'
8" 0" 10' 20' 30'	8" 0" 10' 20' 30'
9" 0" 10' 20' 30'	9" 0" 10' 20' 30'
10" 0" 10' 20' 30'	10" 0" 10' 20' 30'

SCALE

1" = 40'

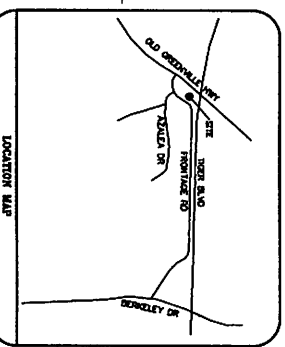
0 20 40

LOCATION MAP

DATE	BY	DESCRIPTION
6-30-24	JUSTIN	1,061,180
6-30-24	JUSTIN	568,131
6-27-24	JUSTIN	30,250,142

PART OF 4054-14-42-6677

NO.	DATE	DESCRIPTION
1	8/14/23	added proposed water eas., south
2	8/29/23	Revised for Recording



3D LAND SURVEYING

P.O. BOX 1604 GREENVILLE, SC 29604
(864) 272-0274 info@3dland.com

SURVEY FOR
QUINTON BROWN

208 FRONTAGE ROAD CLEMSON 29631
PICKENS COUNTY, SOUTH CAROLINA

1. HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CONSTITUTION AND LAWS OF THE STATE OF SOUTH CAROLINA, AND THAT I AM A LICENSED SURVEYOR IN THE STATE OF SOUTH CAROLINA, AND THAT I AM THE REGISTERED PROFESSIONAL SURVEYOR FOR THIS SURVEY. I HAVE NOT BEEN CONVICTED OF A CRIME INVOLVING FRAUD, BREACH OF FIDELITY, OR OTHER ACTS THAT WOULD IMPAIR MY ABILITY TO PERFORM MY DUTY AS A SURVEYOR. I HAVE NOT BEEN CONVICTED OF A CRIME INVOLVING FRAUD, BREACH OF FIDELITY, OR OTHER ACTS THAT WOULD IMPAIR MY ABILITY TO PERFORM MY DUTY AS A SURVEYOR.

2. I HAVE NOT BEEN CONVICTED OF A CRIME INVOLVING FRAUD, BREACH OF FIDELITY, OR OTHER ACTS THAT WOULD IMPAIR MY ABILITY TO PERFORM MY DUTY AS A SURVEYOR.

3. I HAVE NOT BEEN CONVICTED OF A CRIME INVOLVING FRAUD, BREACH OF FIDELITY, OR OTHER ACTS THAT WOULD IMPAIR MY ABILITY TO PERFORM MY DUTY AS A SURVEYOR.

4. I HAVE NOT BEEN CONVICTED OF A CRIME INVOLVING FRAUD, BREACH OF FIDELITY, OR OTHER ACTS THAT WOULD IMPAIR MY ABILITY TO PERFORM MY DUTY AS A SURVEYOR.

5. I HAVE NOT BEEN CONVICTED OF A CRIME INVOLVING FRAUD, BREACH OF FIDELITY, OR OTHER ACTS THAT WOULD IMPAIR MY ABILITY TO PERFORM MY DUTY AS A SURVEYOR.

6. I HAVE NOT BEEN CONVICTED OF A CRIME INVOLVING FRAUD, BREACH OF FIDELITY, OR OTHER ACTS THAT WOULD IMPAIR MY ABILITY TO PERFORM MY DUTY AS A SURVEYOR.

7. I HAVE NOT BEEN CONVICTED OF A CRIME INVOLVING FRAUD, BREACH OF FIDELITY, OR OTHER ACTS THAT WOULD IMPAIR MY ABILITY TO PERFORM MY DUTY AS A SURVEYOR.

8. I HAVE NOT BEEN CONVICTED OF A CRIME INVOLVING FRAUD, BREACH OF FIDELITY, OR OTHER ACTS THAT WOULD IMPAIR MY ABILITY TO PERFORM MY DUTY AS A SURVEYOR.

9. I HAVE NOT BEEN CONVICTED OF A CRIME INVOLVING FRAUD, BREACH OF FIDELITY, OR OTHER ACTS THAT WOULD IMPAIR MY ABILITY TO PERFORM MY DUTY AS A SURVEYOR.

10. I HAVE NOT BEEN CONVICTED OF A CRIME INVOLVING FRAUD, BREACH OF FIDELITY, OR OTHER ACTS THAT WOULD IMPAIR MY ABILITY TO PERFORM MY DUTY AS A SURVEYOR.

