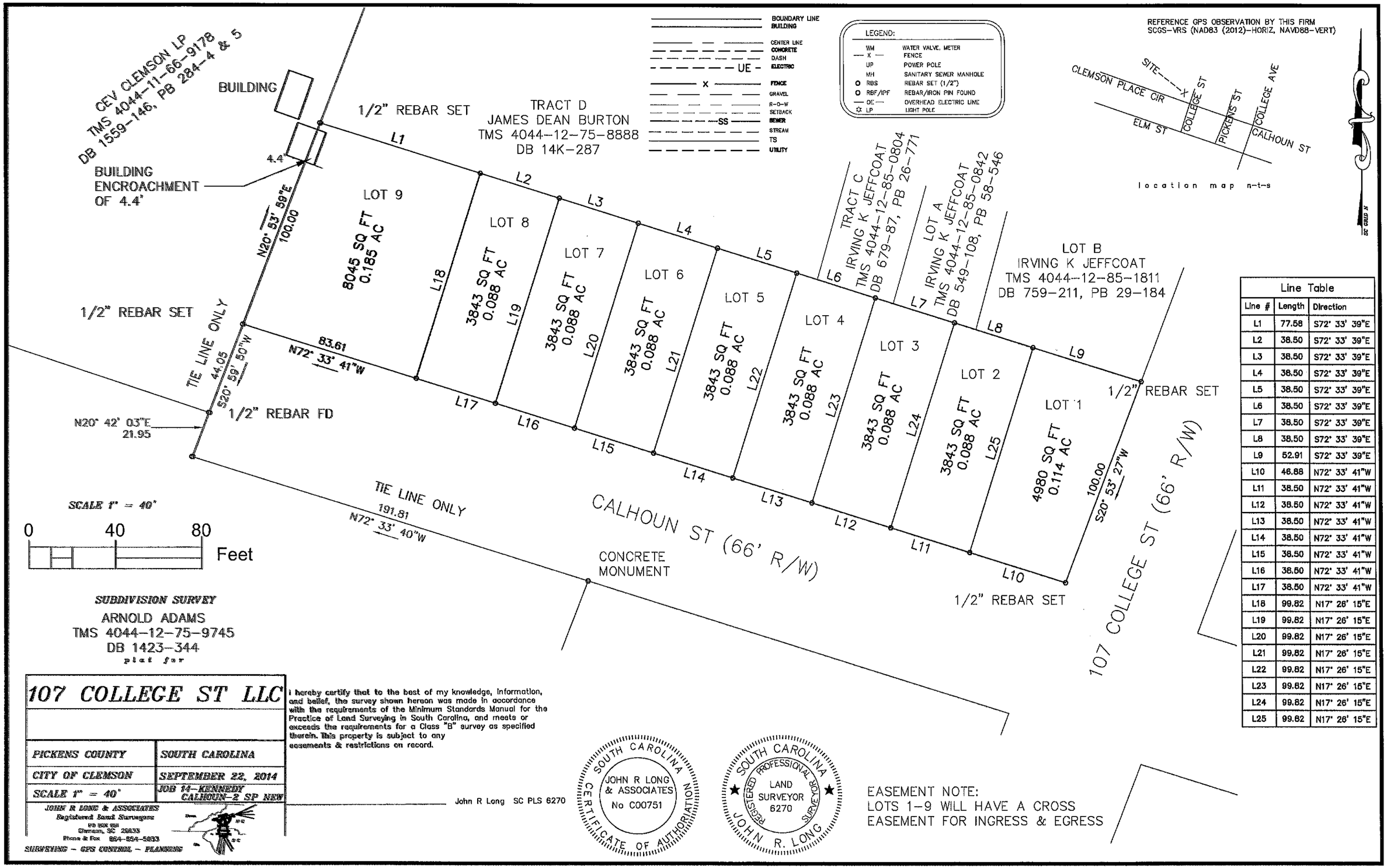

Line Table		
Line #	Length	Direction
L1	77.58	S72° 33' 39"E
L2	38.50	S72° 33' 39"E
L3	38.50	S72° 33' 39"E
L4	38.50	S72° 33' 39"E
L5	38.50	S72° 33' 39"E
L6	38.50	S72° 33' 39"E
L7	38.50	S72° 33' 39"E
L8	38.50	S72° 33' 39"E
L9	52.91	S72° 33' 39"E
L10	46.88	N72° 33' 41"W
L11	38.50	N72° 33' 41"W
L12	38.50	N72° 33' 41"W
L13	38.50	N72° 33' 41"W
L14	38.50	N72° 33' 41"W
L15	38.50	N72° 33' 41"W
L16	38.50	N72° 33' 41"W
L17	38.50	N72° 33' 41"W
L18	99.82	N17° 26' 15"E
L19	99.82	N17° 26' 15"E
L20	99.82	N17° 26' 15"E
L21	99.82	N17° 26' 15"E
L22	99.82	N17° 26' 15"E
L23	99.82	N17° 26' 15"E
L24	99.82	N17° 26' 15"E
L25	99.82	N17° 26' 15"E

CITY OF CLEMSON SANITARY SEWER NOTES

1. All sanitary sewer work shall be constructed to lines and grades shown and as detailed on the drawings. The contractor shall provide City of Clemson approved standard pre-cast manholes at all bends and changes in grade in sewer lines and connections to existing sewer lines. Pipe bedding and backfill shall be carefully controlled. All sanitary sewer work shall comply with local codes and ordinances, and OSHA regulations. The design engineer, City of Clemson and South Carolina Department of Health and Environmental Control, (SC DHEC), must inspect and approve and permit all sewer work before being put in service.

2. All work shall be constructed in strict accordance with the plans, specifications and instructions given by the owner's representative, SCDHEC, and the City of Clemson. The City of Clemson has delegated review authority and the City's written approval must be obtained before plans are submitted to SC DHEC.

3. A pre-construction conference with the contractor, design engineer, City of Clemson Utilities/Engineering and SCDHEC will be held prior to sewer line construction.

4. All work shall be inspected by the City of Clemson and SCDHEC before the approval to operate is issued. AS-BUILT drawings shall be supplied to the City of Clemson in both paper and electronic format before the City of Clemson's final utility approval is issued.

5. All work shall carry minimum of one year warranty of as prescribed by the City of Clemson before the City assumes line maintenance.

6. An encroachment permit for street right-of way shall be filed with the Department of Public Works before construction starts.

7. The contractor shall be responsible for repairs to existing roads used by his operation. The contractor shall remove dirt, mud and debris from highway/roadway.

8. All sanitary sewer pipe shall be ductile iron pipe (DIP) or poly-vinyl chloride (P.V.C.) pipe type SDR 35 unless specified by the City of Clemson. All sewer service taps shall be DIP or Schedule 40 depending upon application.

9. Each joint shall be clearly and legibly marked with the manufacturer's name or identifying symbol.

10. The City of Clemson shall be furnished with a letter of certification from the pipe supplier that all P.V.C. has been stored inside from the time of manufacture.

11. A minimum of 4 feet of cover shall be maintained over all P.V.C. pipe.

12. Only manhole tops will be acceptable, unless approved by the City of Clemson.

13. Ductile iron pipe, class 50, shall be used in all above ground or shallow line installations and road crossings. Ductile iron pipe may be required on other projects at the City of Clemson's discretion. (at depths over 12' & other specified times.)

14. All excavation shall be compacted in 1" layers and shall be clean. Backfill in road R/W shall be 95% Std. Proctor. Backfill out of road R/W shall be 90% Std. Proctor.

15. All sewer lines shall be air tested and must conform to ASTM C828. Certain or all lines may require water testing in conjunction with air testing. A mandrel may be required to be used in all sewer lines of the City of Clemson's discretion.

16. Reinforced pre-cast manholes with formed inverts shall be used whenever possible. Manholes shall have pre-cast inverts and rubber manhole pipe boots for the appropriate pipe sizes. Manholes shall be vacuum tested.

17. Requirements for manholes without pre-cast inverts and rubber manhole pipe boots. Straight (grade and alignment) through M.H. P.V.C. pipe shall be laid instead of brick invert. Pipe shall be cut so joint does not hit M.H. The top of fourth section of pipe shall be evenly cut out after bench is poured.

18. If an invert must be poured in a manhole the bench may contain concrete bricks in concrete mix.

19. Reinforced riser rings shall be used for adjustment of ring to surface. In no case may this riser section be over 12 inches.

20. Traffic duty rated M.H. frames and covers shall be used and weigh approximately 200 pounds and 12- pounds, respectively. All covers shall be vented unless otherwise specified. All surfaces of frame and cover shall be bituminous coated.

22. The contractor is responsible for top elevation of all M.H. covers to meet the finish grade of the asphalt.

23. Any manhole located off the road or highway shall be raised approximately one foot above finish grade

24. A drop of 18 inches maximum from the point of sewage entrance to the point of sewage overflow is permitted provided the invert is sloped from the entrance point to the outflow point.

25. Service taps shall be ductile iron pipe or Schedule 40 PVC pipe. All taps shall be clearly marked and stubbed up on a 45 degree angle at the appropriate lot. Metal stakes/fence posts shall be used to mark the location of each tap.

26. The City of Clemson shall be legally granted a minimum 20' easement for all public rights-of-way sewer lines. Greater widths may be required due to depths of bury of the lines.

CITY OF CLEMSON WATER NOTES

1. All ductile iron water lines shall be Class 350. Each joint shall be clearly and legibly marked with the manufacturer's name or identifying symbol. Special circumstances may require a different pipe as specified by the City.

2. All highway borings shall use ductile iron pipe with steel casing. "Pipe spiders" shall be used to center the pipe in the casing and distribute weight.

3. All above ground water crossings will be made with ductile iron pipe.

4. All water lines shall have a minimum 3' – 0" cover.

5. All water line trenches shall be compacted with clean fill in 1" layers to 95% Std. Proctor in road R/W and 90% Std. Proctor otherwise.

6. All water line trenches shall have detector tape and installed 1" above pipe and wire installed form valve box to valve box.

7. All valves shall be AWWA approved non-rising stem, mechanical joint, epoxy coated cast iron by Mueller, U.S. Pipe, Clow or M & H.

8. All valve boxes shall be screw type, cast iron with cast iron cover.

9. Valve boxes not in the road shall have a concrete collar.

10. The city shall be legally granted a minimum 20' service easement.

11. All water lines shall maintain a 10' horizontal and a 2' vertical clearance between it and a sanitary sewer line.

12. All 6"water line blow offs shall be at least 2 inches, larger sizes require a larger blow off to be determined by the design engineer.

13. All service taps shall be ¾" copper as shown on Figures 1 & 2. Service taps shall be sleeved with PVC pipe under roadways and areas where the pipe can wear.

14. All water lines shall be pressure tested to 200 PSI, cleaned, sterilized and flushed until two acceptable water samples are obtained. Per DHEC specifications. At all turns, bends, connections shall have mega-lugs and appropriate thrust blocks. Reading shall be used as deemed necessary.

15. All water lines shall be inspected by the City of Clemson and the design engineer and certified by SCDHEC before acceptance and a permit to operate will be issued.

16. The contractor shall notify the City of Clemson 72 hours before any tapping of an existing line.

17. All work shall carry a minimum of one year warranty or as prescribed by the City of Clemson before the City assumes line maintenance.

18. A pre-construction conference with the contractor, owner, and the City of Clemson will be held prior to water line construction.

19. Hydrant barrels shall be painted red and hydrant dome shall be painted reflective white.

20. No trees or shrubs shall be planted within 10 feet of a water main.

21. No shrubs shall be planted within 6 feet of a fire hydrant, no trees within 10 feet.

22. All fire hydrants shall be three-way Mueller Centurion, 10" & larger – 5.25" opening, 6" & 8" line – 4.5" opening.

23. All fire hydrants shall be mega lugged, radded, and have thrust blocks.

24. As-built drawings shall be submitted to the City of Clemson before final approval is given.

25. The City of Clemson reserves the right to charge for extensive use of water. Actual use shall be estimated and billed at the standard water rate.

26. All work shall be inspected by the City of Clemson and SCDHEC before the approval to operate is issued. AS-BUILT drawings shall be supplied to the City of Clemson in both paper and electronic format before the City of Clemson's final utility approval is issued.

OWNER: 107 COLLEGE STREET, LLC
CONTACT: CHASE LAWRENCE
2003 S. MILLEDGE AVENUE
ATHENS, GA 30606

AUTHORIZED AGENT: DUSOUTH SURVEYING AND ENGINEERING, INC.
CONTACT: JERRY WOOD RLS
22 BARNETT SHOALS ROAD
WATKINSVILLE, GA 30677
706-310-1961

1. TOTAL ACREAGE: 0.92 AC
   TOTAL DISTURBED ACREAGE: 0.92 AC
   TOTAL IMPERVIOUS AREA: 0.56 AC
2. TMS 4044-12-75-9745
3. FLOOD PLAIN: NO PORTION OF THE DISTURBED AREA LIES WITHIN A FLOOD ZONE ACCORDING TO FIRM COMMUNITY PANEL NUMBER 130045 0015 D, DATED APRIL 2, 2007.
4. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PLANS AND SHALL COMPLY WITH APPLICABLE FEDERAL, STATE, AND LOCAL CODES.
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6. REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS, SIDEWALKS, STEPS, TRANSFORMER PADS, ETC.
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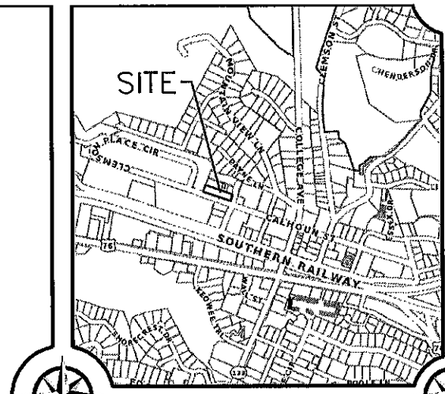
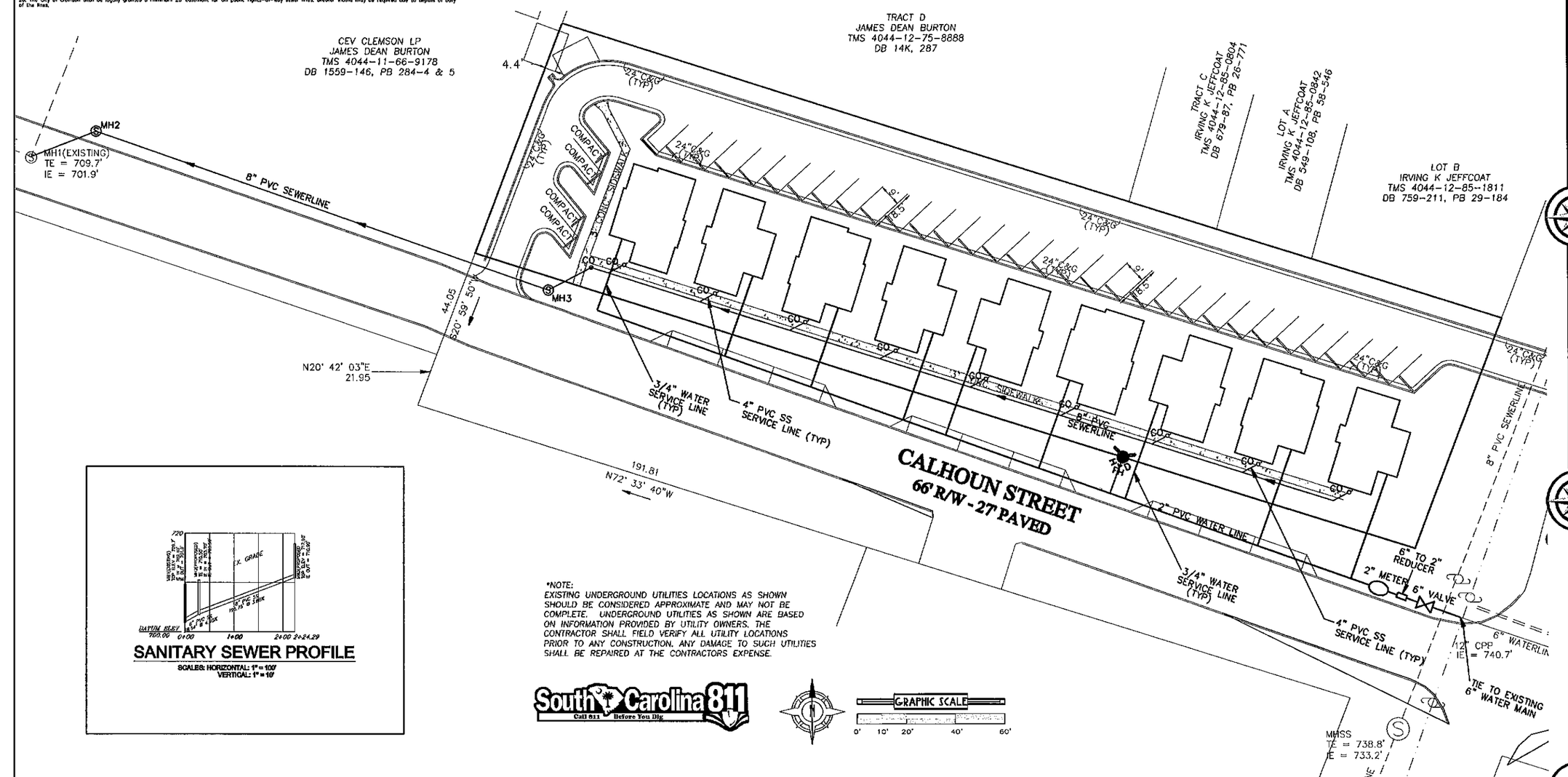
9. CONTRACTOR SHALL OBTAIN ALL PERMITS BEFORE CONSTRUCTION BEGINS.
10. CONTRACTOR SHALL PROVIDE ASBUILT PLANS INDICATING ANY CHANGES OR DEVIATIONS FROM ORIGINAL PLANS.
11. ANY DEVIATIONS FROM THESE PLANS SHALL BE APPROVED BY THE ENGINEER.
12. ALL CONCRETE TO BE 3000 PSI 28 DAY COMPRESSIVE STRENGTH UNLESS OTHERWISE NOTED.



VICINITY MAP
SCALE: 1" = 1,000'



SANITARY SEWER PROFILE
SCALES: HORIZONTAL: 1" = 100'
VERTICAL: 1" = 10'

*NOTE:
EXISTING UNDERGROUND UTILITIES LOCATIONS AS SHOWN SHOULD BE CONSIDERED APPROXIMATE AND MAY NOT BE COMPLETE. UNDERGROUND UTILITIES AS SHOWN ARE BASED ON INFORMATION PROVIDED BY UTILITY OWNERS. THE CONTRACTOR SHALL FIELD VERIFY ALL UTILITY LOCATIONS PRIOR TO ANY CONSTRUCTION. ANY DAMAGE TO SUCH UTILITIES SHALL BE REPAIRED AT THE CONTRACTORS EXPENSE.

South Carolina 811 Call 811 Before You Dig

DU SOUTH
SURVEYING AND ENGINEERING, INC.
22 BARNETT SHOALS RD.
WATKINSVILLE, GA 30677
706.310.1961 OFFICE
706.310.1964 FAX

CONSTRUCTION PLANS FOR:

107 COLLEGE STREET, LLC

CALHOUN STREET
PICKENS COUNTY, SOUTH CAROLINA

CHANGES	DATE

THESE PLANS, INCLUDING ALL INFORMATION, DETAILS AND DRAWINGS, ARE A COPYRIGHT OF DU SOUTH SURVEYING, INC. AND CANNOT BE ALTERED, COPIED OR CHANGED IN ANY CONFIGURATION WITHOUT THE CONSENT OF DU SOUTH SURVEYING, INC.

DATE
09/23/14

PROJECT
14-475-01S

UTILITY PLAN

SHEET
3 OF 6

GEORGIA REGISTERED No. 13716 PROFESSIONAL ENGINEER JERRY C. WOOD

LEVEL II CERTIFICATION #13716

Critical Areas

1) Erosion Control Matting will be used to provide a microclimate which protects young vegetation and promotes it establishment. In addition, it helps reinforce the turf to resist forces of erosion during storm events.
2) Dt2-Use of temporary seeding for the establishment of temporary vegetative cover with fast growing seeding to help reduce runoff and sediment damage, protect the soil surface from erosion, to improve the tilth, infiltration and aeration as well as organic matter for permanent plantings.
3) Dt3 – Use of perennial grasses to be used to achieve final stabilization.
4) A double row of Type C-Sediment Barrier will be used as a temporary structure to prevent sediment from the fill slope from leaving the site and entering the natural drainage way.

OWNER: 107 COLLEGE STREET, LLC
CONTACT: CHASE LAWRENCE
2005 S. MILLEDGE AVENUE
ATHENS, GA 30606

AUTHORIZED AGENT: DUSOUTH SURVEYING AND ENGINEERING, INC.
CONTACT: JERRY WOOD RLS
22 BARNETT SHOALS ROAD
WATKINSVILLE, GA 30677
706-310-1961

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   TOTAL DISTURBED ACREAGE: 0.92 AC
   TOTAL IMPERVIOUS AREA: 0.56 AC
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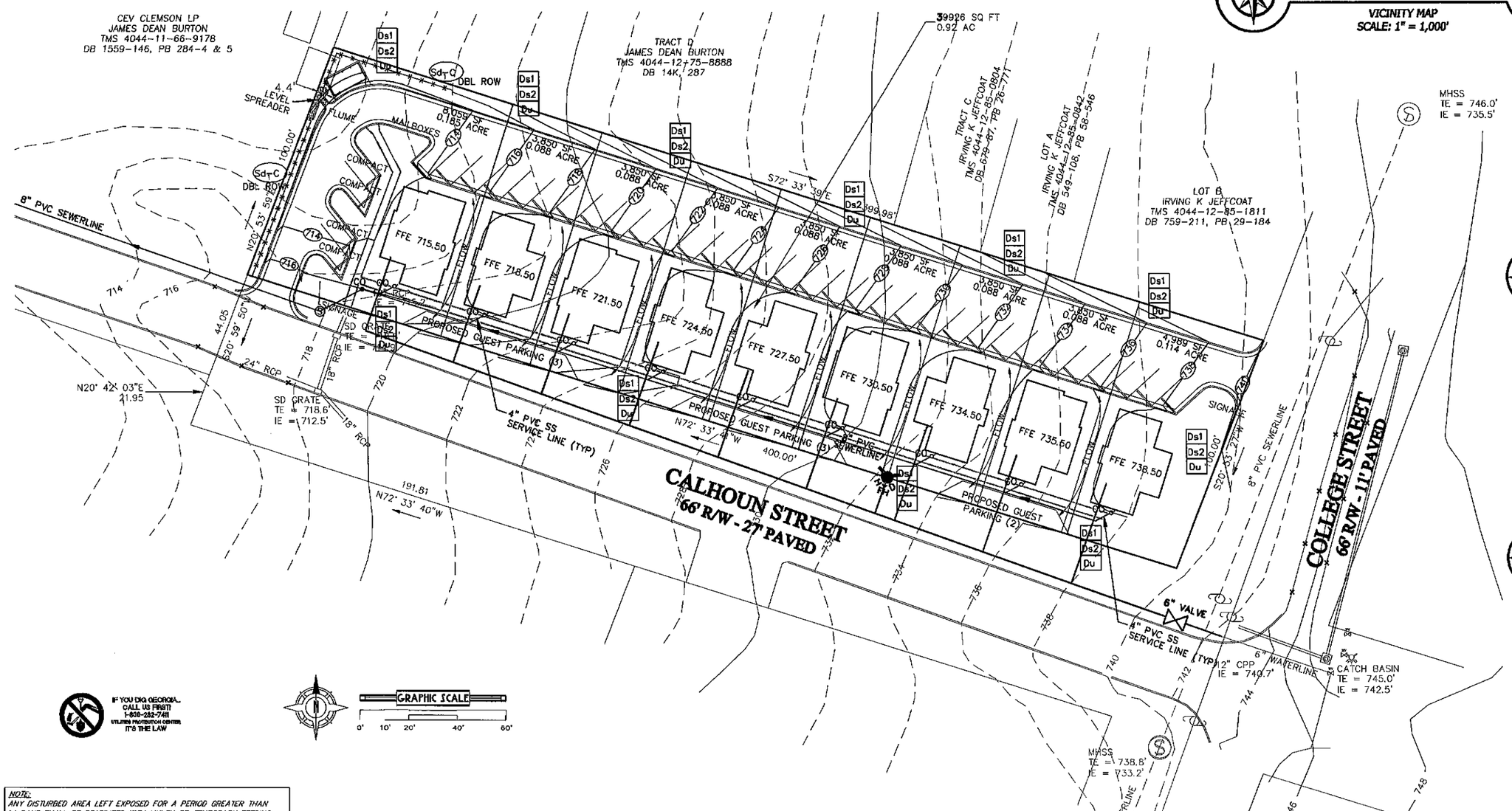

NOTE:
ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING

VICINITY MAP
SCALE: 1" = 1,000'

DU SOUTH
SURVEYING AND ENGINEERING, INC.
22 BARNETT SHOALS RD.
WATKINSVILLE, GA 30677
706.310.1961 OFFICE
706.310.1964 FAX

CONSTRUCTION PLANS FOR:

107 COLLEGE STREET, LLC

CALHOUN STREET
PICKENS COUNTY, SOUTH CAROLINA

CHANGES	DATE

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DATE
09/23/14

PROJECT
14-475-01S

FINAL PHASE
ES&PC

SHEET
7 OF 8

GEORGIA REGISTERED PROFESSIONAL ENGINEER
JERRY C. WOOD

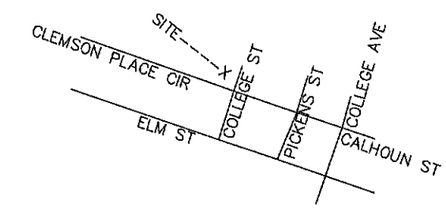
LEVEL IB CERTIFICATION #13718

REFERENCE GPS OBSERVATION BY THIS FIRM
SCGS-VRS (NAD83 (2012)-HORIZ, NAVD88-VERT)

BOUNDARY LINE
BUILDING
BACK OF CURB
CENTER LINE
CONCRETE
DASH
ELECTRIC — UE —
EDGE OF PAVEMENT
FENCE — X —
GRAVEL
R-O-W
SETBACK
SEWER — SS —
STREAM
TS
UTILITY

LEGEND:

WM	WATER VALVE, METER
— X —	FENCE
UP	POWER POLE
MH	SANITARY SEWER MANHOLE
RBS	REBAR SET (1/2")
RBF/IPF	REBAR/IRON PIN FOUND
— OE —	OVERHEAD ELECTRIC LINE
LP	LIGHT POLE



location map n-t-s

BUILDING

CEV CLEMSON LP
TMS 4044-11-66-9178
DB 1559-146, PB 284-4 & 5

BUILDING ENCROACHMENT OF 4.4'

4.4'

1/2" REBAR SET

TRACT D
JAMES DEAN BURTON
TMS 4044-12-75-8888
DB 14K-287

N20° 53' 59"E
100.00

S72° 33' 39"E
399.98

TRACT C
IRVING K JEFFCOAT
TMS 4044-12-85-0804
DB 679-87, PB 26-771

LOT A
IRVING K JEFFCOAT
TMS 4044-12-85-0842
DB 549-108, PB 58-546

LOT B
IRVING K JEFFCOAT
TMS 4044-12-85-1811
DB 759-211, PB 29-184

1/2" REBAR SET

1/2" REBAR SET

TIE LINE ONLY
44.05
S20° 59' 50"W

ARNOLD ADAMS
TMS 4044-12-75-9745
DB 1423-344
39926 SQ FT
0.92 AC
(Gross incl all R/W's)

1/2" REBAR FD

N20° 42' 03"E
21.95

400.00
N72° 33' 41"W

100.00
S20° 53' 27"W

107 COLLEGE ST (66' R/W)

TIE LINE ONLY
191.81
N72° 33' 40"W

CALHOUN ST (66' R/W)

CONCRETE MONUMENT

1/2" REBAR SET

SCALE 1" = 40'

0 40 80 Feet

EXEMPTION FROM REVIEW PROCESS
This plat is a RESURVEY of an existing lot of record with no changes to existing lot lines.

SC Register Land Surveyor
John R Long
RLS # 6270

BOUNDARY SURVEY

ARNOLD ADAMS
TMS 4044-12-75-9745
DB 1423-344
plat for

CHASE LAWRENCE

PICKENS COUNTY	*SOUTH CAROLINA*
CITY OF CLEMSON	*AUGUST 13, 2014*
SCALE 1" = 40'	*JOB 14-KENNEDY CALHOUN-2*

JOHN R. LONG & ASSOCIATES
Registered Land Surveyors
PO BOX 381
Clemson, SC 29633
Phone & Fax 864-654-5033
SURVEYING - GPS CONTROL - PLANNING

I hereby certify 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 "B" survey as specified therein. This house is not located in a current designated flood hazard area. This property is subject to any easements & restrictions on record.

John R Long SC PLS 6270

SOUTH CAROLINA
JOHN R LONG & ASSOCIATES
No C00751
CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA
REGISTERED PROFESSIONAL LAND SURVEYOR
LAND SURVEYOR
6270
JOHN R. LONG

OWNER: 107 COLLEGE STREET, LLC
CONTACT: CHASE LAWRENCE
2005 S. VALLEDGE AVENUE
ATHENS, GA 30606

AUTHORIZED AGENT: DUSOUTH SURVEYING AND ENGINEERING, INC.
CONTACT: JERRY WOOD RLS
22 BARNETT SHOALS ROAD
WATKINSVILLE, GA 30677
706-310-1961

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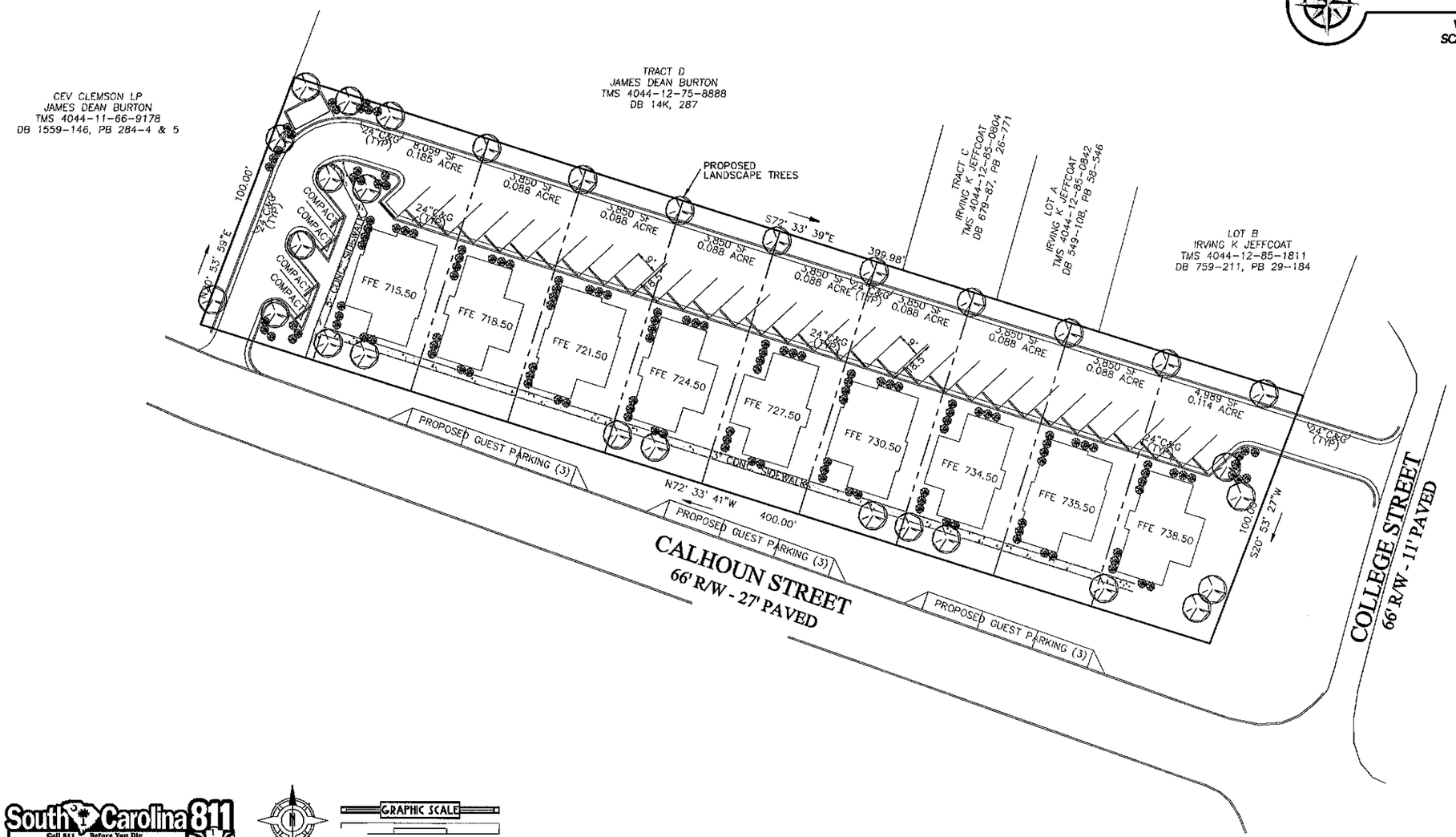

VICINITY MAP
SCALE: 1" = 1,000'

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SURVEYING & ENGINEERING, INC.
22 BARNETT SHOALS RD.
WATKINSVILLE, GA 30677
706.310.1961 OFFICE
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LANDSCAPE PLAN FOR:

107 COLLEGE STREET, LLC

CALHOUN STREET
PICKENS COUNTY, SOUTH CAROLINA

CHANGES	DATE

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DATE
09/24/14

PROJECT
14-475-01S

LANDSCAPE PLAN

SHEET
1 OF 1

GEORGIA REGISTERED LAND SURVEYOR JERRY D. WOOD

South Carolina 811 Call 811 Before You Dig

GRAPHIC SCALE
0' 10' 20' 40' 60'