

CURVE	BEARING	HORIZ DIST	RADIUS	ARC	DELTA	TANGENT
C1	N63°58'10"W	52.44'	30.00'	63.79'	121°50'20"	53.94'

LINE	BEARING	HORIZ DIST
L1	N87°11'43"E	24.89'
L2	N86°24'19"E	25.14'

THIS PLAT REPRESENTS A SURVEY OF:  
**LOT 30 AND P/O LOT 29 OF PLAT IN D.B. WW PG. 01**

CITY OF CLEMSON  
PICKENS COUNTY  
SOUTH CAROLINA

AREA : 0.753 ACRE TOTAL  
TMP#S 4044-19-52-1122 & 4044-19-52-2125  
REF.D.B. 1345 PG. 56  
REF. PLATS DB WW PG 01, PB 54 PG 690

DATE : NOVEMBER 18, 2014

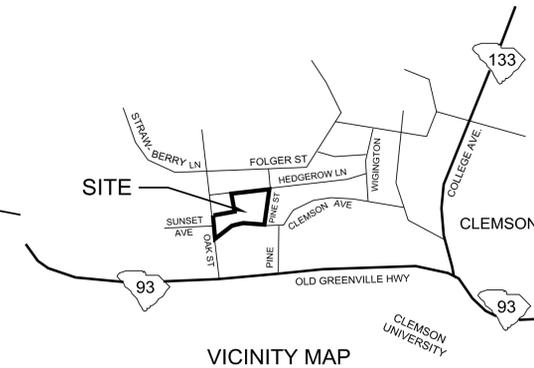
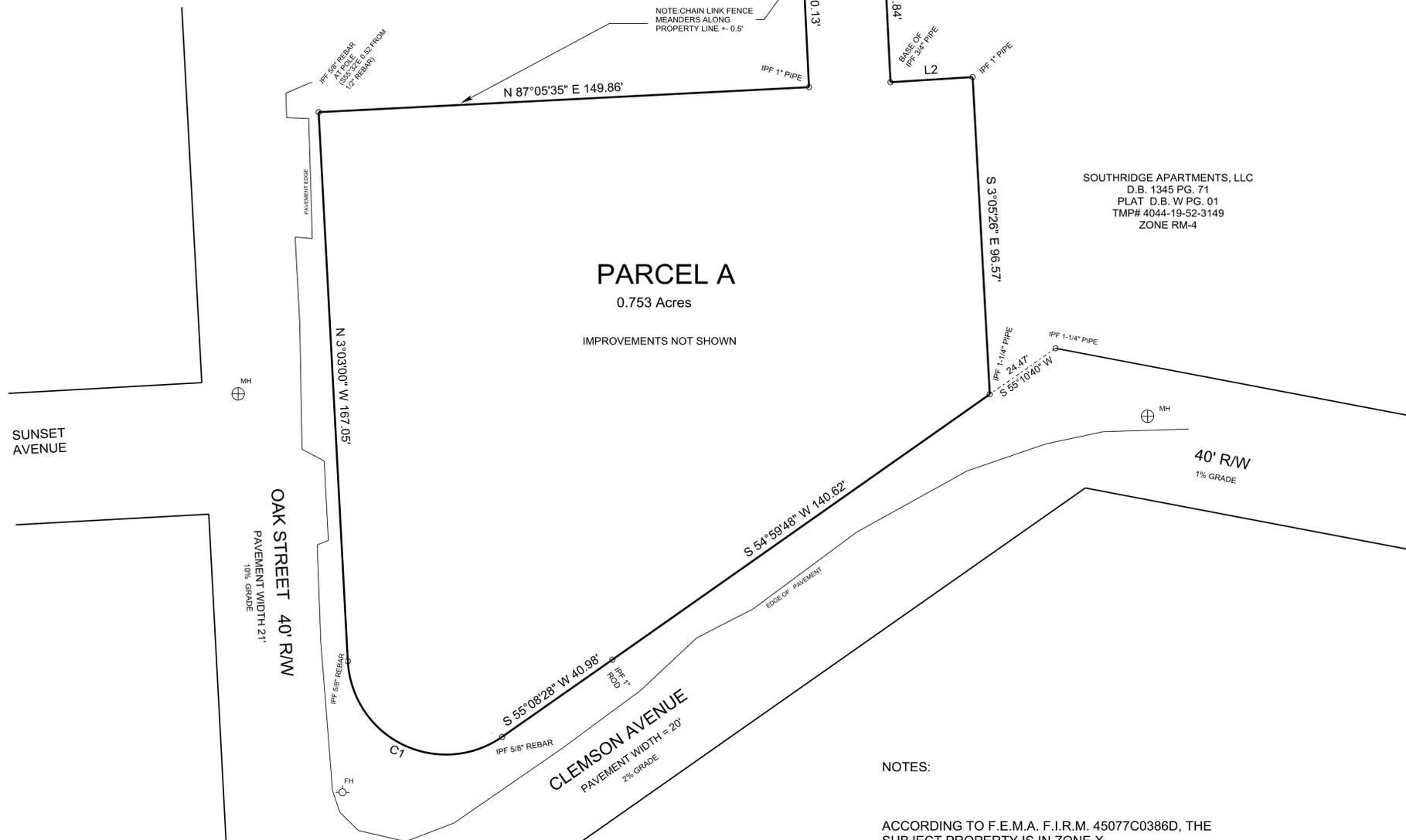
SCALE : 1" = 20'



PLAT PREPARED FOR AND TO BE USED ONLY FOR:

**PINEHERST, LLC**

REFERENCE PLAT NORTH  
P.B. 27 PG. 542



VICINITY MAP  
NOT TO SCALE

- LEGEND**
- IPF = IRON PIN FOUND
  - IPS = IRON PIN SET 5/8" REBAR
  - MAG = MAG NAIL SET
  - TYP = TYPICAL
  - EM = ELECTRIC METER
  - LP = LIGHT POLE
  - POLE =
  - POWER LINE =
  - GM = NATURAL GAS METER
  - GV = NATURAL GAS VALVE
  - NATURAL GAS LINE =
  - WM = WATER METER
  - WV = WATER VALVE
  - WATER LINE =
  - FH = FIRE HYDRANT
  - MH = MANHOLE
  - TELE = TELEPHONE LINE
  - SD = STORM DRAIN INLET
  - P/O = A PORTION OF

**NOTES:**

ACCORDING TO F.E.M.A. F.I.R.M. 45077C0386D, THE SUBJECT PROPERTY IS IN ZONE X.

ALL CORNERS ARE 1/2" REBAR SET UNLESS NOTED.

I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS 'B' SURVEY AS SPECIFIED THEREIN. ALSO THERE ARE NO ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

ANY WARRANTY FOR THIS SURVEY IS NON TRANSFERABLE

© COPYRIGHT BY:  
**JOHN ROBERT TUTEN**  
S.C.P.L.S. NO. 11913  
712 FREEMAN ROAD  
LIBERTY, SC 29657  
PHONE NO. (864)261-7302  
email: tutensurveying@gmail.com  
FILE: PINEHERST JOB# D-1057-14

NOTE: THIS PROPERTY IS SUBJECT TO ALL EASEMENTS, R/W'S AND/OR RESTRICTIONS THAT MAY EXIST OF RECORD OR ON THE SITE

# PINEHERST

CLEMSON, SC

THIS PLAT REPRESENTS A  
SUBDIVISION SURVEY OF:  
  
**LOT 30 AND  
P/O LOT 29 OF  
PLAT IN D.B. WW PG. 01**

CITY OF CLEMSON  
PICKENS COUNTY  
SOUTH CAROLINA

AREA : 0.753 ACRE TOTAL  
TMP#S 4044-19-52-1122 & 4044-19-52-2125  
REF.D.B. 1345 PG. 56  
REF. PLATS DB WW PG 01, PB 54 PG 690

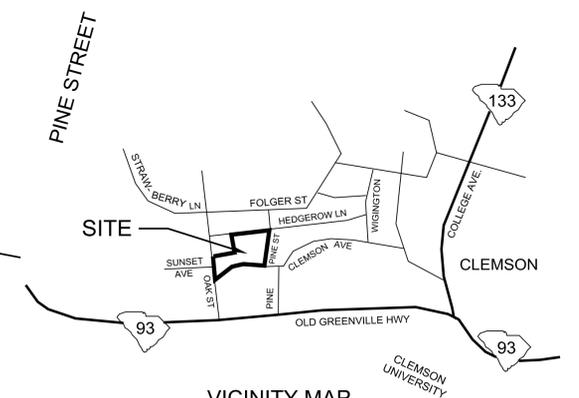
DATE : NOVEMBER 18, 2014

SCALE : 1" = 20'



PLAT PREPARED FOR AND TO BE USED ONLY FOR:

**PINEHERST, LLC**



VICINITY MAP  
NOT TO SCALE

CURVE	BEARING	HORIZ DIST	RADIUS	ARC	DELTA	TANGENT
C1	N63°57'59"W	43.70'	25.00'	53.16'	121°49'58"	44.95'
C2	N63°58'10"W	52.44'	30.00'	63.79'	121°50'20"	53.94'

LINE	BEARING	HORIZ DIST
L1	S55°02'49"W	16.13'
L2	S55°02'49"W	16.13'
L3	S55°02'49"W	16.13'
L4	S55°02'49"W	16.13'
L5	S55°02'49"W	16.13'
L6	N87°05'35"E	2.69'
L7	S55°02'49"W	16.13'
L8	S3°05'26"E	5.82'
L9	S55°02'49"W	16.13'
L10	S55°02'49"W	16.13'
L11	S34°58'15"E	12.49'
L12	S34°58'15"E	11.54'
L13	N87°05'35"E	5.00'

**NOTES:**

PAVEMENT WIDTHS SHOWN WERE TAKEN AT ONE POINT - NOT AVERAGED - AND DO NOT INCLUDE ASPHALT GUTTERS, SIDEWALKS, OR CONNECTING ASPHALT PARKING .

ACCORDING TO F.E.M.A. F.I.R.M. 45077C0386D, THE SUBJECT PROPERTY IS IN ZONE X.

ALL CORNERS ARE 1/2" REBAR SET UNLESS NOTED.

PROPOSED BUILDING AND PARKING NOT SHOWN ON THIS PLAT. COMMON AREA IS TO BE ALL OF LOTS A-1 THRU A-10 EXCEPT FOR THE BUILDING, DECKS AND PORCHES, AS CONSTRUCTED, AND THE AREA 2' OUTSIDE OF THE BUILDING, DECKS AND PORCHES.

FOR LOTS A-1 THRU A-10 THE INGRESS AND EGRESS AND PARKING EASEMENT FOR VEHICLES WILL BE THE ENTIRE PARKING LOT AREA, AS CONSTRUCTED.

REFERENCE PLAT NORTH  
P.B. 27 PG. 542

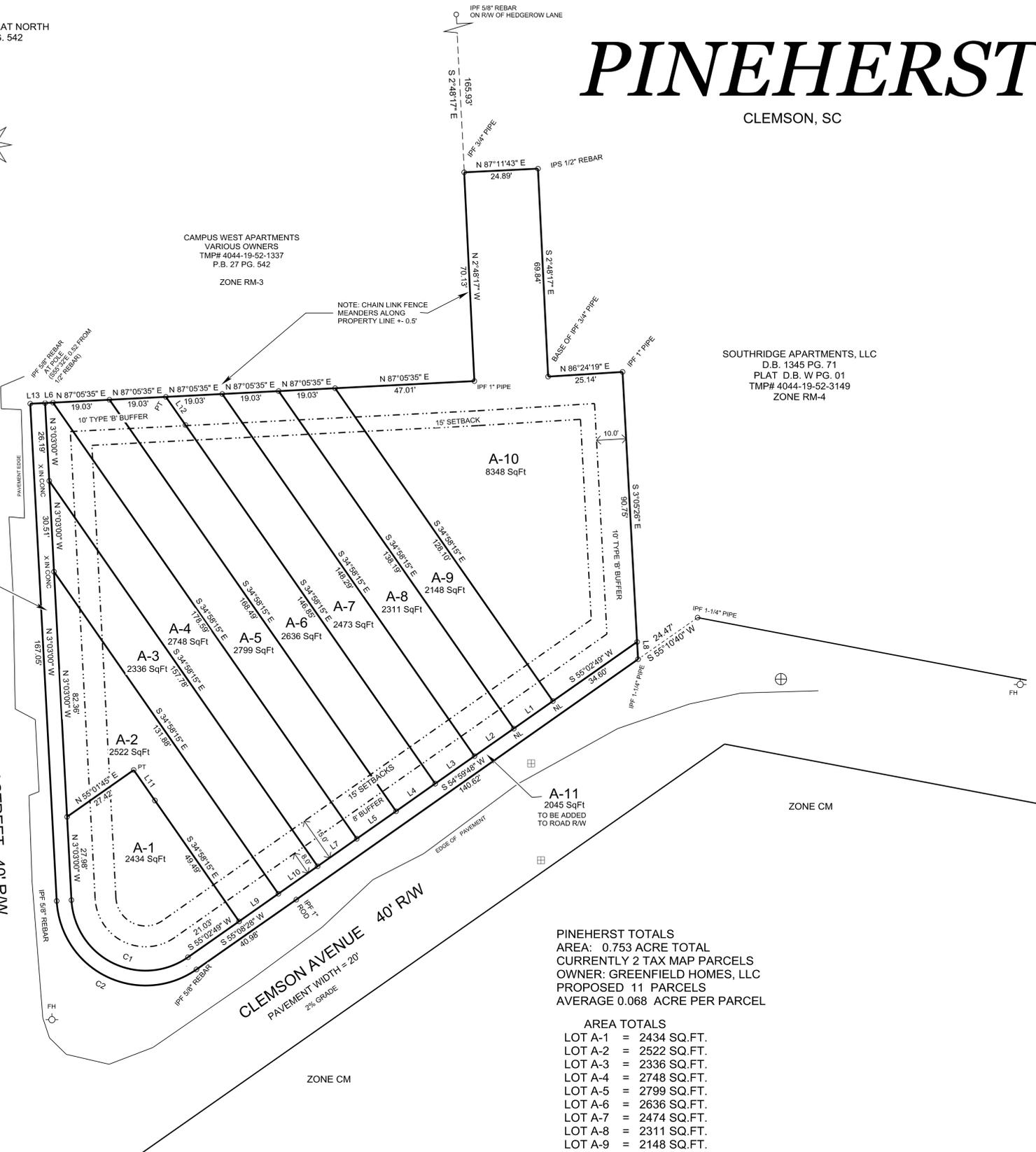


A-11  
2045 Sq Ft  
TO BE ADDED  
TO ROAD R/W

SUNSET AVENUE

OAK STREET 40' R/W  
PAVEMENT WIDTH 21'  
10% GRADE

CLEMSON AVENUE 40' R/W  
PAVEMENT WIDTH = 20'  
2% GRADE



**PINEHERST TOTALS**  
AREA : 0.753 ACRE TOTAL  
CURRENTLY 2 TAX MAP PARCELS  
OWNER: GREENFIELD HOMES, LLC  
PROPOSED 11 PARCELS  
AVERAGE 0.068 ACRE PER PARCEL

**AREA TOTALS**  
LOT A-1 = 2434 SQ.FT.  
LOT A-2 = 2522 SQ.FT.  
LOT A-3 = 2336 SQ.FT.  
LOT A-4 = 2748 SQ.FT.  
LOT A-5 = 2799 SQ.FT.  
LOT A-6 = 2636 SQ.FT.  
LOT A-7 = 2474 SQ.FT.  
LOT A-8 = 2311 SQ.FT.  
LOT A-9 = 2148 SQ.FT.  
LOT A-10 = 8348 SQ.FT.  
PARCEL A-11= 2045 SQ.FT.

PARCEL A-11 IS TO BECOME ROAD R/W

NOTE: THIS PROPERTY IS SUBJECT TO ALL EASEMENTS, R/W'S AND/OR RESTRICTIONS THAT MAY EXIST OF RECORD OR ON THE SITE

- LEGEND**
- IPF = IRON PIN FOUND
  - IPS = IRON PIN SET 5/8" REBAR
  - MAG = MAG NAIL SET
  - TYP = TYPICAL
  - EM = ELECTRIC METER
  - LP = LIGHT POLE
  - POLE =
  - POWER LINE =
  - GM = NATURAL GAS METER
  - GV = NATURAL GAS VALVE
  - NATURAL GAS LINE =
  - WM = WATER METER
  - WV = WATER VALVE
  - WATER LINE =
  - FH = FIRE HYDRANT
  - MH = MANHOLE
  - TELE = TELEPHONE LINE
  - SD = STORM DRAIN INLET
  - P/O = A PORTION OF
  - PT = POINT - NO PIN

I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS 'B' SURVEY AS SPECIFIED THEREIN. ALSO THERE ARE NO ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

ANY WARRANTY FOR THIS SURVEY IS NON TRANSFERABLE

© COPYRIGHT BY:  
**JOHN ROBERT TUTEN**  
S.C.P.L.S. NO. 11913  
712 FREEMAN ROAD  
LIBERTY, SC 29657  
PHONE NO. (864)261-7302  
email: tutensurveying@gmail.com  
FILE: PINEHERST JOB# D-1060-14

# PINEHERST

CLEMSON, SC

THIS PLAT REPRESENTS A  
SUBDIVISION SURVEY OF:  
  
**LOT 30 AND  
P/O LOT 29 OF  
PLAT IN D.B. WW PG. 01**

CITY OF CLEMSON  
PICKENS COUNTY  
SOUTH CAROLINA

AREA : 0.753 ACRE TOTAL  
TMP#S 4044-19-52-1122 & 4044-19-52-2125  
REF.D.B. 1345 PG. 56  
REF. PLATS DB WW PG 01, PB 54 PG 690

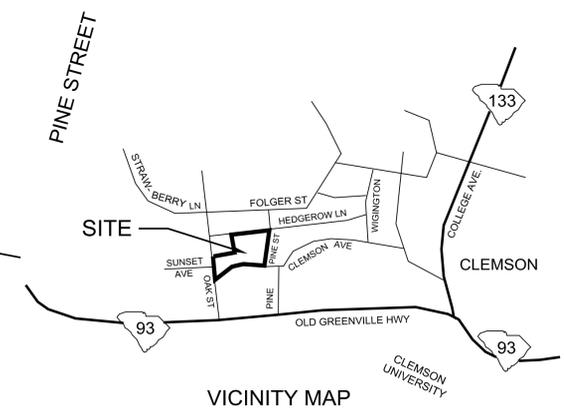
DATE : NOVEMBER 18, 2014

SCALE : 1" = 20'



PLAT PREPARED FOR AND TO BE USED ONLY FOR:

**PINEHERST, LLC**



VICINITY MAP  
NOT TO SCALE

REFERENCE PLAT NORTH  
P.B. 27 PG. 542



CURVE	BEARING	HORIZ DIST	RADIUS	ARC	DELTA	TANGENT
C1	N63°57'59"W	43.70'	25.00'	53.16'	121°49'58"	44.95'
C2	N63°58'10"W	52.44'	30.00'	63.79'	121°50'20"	53.94'

LINE	BEARING	HORIZ DIST
L1	N87°05'35"E	2.69'
L2	S3°05'26"E	5.82'
L3	S34°58'15"E	12.49'
L4	S55°02'49"W	16.13'
L5	S55°02'49"W	16.13'
L6	S55°02'49"W	16.13'
L7	S55°02'49"W	16.13'
L8	S55°02'49"W	16.13'
L9	S34°58'15"E	11.54'
L10	S55°02'49"W	16.13'
L11	S55°02'49"W	16.13'
L12	S55°02'49"W	16.13'
L13	N87°05'35"E	5.00'

**NOTES:**

PAVEMENT WIDTHS SHOWN WERE TAKEN AT ONE POINT -NOT AVERAGED- AND DO NOT INCLUDE ASPHALT GUTTERS, SIDEWALKS, OR CONNECTING ASPHALT PARKING.

ACCORDING TO F.E.M.A. F.I.R.M. 45077C0386D, THE SUBJECT PROPERTY IS IN ZONE X.

COMMON AREA IS TO BE ALL OF LOTS A-1 THRU A-10 EXCEPT FOR THE BUILDING, DECKS AND PORCHES, AS CONSTRUCTED, AND THE AREA 2' OUTSIDE OF THE BUILDING, DECKS AND PORCHES.

FOR LOTS A-1 THRU A-10 THE INGRESS AND EGRESS AND PARKING EASEMENT FOR VEHICLES WILL BE THE ENTIRE PARKING LOT AREA, AS CONSTRUCTED.

A-11  
2045 Sq Ft  
TO BE ADDED TO ROAD R/W

MH

ZONE RM-3

SUNSET AVENUE

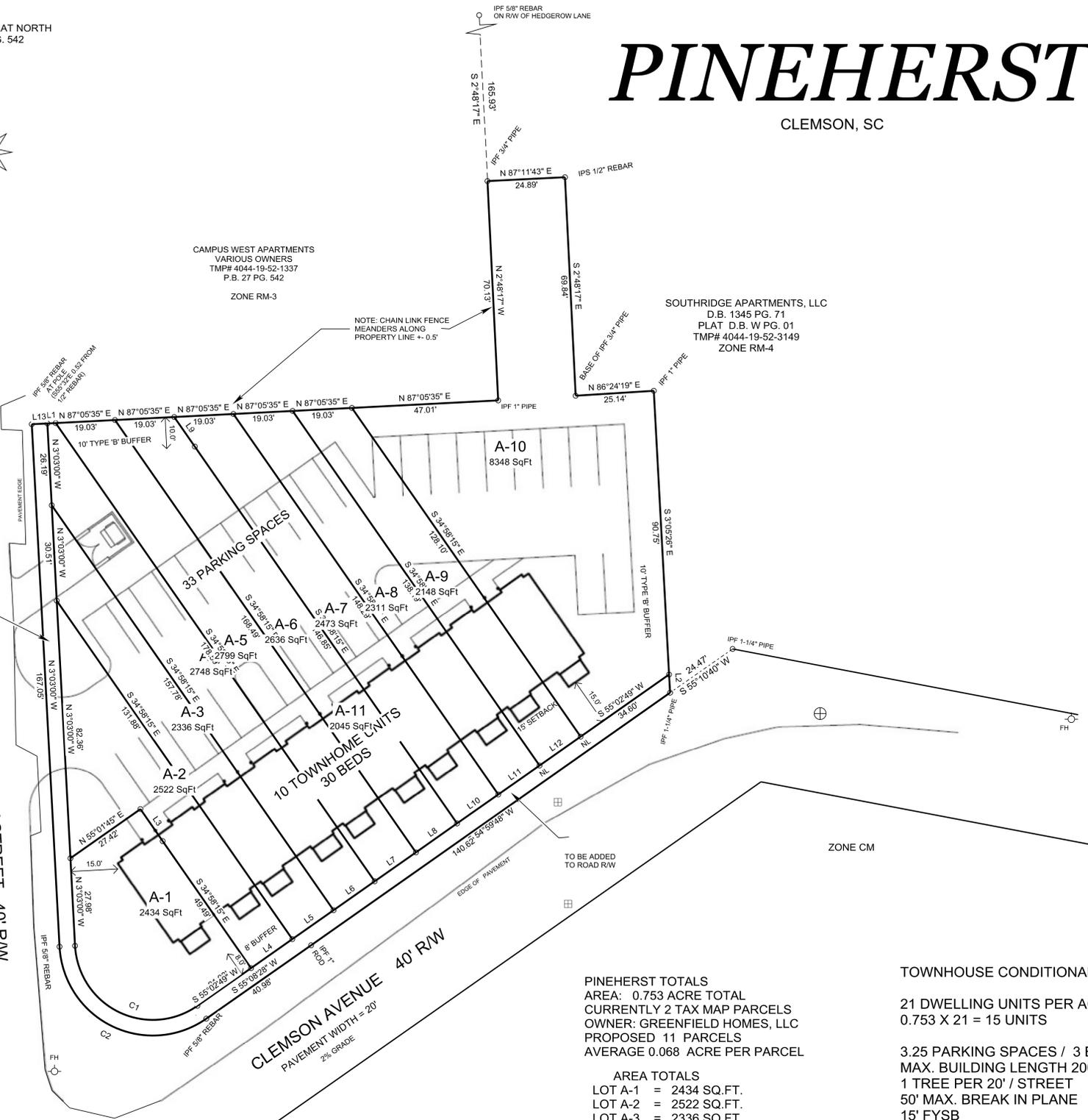
ZONE PD-7

OAK STREET 40' R/W  
PAVEMENT WIDTH 21'  
10% GRADE

CAMPUS WEST APARTMENTS  
VARIOUS OWNERS  
TMP# 4044-19-52-1337  
P.B. 27 PG. 542  
ZONE RM-3

NOTE: CHAIN LINK FENCE MEANDERS ALONG PROPERTY LINE +/- 0.5'

SOUTHRIDGE APARTMENTS, LLC  
D.B. 1345 PG. 71  
PLAT D.B. W PG. 01  
TMP# 4044-19-52-3149  
ZONE RM-4



PINEHERST TOTALS  
AREA: 0.753 ACRE TOTAL  
CURRENTLY 2 TAX MAP PARCELS  
OWNER: GREENFIELD HOMES, LLC  
PROPOSED 11 PARCELS  
AVERAGE 0.068 ACRE PER PARCEL

AREA TOTALS

LOT A-1	= 2434 SQ.FT.
LOT A-2	= 2522 SQ.FT.
LOT A-3	= 2336 SQ.FT.
LOT A-4	= 2748 SQ.FT.
LOT A-5	= 2799 SQ.FT.
LOT A-6	= 2636 SQ.FT.
LOT A-7	= 2474 SQ.FT.
LOT A-8	= 2311 SQ.FT.
LOT A-9	= 2148 SQ.FT.
LOT A-10	= 8348 SQ.FT.
PARCEL A-11	= 2045 SQ.FT.

PARCEL A-11 IS TO BECOME ROAD R/W

TOWNHOUSE CONDITIONAL USE RM3

21 DWELLING UNITS PER ACRE  
0.753 X 21 = 15 UNITS

- 3.25 PARKING SPACES / 3 BR UNIT
- MAX. BUILDING LENGTH 200'
- 1 TREE PER 20' / STREET
- 50' MAX. BREAK IN PLANE
- 15' FYSB
- 15' SYSB
- 15' RYSB
- 10' BUFFER BETWEEN TOWNHOME / MULTI-FAMILY
- 6% MAX. IMPERVIOUS
- 55% ACTUAL IMPERVIOUS

**LEGEND**

- IPF = IRON PIN FOUND
- IPS = IRON PIN SET 5/8" REBAR
- MAG = MAG NAIL SET
- TYP = TYPICAL
- EM = ELECTRIC METER
- LP = LIGHT POLE
- POLE =
- POWER LINE =
- GM = NATURAL GAS METER
- GV = NATURAL GAS VALVE
- NATURAL GAS LINE =
- WM = WATER METER
- WV = WATER VALVE
- WATER LINE =
- FH = FIRE HYDRANT
- MH = MANHOLE
- TELE = TELEPHONE LINE
- SDI = STORM DRAIN INLET
- P/O = A PORTION OF
- PT = POINT - NO PIN

NOTE: THIS PROPERTY IS SUBJECT TO ALL EASEMENTS, R/W'S AND/OR RESTRICTIONS THAT MAY EXIST OF RECORD OR ON THE SITE

SITE DESIGN BY:  
**SIGNATURE ARCHITECTS, CLEMSON, SC**

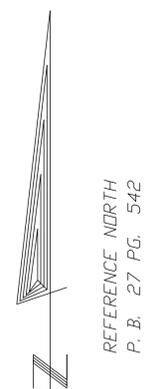
© COPYRIGHT BY:  
**JOHN ROBERT TUTEN**  
S.C.P.L.S. NO. 11913  
712 FREEMAN ROAD  
LIBERTY, SC 29657  
PHONE NO. (864)261-7302  
email: tutensurveying@gmail.com  
FILE: PINEHERST JOB# D-1061-14

# PINEHERST TOWNHOMES

Clemson, South Carolina

CURVE	ARC	RADIUS	DEGREE OF CURVE	CHORD LENGTH	CHORD BEARING
C1	37.37	25.00	229°10'59"	33.99	S 57°53'30" W
C2	63.79	30.00	190°59'09"	52.44	N 63°58'10" W

LINE	BEARING	DISTANCE
L1	S 55°10'40" W	24.47
L2	S 55°06'40" W	40.95
L3	N 88°21'44" E	42.14
L4	N 01°40'56" W	14.95
L5	S 02°50'00" E	.98
L6	N 87°10'00" E	25.00
L7	N 87°05'35" E	25.00



CAMPUS WEST APARTMENTS  
VARIOUS OWNERS  
P. B. 27 PG. 542

LANDSCAPING LEGEND	
	UPPER STORY TREES
	SHRUBS

Buffer Type	Number of Plants	Plants and Structures required per 100 linear feet*
A	3	Upper story (Canopy) trees
	20	Shrubs or: Continuous wall constructed of brick, masonry or stone 36" min to 48" max. in height or; Continuous earthen berm 36" min to 48" max. in height with live ground cover
B	6	Upper story (Canopy) Trees
	40	Shrubs or: Continuous wall constructed of brick, masonry or stone 36" min to 48" max. in height or; Continuous earthen berm 36" min to 48" max. in height with live ground cover
C	6	Upper story (Canopy) Trees
	1	6 to 8 foot high wall within 12 inches of property line, finished side facing adjacent property
E	12	Upper Story (Canopy) Trees
	4	Understory trees
F	1	Shrubs or: 6 to 8 foot high wall within 12 inches of property line, finished side facing adjacent property
	12	Landscape Berm
	4	Upper Story (Canopy) Trees Understory Trees

\*Subject to visibility standards in Article VI Section 19-606

F. Landscaping requirements associated with vehicular use areas shall comply with the following:

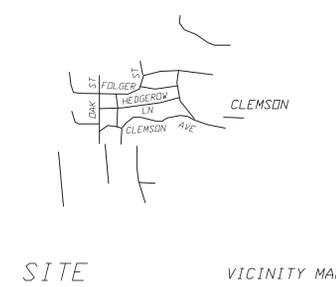
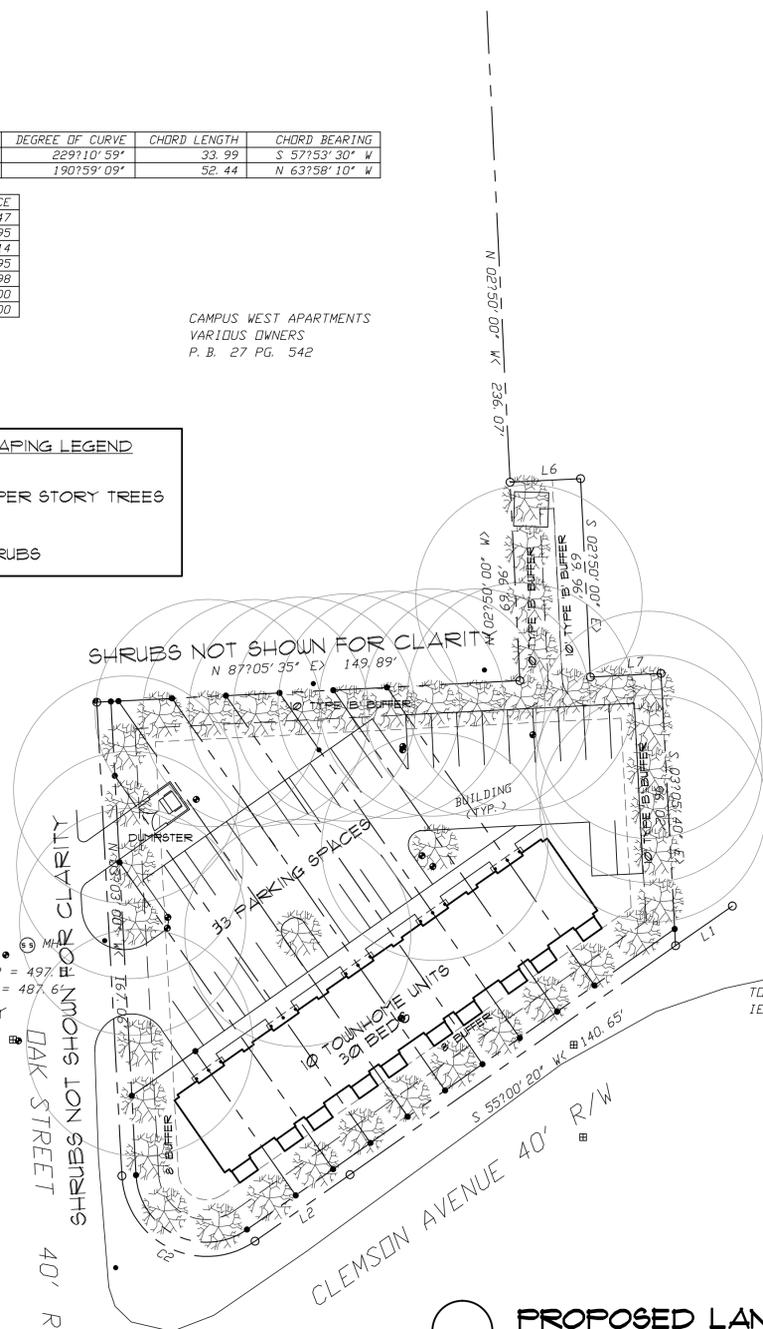
- There shall be sufficient upper story trees within and around the vehicular use area to ensure any portion of the vehicular use area is within 40 feet of a planted or retained tree trunk;
- The trees shall be located within the front or side street setbacks;
- The minimum landscape area for each tree shall be no less than 170 square feet with four feet minimum distance between all trees and paving at time of planting, measured at the base of the tree;
- Shrubs within a landscape buffer abutting a street right-of-way or within a perimeter of the vehicular use area shall be arranged to form a continuous row, designed to be planted three feet on center and must occupy the buffer for which they were calculated;

TOWNHOUSE CONDITIONAL USE RM3

- 21 DWELLING UNITS PER ACRE
- .753 X 21 = 15 UNITS
- 3.25 PARKING SPACES / 3BR UNIT
- MAX. BUILDING LENGTH 200'
- 1 TREE PER 20' / STREET
- 50' MAX. BREAK IN PLANE
- 15' FYSB
- 15' SYSB
- 15' RYSB
- 10' BUFFER BETWEEN TOWNHOME AND MULTI-FAMILY
- 60% MAX. IMPERVIOUS
- 55% ACTUAL IMPERVIOUS

LEGEND

- IPF = IRON PIN FOUND
- IPS = IRON PIN SET 5/8" REBAR
- MAG = MAG NAIL SET
- TYP = TYPICAL
- EM = ELECTRIC METER
- LP = LIGHT POLE
- POLE =
- POWER LINE =
- GM = NATURAL GAS METER
- GV = NATURAL GAS VALVE
- NATURAL GAS LINE =
- WM = WATER METER
- WV = WATER VALVE
- WATER LINE =
- FH = FIRE HYDRANT
- MH = MANHOLE
- TELE = TELEPHONE LINE
- SD = STORM DRAIN INLET



**PROPOSED LANDSCAPE PLAN**  
SCALE: 1" = 30'-0"  
NORTH 11-20-14

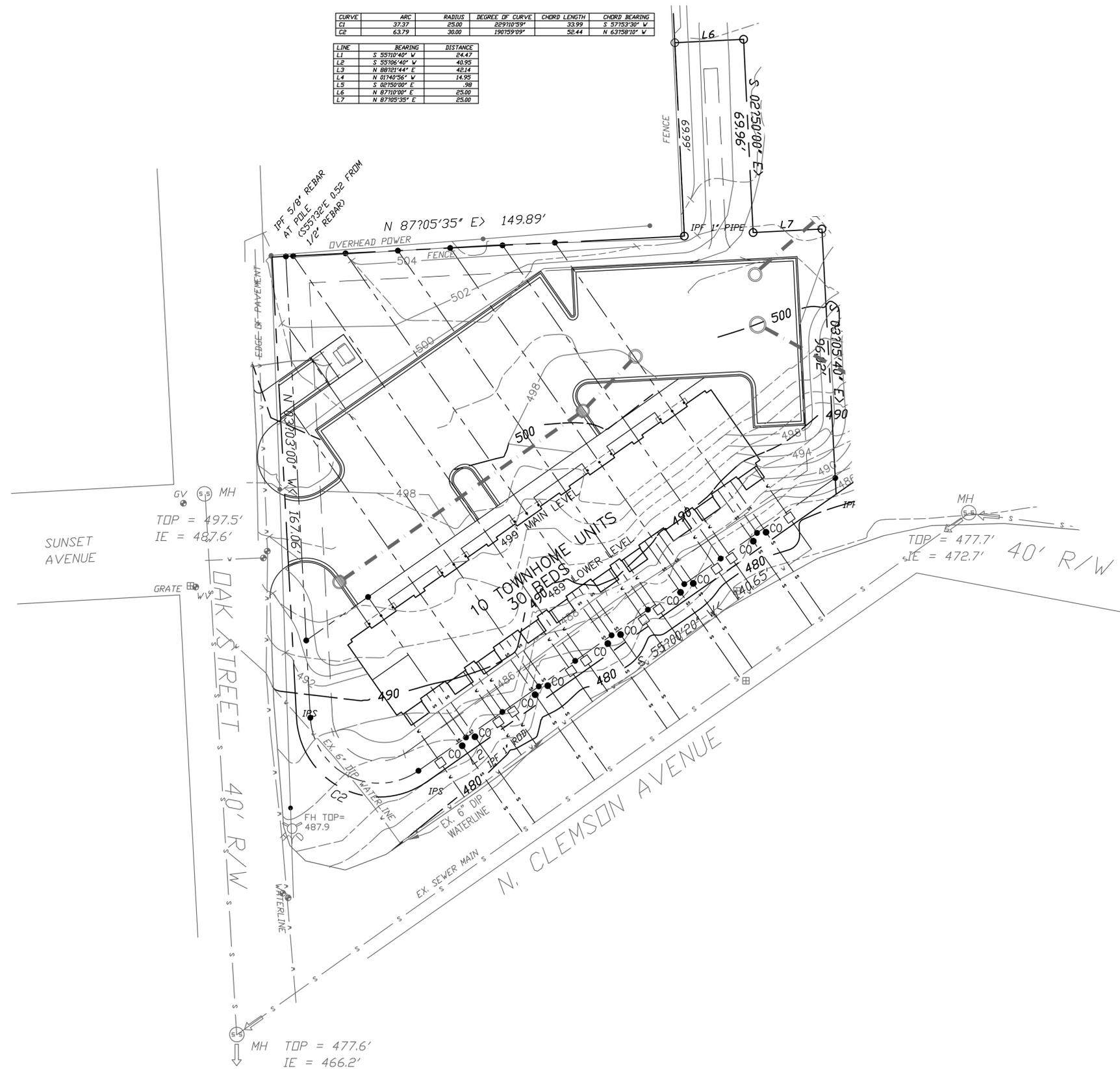
PARCEL A  
0.753 AC.  
REF. DEED BOOK/PAGE  
383/255  
161/187  
P/D 4-N/66  
TMP #'S  
4044-19-52-1122  
4044-19-52-2125

4044-19-52-3149  
4044-19-52-4316

CURVE	ARC	RADIUS	DEGREE OF CURVE	CHORD LENGTH	CHORD BEARING
C1	37.37	25.00	28°11'59"	33.99	S 57°53'30" W
C2	63.72	30.00	19°07'59"	52.44	N 63°18'10" W

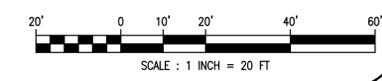
  

LINE	BEARING	DISTANCE
L1	S 55°10'46" W	24.47
L2	S 55°06'40" W	40.93
L3	N 88°21'44" E	42.14
L4	N 01°40'56" W	14.95
L5	S 02°50'00" E	20
L6	N 87°10'00" E	25.00
L7	N 87°05'35" E	25.00



### UTILITY LEGEND

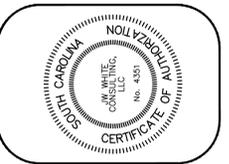
	EXISTING	PROPOSED
WATER LINE REFER TO NOTES	— W —	— W —
SEWER LINE REFER TO NOTES	— S —	— S —
ELECTRIC	— E —	— E —
GAS	— G —	— G —
TELEPHONE	— T —	— T —
STORM PIPE REFER TO C-2	== ==	== ==
STORM INLET REFER TO C-2	⊠	⊙
SANITARY MANHOLE	⊕	⊕
SANITARY CLEAN-OUT		• CO
FIRE HYDRANT	⊗	
UTILITY POLE	⊗	
WATER VALVE	⊕	
WATER METER		— v — □



**\*\*\*CAUTION\*\*\***  
 ALL EXISTING UTILITIES SHOWN ARE THE BEST INFORMATION AVAILABLE. THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS, AND MAKE ALL NECESSARY ARRANGEMENTS WITH PRIVATE AND PUBLIC UTILITY COMPANIES TO AVOID ANY POSSIBLE DAMAGE TO OR INTERRUPTION OF UTILITY EQUIPMENT OR SERVICE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL INQUIRIES CONCERNING LOCATION OF UTILITY LINES. REPAIR OF ANY DAMAGE TO UTILITY LINES AND EQUIPMENT DUE TO THIS WORK SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

BUILDING  
(TYP.)

**JW WHITE CONSULTING, LLC**  
 606 GLENWOOD AVENUE  
 ANDERSON, SOUTH CAROLINA 29625  
 PHONE: (864) 634-4399  
 Email: jwwhiteconsulting@gmail.com



PINEHERST  
TOWNHOMES

---

CITY OF CLEMSON  
SOUTH CAROLINA

DRAWN BY: JWW  
 CHECKED: JWW  
 DATE: 11/14/14  
 JOB NUMBER: 14037  
 REVISIONS: 0  
 ISSUE FOR PERMITS

SHEET  
 U-1  
 TOWNHOME  
 UTILITY PLAN

CURVE	BEARING	HORIZ DIST	RADIUS	ARC	DELTA	TANGENT
C1	N63°57'59"W	43.70'	25.00'	53.16'	121°49'58"	44.95'
C2	N63°58'10"W	52.44'	30.00'	63.79'	121°50'20"	53.94'

REFERENCE PLAT NORTH  
P.B. 27 PG. 542



LINE	BEARING	HORIZ DIST
L1	S55°02'49"W	16.13'
L2	S55°02'49"W	16.13'
L3	S55°02'49"W	16.13'
L4	S55°02'49"W	16.13'
L5	S55°02'49"W	16.13'
L6	N87°05'35"E	2.69'
L7	S55°02'49"W	16.13'
L8	S3°05'28"E	5.82'
L9	S55°02'49"W	16.13'
L10	S55°02'49"W	16.13'
L11	S34°58'15"E	12.49'
L12	S34°58'15"E	11.54'
L13	N87°05'35"E	5.00'

**NOTES:**

THE FIRE HYDRANT SHOWN IS THE STARTING BENCHMARK WITH ASSUMED ELEVATION OF 481.6'. ELEVATIONS AS SHOWN BY CONTOURS FROM PICKENS COUNTY GIS MAP. INDICATE ACTUAL ELEVATION IS UP APPROXIMATELY 196'.

CONTOURS SHOWN OUTSIDE OF SUBJECT PROPERTY WERE APPROXIMATED FROM PICKENS COUNTY GIS CONTOUR MAP.

CONTOUR INTERVAL IS 5'.

PAVEMENT WIDTHS SHOWN WERE TAKEN AT ONE POINT -NOT AVERAGED- AND DO NOT INCLUDE ASPHALT GUTTERS, SIDEWALKS, OR CONNECTING ASPHALT PARKING.

MINIMUM ERROR OF CLOSURE IS 1:7500'.

ACCORDING TO F.E.M.A. F.I.R.M. 45077C0386D, THE SUBJECT PROPERTY IS IN ZONE X.

ALL CORNERS ARE 1/2" REBAR SET UNLESS NOTED.

UTILITIES LOCATED 5/31/2003 SOME UPDATED 11/2014

# PINEHERST

CLEMSON, SC

THIS PLAT REPRESENTS A  
SUBDIVISION SURVEY OF:

**LOT 30 AND  
P/O LOT29 OF  
PLAT IN D.B. WW PG. 01**

CITY OF CLEMSON  
PICKENS COUNTY  
SOUTH CAROLINA

AREA : 0.753 ACRE TOTAL  
TMP#S 4044-19-52-1122 & 4044-19-52-2125  
REF.D.B. 1345 PG. 56  
REF. PLATS DB WW PG 01, PB 54 PG 690

DATE : NOVEMBER 18, 2014

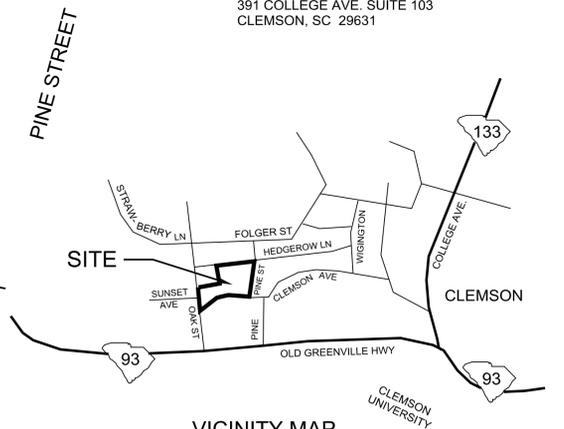
SCALE : 1" = 20'



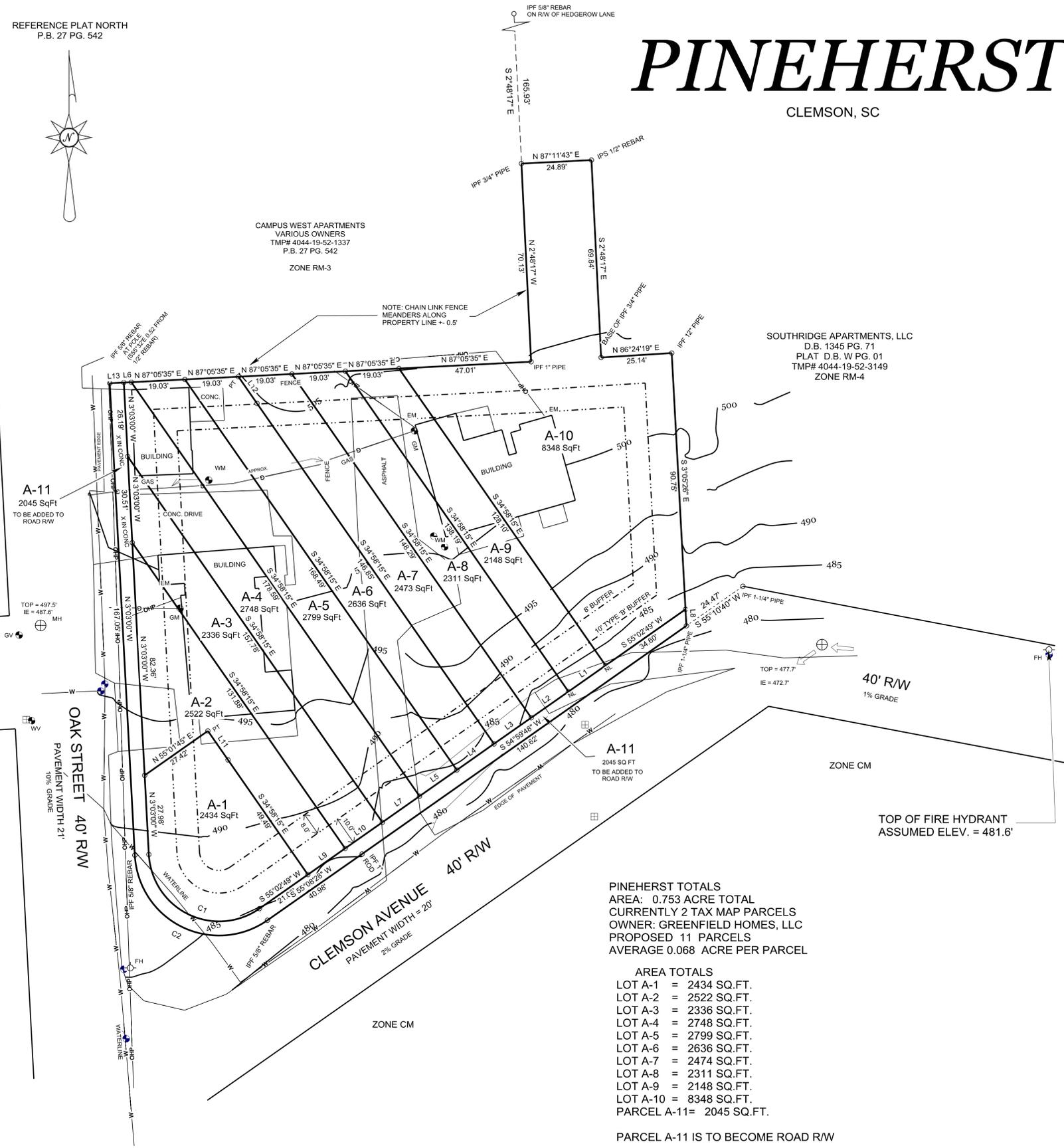
PLAT PREPARED FOR AND TO BE USED ONLY FOR:

## PINEHERST, LLC

AGENT: TOM WINKOPP  
391 COLLEGE AVE. SUITE 103  
CLEMSON, SC 29631



VICINITY MAP  
NOT TO SCALE



**PINEHERST TOTALS**  
AREA: 0.753 ACRE TOTAL  
CURRENTLY 2 TAX MAP PARCELS  
OWNER: GREENFIELD HOMES, LLC  
PROPOSED 11 PARCELS  
AVERAGE 0.068 ACRE PER PARCEL

**AREA TOTALS**

LOT A-1	= 2434 SQ.FT.
LOT A-2	= 2522 SQ.FT.
LOT A-3	= 2336 SQ.FT.
LOT A-4	= 2748 SQ.FT.
LOT A-5	= 2799 SQ.FT.
LOT A-6	= 2636 SQ.FT.
LOT A-7	= 2474 SQ.FT.
LOT A-8	= 2311 SQ.FT.
LOT A-9	= 2148 SQ.FT.
LOT A-10	= 8348 SQ.FT.
PARCEL A-11	= 2045 SQ.FT.

PARCEL A-11 IS TO BECOME ROAD R/W

NOTE: UNDERGROUND UTILITIES SHOWN WERE MARKED BY UTILITY PERSONNEL. THERE MAY BE OTHER, UNMARKED UNDERGROUND UTILITIES. FOR EASEMENTS AND/OR OTHER INFORMATION CALL PALMETTO UTILITIES PROTECTION SERVICE PHONE# 811, OR THE UTILITIES COMPANIES.

NOTE: THIS PROPERTY IS SUBJECT TO ALL EASEMENTS, R/W'S AND/OR RESTRICTIONS THAT MAY EXIST OF RECORD OR ON THE SITE

- LEGEND**
- IPF = IRON PIN FOUND
  - IPS = IRON PIN SET 5/8" REBAR
  - MAG = MAG NAIL SET
  - TYP = TYPICAL
  - EM = ELECTRIC METER
  - LP = LIGHT POLE
  - POLE =
  - POWER LINE =
  - GM = NATURAL GAS METER
  - GV = NATURAL GAS VALVE
  - NATURAL GAS LINE =
  - WM = WATER METER
  - WV = WATER VALVE
  - WATER LINE =
  - FH = FIRE HYDRANT
  - MH = MANHOLE
  - TELE = TELEPHONE LINE
  - SDI = STORM DRAIN INLET
  - P/O = A PORTION OF
  - PT = POINT - NO PIN

