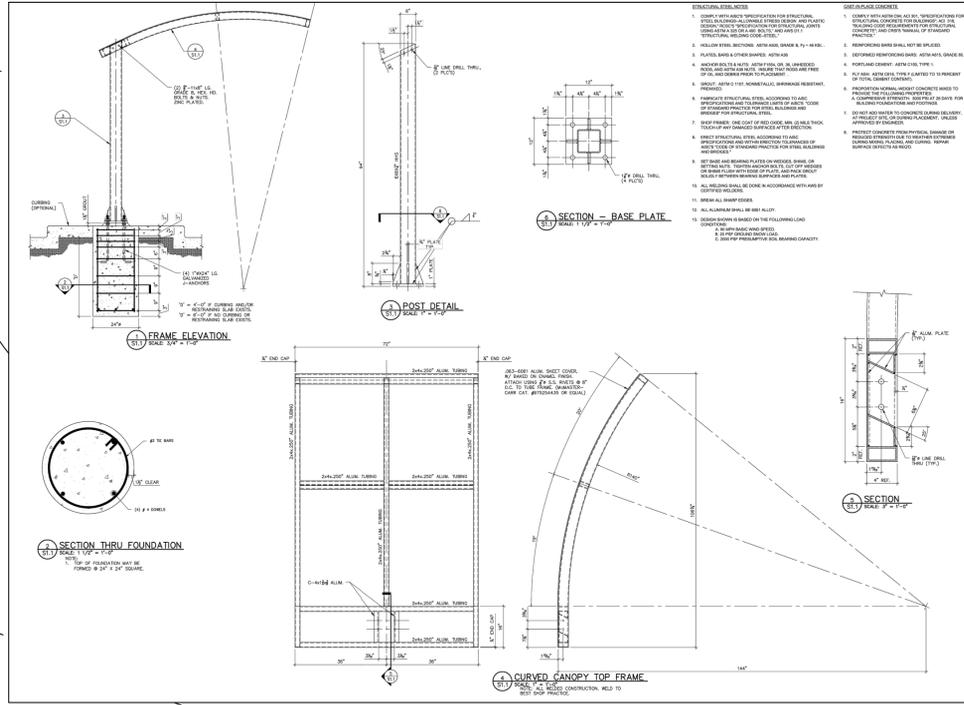
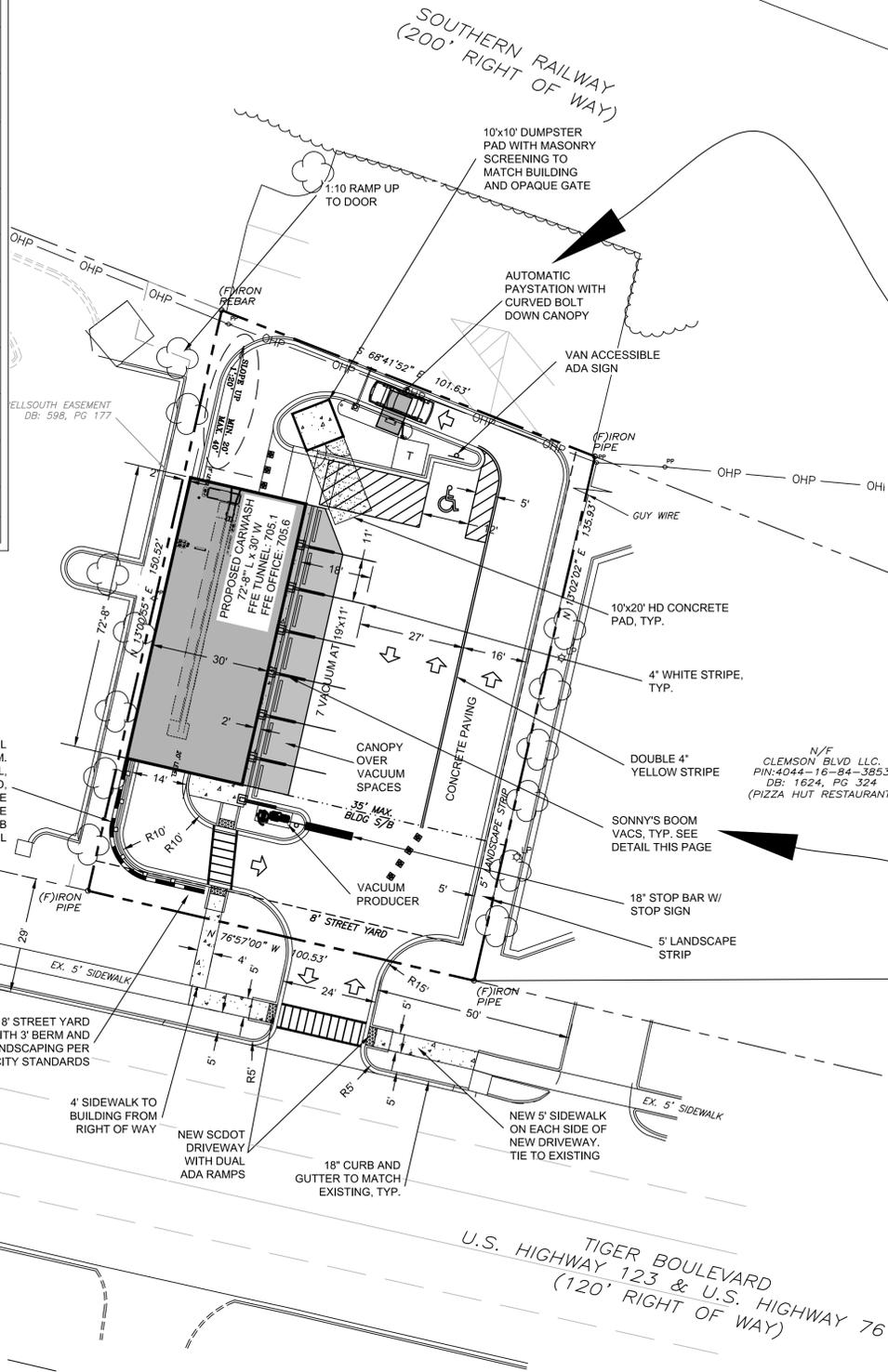


# PROJECT INFORMATION

ZONING	CP-2 W/ AR-3 OVERLAY
SETBACKS	FRONT 35' MAX/8' MIN, REAR 25', SIDE 0'
BUFFERS	8' FRONT STREET YARD, 5' SIDE VEHICULAR USE BUFFER
OVERALL SITE AREA	0.33 ACRES
TOTAL DISTURBED AREA	0.40 ACRES
EXISTING IMPERVIOUS AREA	0.33 ACRES
EX. IMPERVIOUS TO BE REMOVED	0.31 ACRES
PROPOSED NEWLY FORMED IMPERVIOUS AREA	0.30 ACRES
NEW NET IMPERVIOUS AREA	0.30 ACRES
PARKING PROVIDED	7 + 1 ADA > REQUIRED

N/F  
SOUTH WHART-CLEMON LLC  
PIN: 4044-16-84-0960  
DB: 1498, PG 93  
PB: 19-907  
(COMMERCIAL STRIP RETAIL)

MODULAR BLOCK WALL WITH SLEEVE-IT SYSTEM, 42" HIGH METAL, VEHICLE RATED, DECORATIVE FENCE AMERICAN MONTAGE SERIES BETWEEN CURB AND WALL



**The Palmetto Utility Protection Service, Inc.**  
1219 N. Main Street, Suite 100, Columbia, South Carolina 29201  
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!**

**24 HOUR CONTACT:**  
**TAL SLANN**  
864-650-1008

**ON SITE CIVIL GROUP**  
985 BIRMINGHAM RD, SUITE 301, MILTON, GA 30004  
PH: (770) 970-0000  
WWW.ONSITECIVIL.COM  
INFO@ONSITECIVIL.COM

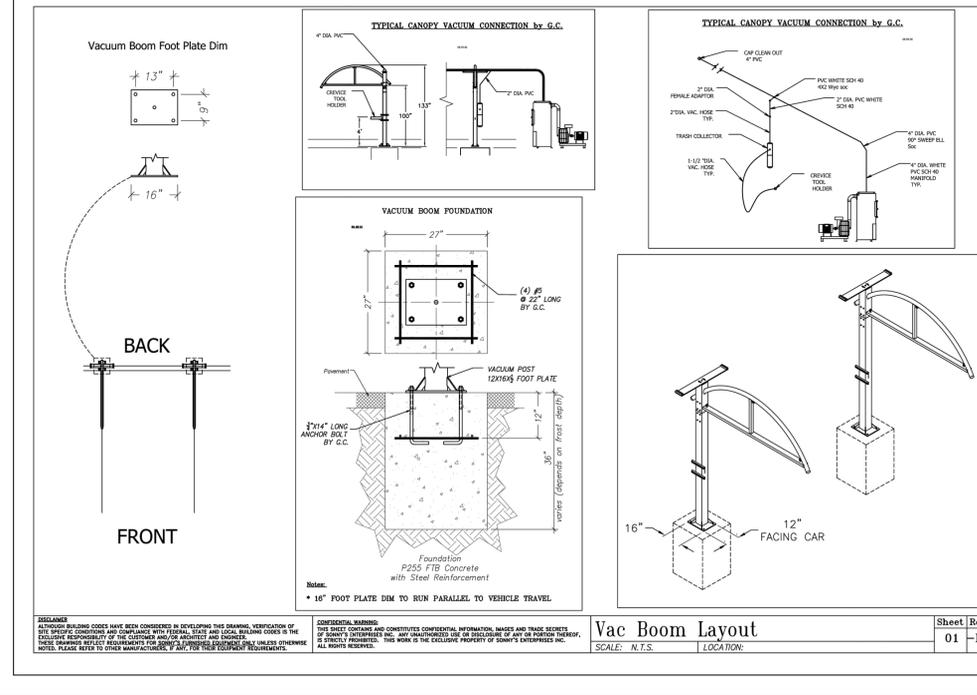
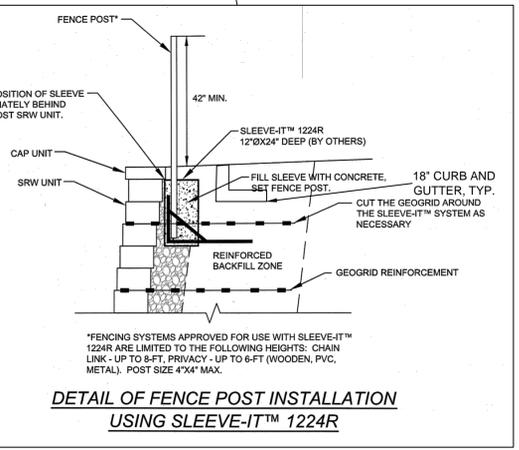
**SOUTH CAROLINA ON SITE CIVIL GROUP, LLC**  
No. C04511  
**SOUTH CAROLINA**  
No. 28875  
**BRETT MICHAEL SERRILL**

REVISIONS	
No.	DESCRIPTION

CWSSE  
CONTACT: ZEEY JOSMAN  
371 PIKE BLVD #310  
LAWRENCEVILLE GA 30046  
770.500.7612 CELL  
770.237.3606 FAX

TIGER EXPRESS WASH  
1069 TIGER BLVD  
CITY OF CLEMSON,  
PICKENS COUNTY, SC

**SITE PLAN**  
DATE: JULY 9, 2015  
PROJECT: 15-005  
SHEET: C 401



**SONNY'S**  
DATE: 12.26.11  
REVISION DATE: 08.03.11  
CREATED BY: LV  
CHECKED BY: JAV  
VAC'S LAYOUT  
"DRAFT"  
© 2011 SONNY'S ENTERPRISES, INC. 1500 N. Main Road, Tallahassee, FL 32311 USA TEL: 904-327-9733

**INTERIOR CALCULATIONS:**

BUILDING AREA	2,475 S.F.	(17%)
SIDEWALK AREA	300 S.F.	(2%)
VEHICULAR AREA	9,400 S.F.	(65%)
LANDSCAPE AREA	2,226 S.F.	(16%)
<b>TOTAL SITE AREA</b>	<b>14,401 S.F.</b>	<b>(100%)</b>

**PLANT LIST:**

KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
<b>TREES</b>						
ACRA	4	ACER RUBRUM 'ARMSTRONG'	ARMSTRONG MAPLE	10'-12' HT	B&B	MATCHED SPECIMEN
<b>SHRUBS</b>						
RHIE	63	RHAPHOLEPSIS INDICA 'ESKIMO'	ESKIMO INDIAN HAWTHORN	18" - 24"	Cont	4' O.C.
ILEC	3	ILEX 'CONAF'	OAKLEAF HOLLY	3'-4' HT	Cont	MATCHED SPECIMEN
MCWC	197	MUHLENBERGIA CAPILLARIS 'WHITE CLOUD'	WHITE CLOUD MUHLY GRASS	1 GAL.	Cont	1.5' O.C.

MULCH	PINE STRAW (MATCH EXISTING - 3" MIN. DEPTH)	
SOD	SOD - (FESCUE INSTALLED PER MANUFACTURE)	

**GENERAL PLANTING NOTES:**

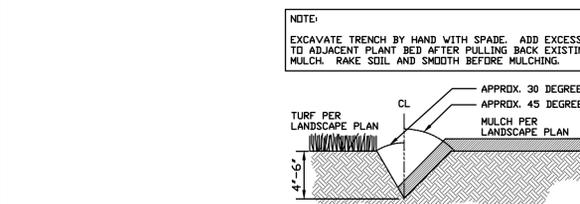
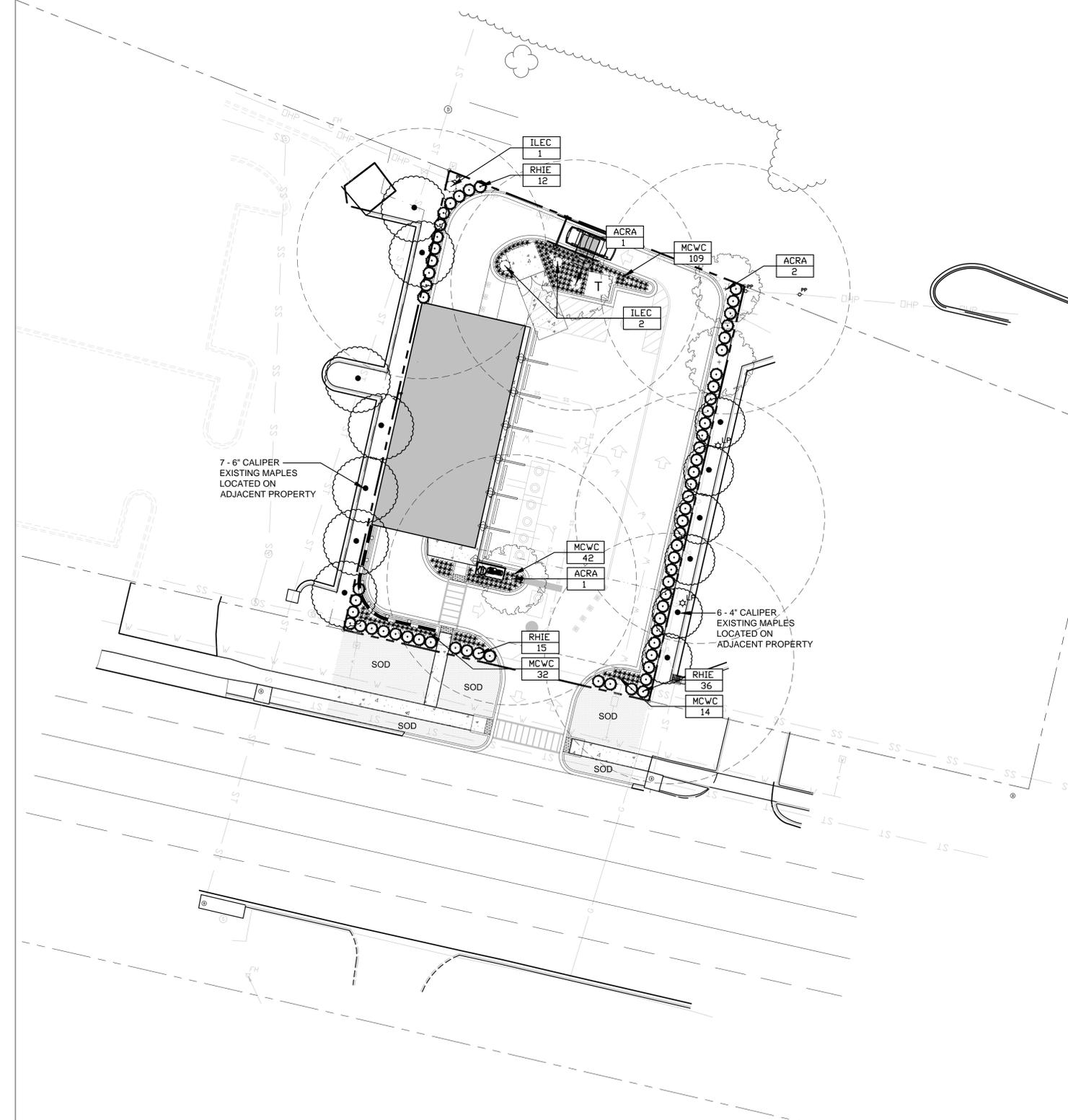
- SEE THIS SHEET FOR PLANTING DETAILS.
- ANY DEVIATION FROM THESE PLANS MUST BE SPECIFICALLY APPROVED BY LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE.
- NOTIFY LANDSCAPE ARCHITECT OF ANY SITE CONDITIONS WHICH MAY NECESSITATE MODIFICATION TO THE PLAN. LANDSCAPE ARCHITECT SHALL, IF NECESSARY, MAKE "IN-FIELD 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 PINE STRAW MULCH TO A 3" DEPTH.
- 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.
- ALL PLANTING BEDS TO RECEIVE AN AMENDED SOIL MIXTURE. SOIL MIX SHALL BE COMPOSED OF 75% EXISTING SOIL AND 15% ORGANIC MATERIAL (OR APPROVED EQUAL) AND 10% SAND. SUPPLEMENT SOIL MIX WITH HIGHER CONCENTRATION OF NITROGEN.
- LANDSCAPE CONTRACTOR TO APPLY A PRE-EMERGENT HERBICIDE, 'PREEN' 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. THE CITY OF CLEMSON 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 PREPARATIONS.
- 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 Z601, 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 SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THIS DOCUMENT, THE CONTRACTOR WILL NOT BE RESPONSIBLE FOR DEFECTS RESULTING FROM NEGLIGENCE BY THE 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 INT. REMOVE ALL PAVEMENT, GRAVEL SUB-BASE AND CONSTRUCTION DEBRIS; REMOVE COMPACTED SOIL AND ADD 2" 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 704-901-2065 FOR AN INSPECTION OF SOIL BEFORE PLANTING.

**IRRIGATION REQUIREMENTS:**

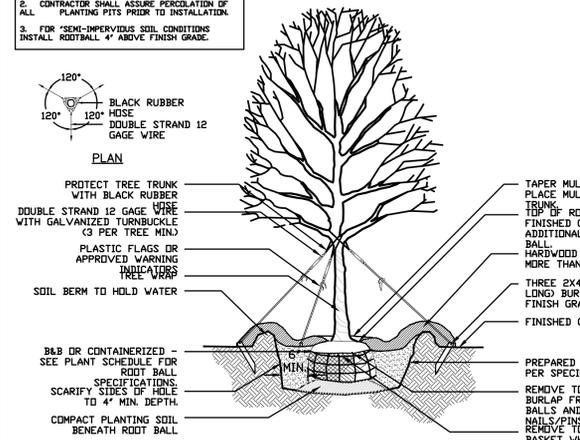
CONTRACTOR SHALL DESIGN AND INSTALL A COMPLETE FUNCTIONING IRRIGATION SYSTEM FOR ALL TURF AND PLANTING AREAS, WITHIN PROJECT CONSTRUCTION LIMITS. CONTRACTOR SHALL SUBMIT IRRIGATION PLANS FOR ENTIRE SYSTEM TO ARCHITECT FOR REVIEW PRIOR TO INSTALLATION. PLANS SHALL INCLUDE A COMPLETE SEPARATION OF SHRUB AND TURF AREAS. PLANS SHALL INCLUDE CONTROLLER, ALL SLEEVING, ELECTRIC VALVES, HEADS, LATERALS, MAINS, DRIP LINES, CONNECTIONS TO EQUIPMENT, AND ALL OTHER COMPONENTS NECESSARY FOR A WORKING IRRIGATION SYSTEM. ALL CONTROLLERS, VALVES AND HEADS TO BE MADE BY THE SAME MANUFACTURER. BACKFLOW PREVENTOR TO BE PROVIDED BY CONTRACTOR AND SHALL CONFORM TO REQUIREMENTS OF LOCAL AUTHORITIES.

**IRRIGATION NOTES:**

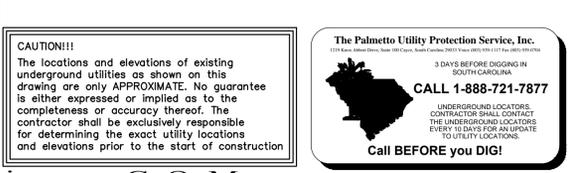
- CONTRACTOR SHALL VERIFY THAT AVAILABLE WATER PRESSURE IS ADEQUATE FOR IRRIGATION SYSTEM. CONTRACTOR SHALL VERIFY IN FIELD PRIOR TO BEGINNING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE.
- CONTRACTOR TO PROVIDE IRRIGATION LAYOUT DESIGN TO ARCHITECT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



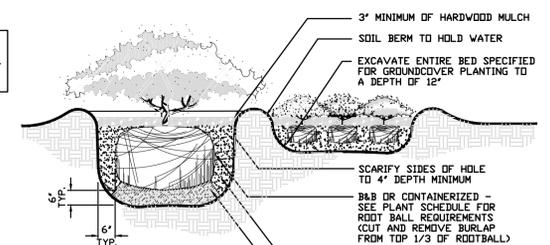
1 TRENCHED BED EDGING  
NOT TO SCALE



2 SHRUB DETAIL  
NOT TO SCALE



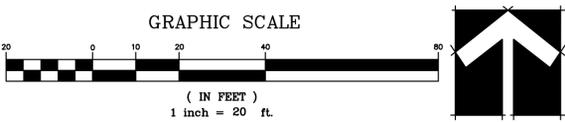
3 LARGE MATURING TREE  
NOT TO SCALE



4 SHRUB DETAIL  
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

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**Landscape Plan**

**Tiger Carwash**  
1069 Tiger Blvd.  
Clemson, SC 29631

CONSTRUCTION DOCUMENTS

205 JUNE 14

**L1.00**











