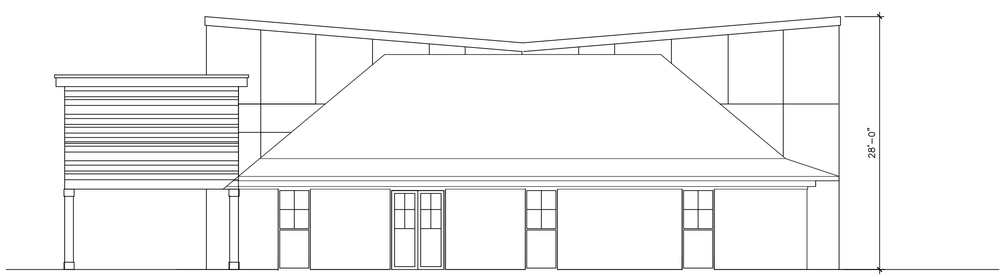
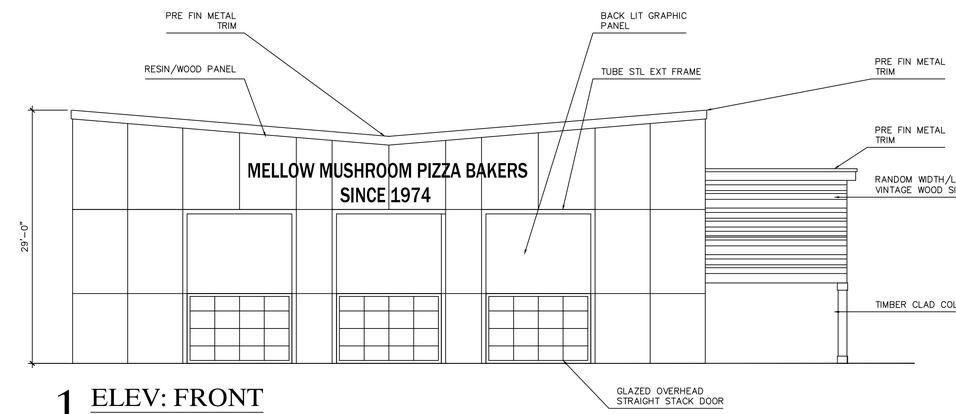
MELLOW MUSHROOM
PIZZA BAKERS
SINCE
1974

3 ELEV: RIGHT
SCALE: 1/8"=1'-0"



2 ELEV: REAR
SCALE: 1/8"=1'-0"



1 ELEV: FRONT
SCALE: 1/8"=1'-0"

Pate Design Group, Inc.
Architecture / Interiors

4168 Abbotts Bridge Road
Duluth, Georgia 30097

(p) 770-814-0885
(f) 770-814-0886

kirby@patedesigngroup.com

A TENANT IMPROVEMENT
MELLOW MUSHROOM
1007 TIGER BLVD
COLLEGE STATION
CLEMSON SC

Revisions:

No.	Date	Description

PROPOSED
ELEVATIONS

Drawn
KEP
Checked
KEP
Contract No.

Scale
AS NOTED
Date
121416
Last Rev.

A3.1
x of sheets

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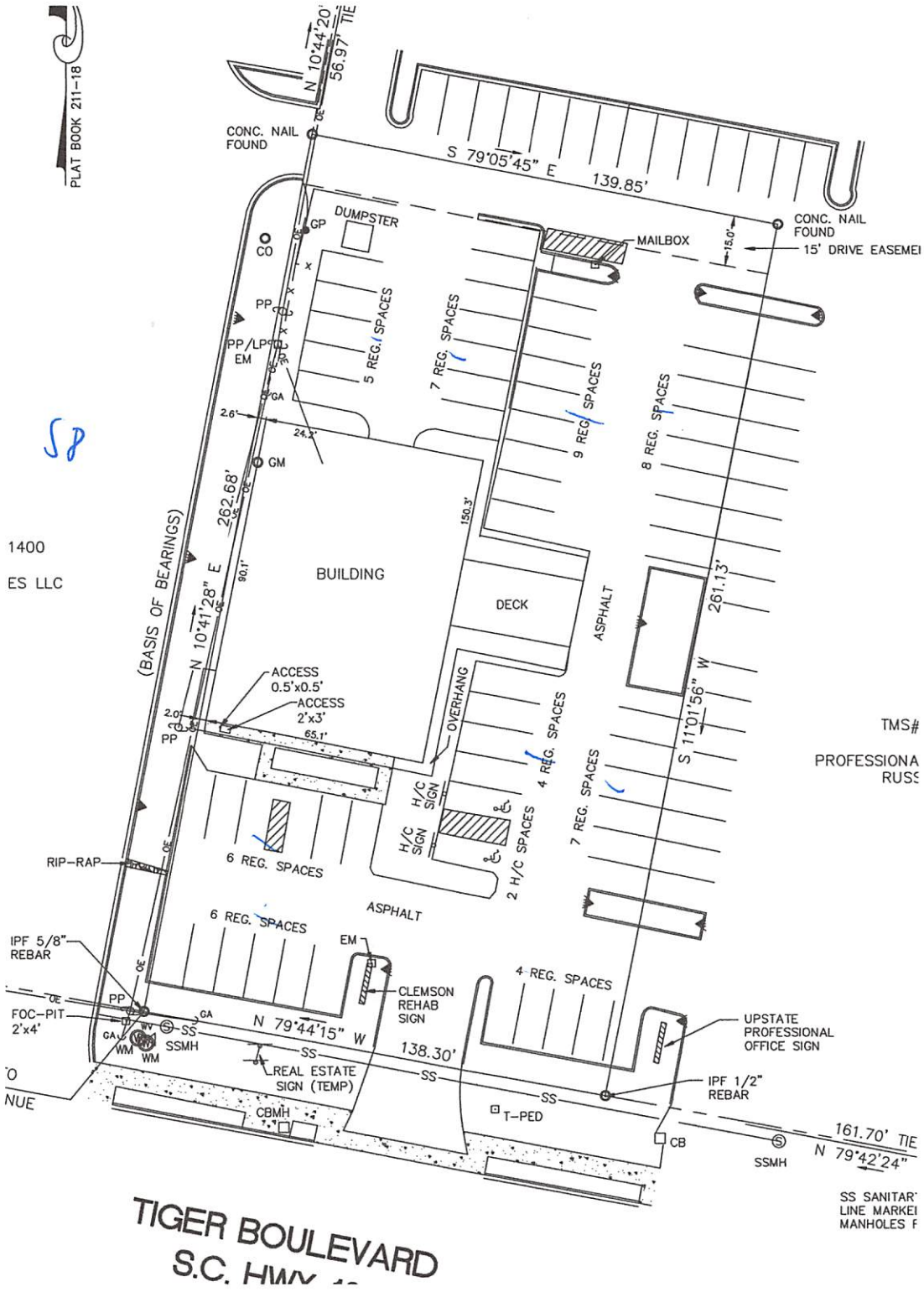

PLAT BOOK 211-18
N 10°44'20"
56.97' TIE
CONC. NAIL FOUND
S 79°05'45" E 139.85'
CONC. NAIL FOUND
15' DRIVE EASEMEI
DUMPSTER
GP
CO
MAILBOX
15.0'
PP
PP/LP
EM
GA
5 REG. SPACES
7 REG. SPACES
9 REG. SPACES
8 REG. SPACES
2.6'
24.2'
GM
262.68'
150.3'
1400
ES LLC
(BASIS OF BEARINGS)
N 10°41'28" E
90.1'
BUILDING
DECK
ASPHALT
261.13'
S 11°01'56" W
ACCESS 0.5'x0.5'
ACCESS 2'x3'
2.0'
65.1'
OVERHANG
4 REG. SPACES
7 REG. SPACES
H/C SIGN
H/C SIGN
2 H/C SPACES
TMS#
PROFESSIONA
RUSS
RIP-RAP
6 REG. SPACES
6 REG. SPACES
ASPHALT
IPF 5/8" REBAR
EM
CLEMSON REHAB SIGN
4 REG. SPACES
PP
FOC-PIT 2'x4'
GA
N 79°44'15" W
138.30'
SS
SSMH
WM
REAL ESTATE SIGN (TEMP)
UPSTATE PROFESSIONAL OFFICE SIGN
IPF 1/2" REBAR
CBMH
T-PED
CB
SSMH
161.70' TIE
N 79°42'24"
SS SANITAR
LINE MARKEI
MANHOLES F
TIGER BOULEVARD
S.C. HWY

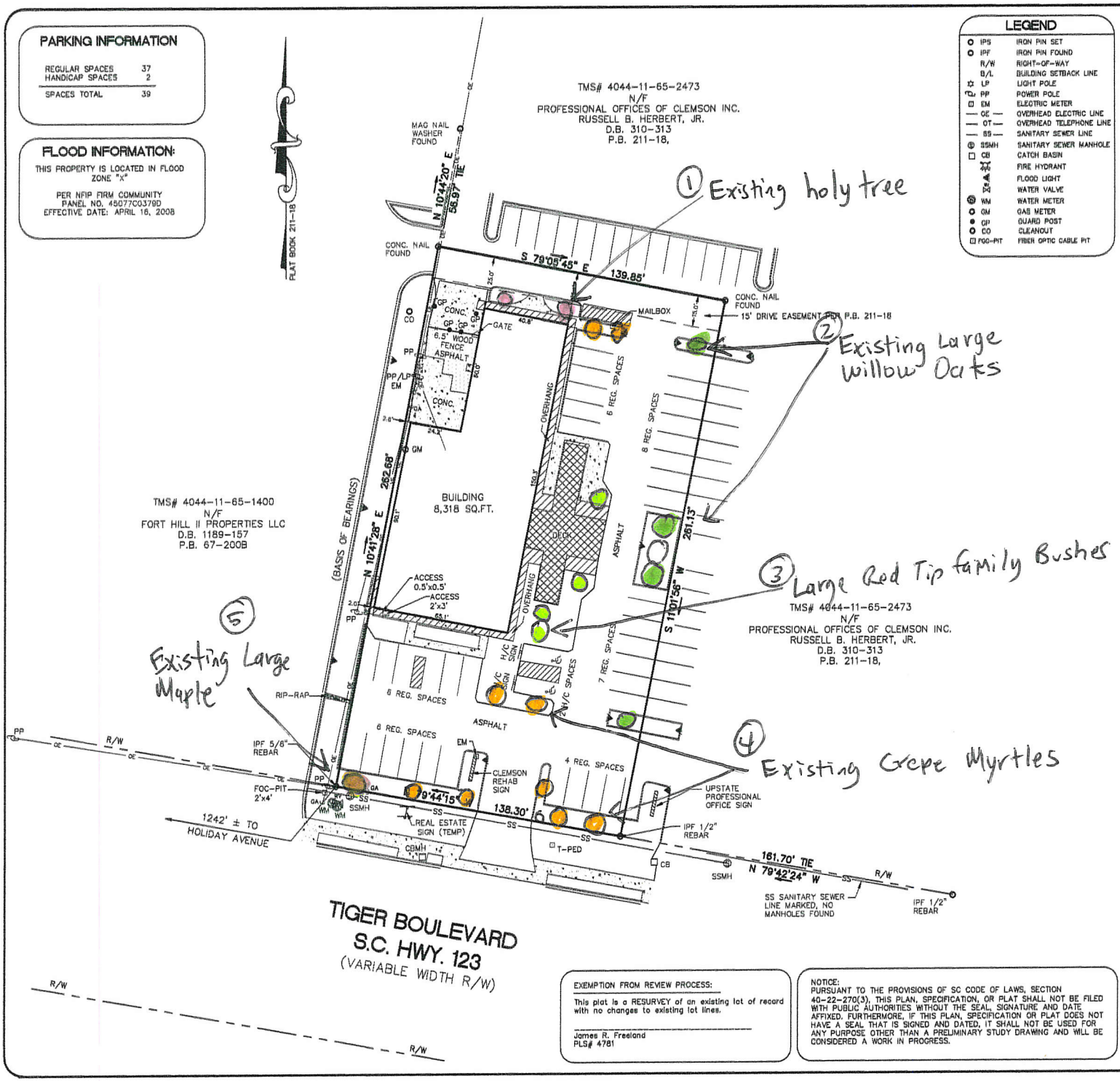
PARKING INFORMATION

REGULAR SPACES	37
HANDICAP SPACES	2
SPACES TOTAL	39

FLOOD INFORMATION:

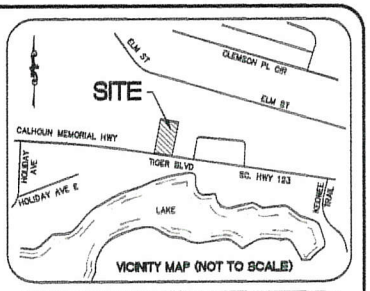
THIS PROPERTY IS LOCATED IN FLOOD ZONE "X"

PER NFIP FIRM COMMUNITY PANEL NO. 45077C0379D
EFFECTIVE DATE: APRIL 16, 2008



LEGEND

IPS	IRON PIN SET
IPF	IRON PIN FOUND
R/W	RIGHT-OF-WAY
B/L	BUILDING SETBACK LINE
LP	LIGHT POLE
PP	POWER POLE
EM	ELECTRIC METER
OE	OVERHEAD ELECTRIC LINE
OT	OVERHEAD TELEPHONE LINE
SS	SANITARY SEWER LINE
SSMH	SANITARY SEWER MANHOLE
CB	CATCH BASIN
FH	FIRE HYDRANT
FL	FLOOD LIGHT
WV	WATER VALVE
WM	WATER METER
GM	GAS METER
GP	GUARD POST
CO	CLEANOUT
FOC-PIT	FIBER OPTIC CABLE PIT



SURVEYOR'S NOTES:

1) 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 THE STATE OF SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN. THIS PROPERTY IS NOT LOCATED WITHIN A DESIGNATED FLOOD HAZARD AREA.

2) THIS PROPERTY IS SUBJECT TO ANY AND ALL EXISTING RIGHT-OF-WAYS FOR ROADS, UTILITIES AND ANY OTHER EASEMENTS THAT MAY APPEAR OF RECORD.

3) THE WORDS "CERTIFY", "CERTIFIES" OR "CERTIFICATION" AS USED HEREIN ARE UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE SURVEYOR, BASED UPON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF, AS SUCH, DO NOT CONSTITUTE A GUARANTEE NOR A WARRANTY, EXPRESSED OR IMPLIED.

LAND AREA:
36,423 SQ.FT.
0.84 ACRES

FREELAND & ASSOCIATES, INC.
323 WEST STONE AVE.
GREENVILLE S.C. 29609
TEL. (864) 271-4924 FAX: (864) 233-0315
EMAIL: info@freeland-associates.com

DRAWN:	IR	PARTY CHIEF: RH/ WD	CHECKED: JCC
REF. PLAT BOOK:	211-18		
REF. DEED BOOK:	305-171		
TAX MAP :	4044-11-65-2330		
DATE OF SURVEY:	06-01-2016		
DATE DRAWN:	06-03-2016		
DRAWING NO:	67111		
DATE OF LAST REVISION:			

0' 30' 60' 90'
SCALE: 1" = 30'

COPY

PLS: JAMES R. FREELAND
NO: 4781

STATE OF SOUTH CAROLINA
PICKENS COUNTY
CLEMSON TOWNSHIP

RECORD SURVEY FOR GREAT SOUTHERN HOMES

SITE ADDRESS:
1007 TIGER BOULEVARD
CLEMSON, SC 29633

EXEMPTION FROM REVIEW PROCESS:

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

James R. Freeland
PLS# 4781

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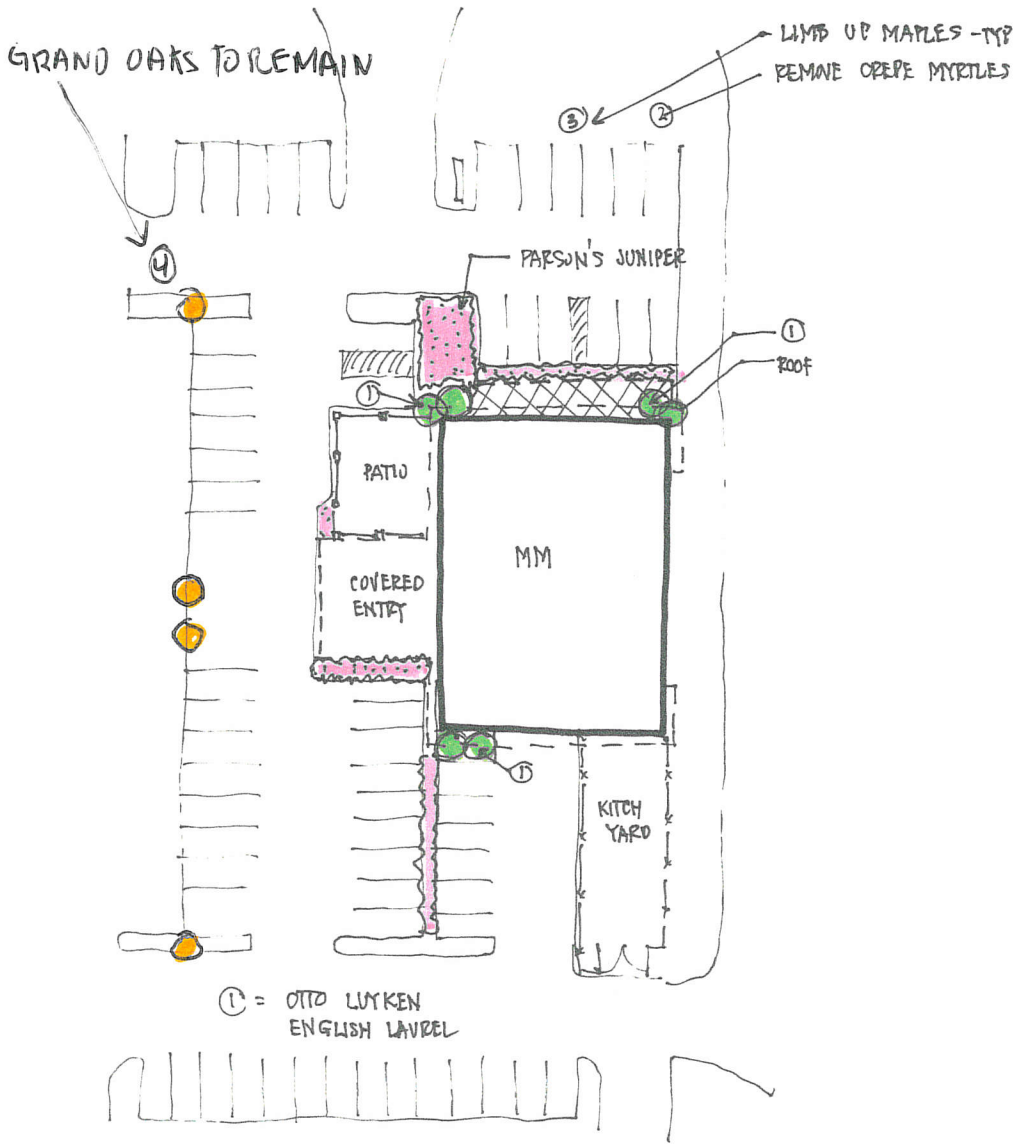

MONROVIA
Grow Beautifully

Otto Luyken English Laurel

Prunus laurocerasus 'Otto Luyken'

Item #6715 USDA Hardiness Zone:

Availability

Buy Online Now and Pick Up at your local Garden Center

Check here for selected retailers who have ordered

Add to Favorites

Plant Description

A dwarf form of English laurel. This lush growing, compact evergreen shrub offers year-round interest with glossy dark green leaves and showy, fragrant creamy-white flower spikes, followed by small black ornamental fruit. Dense foliage provides winter shelter for birds. Excellent as a hedge, background plant or privacy screen. Shade tolerant.

Overview

Light Needs	Watering Needs	Average Landscape Size
Partial shade to partial sun	Needs regular watering - weekly, or more often in extreme heat	Compact growth to 3 ft tall, 6 ft. wide
Key Feature	**Blooms**	**Landscape Uses**
Compact Hedge Plant	Spring flowers, followed by ornamental summer fruit	Border, Coastal Landscape, Hedge, Mass Planting, Urban Garden,

MONROVIA
Grow Beautifully

Parson's Juniper

Juniperus squamata expansa 'Parsonii'

Item #5340 USDA Hardiness Zone:

Availability

Not Available.
See other plants you might like

Add to Favorites

Plant Description

One of the best of the non-green spreading junipers, Parson's Juniper offers grayish blue-green foliage on a prostrate, spreading form. Fill between larger shrubs, spread along slopes or cascade over walls with this versatile groundcover.

Overview

Light Needs	Watering Needs	Average Landscape Size
Full sun	Once established, needs only occasional watering	Rapid growth to 2 to 3 ft tall and 6 ft. wide
Key Feature	**Blooms**	
Groundcover	Does not flower	

Detail

Botanical Pronunciation: ju-NIP-er-us skwah-MAH-ta

PARKING INFORMATION

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HANDICAP SPACES	2
SPACES TOTAL	39

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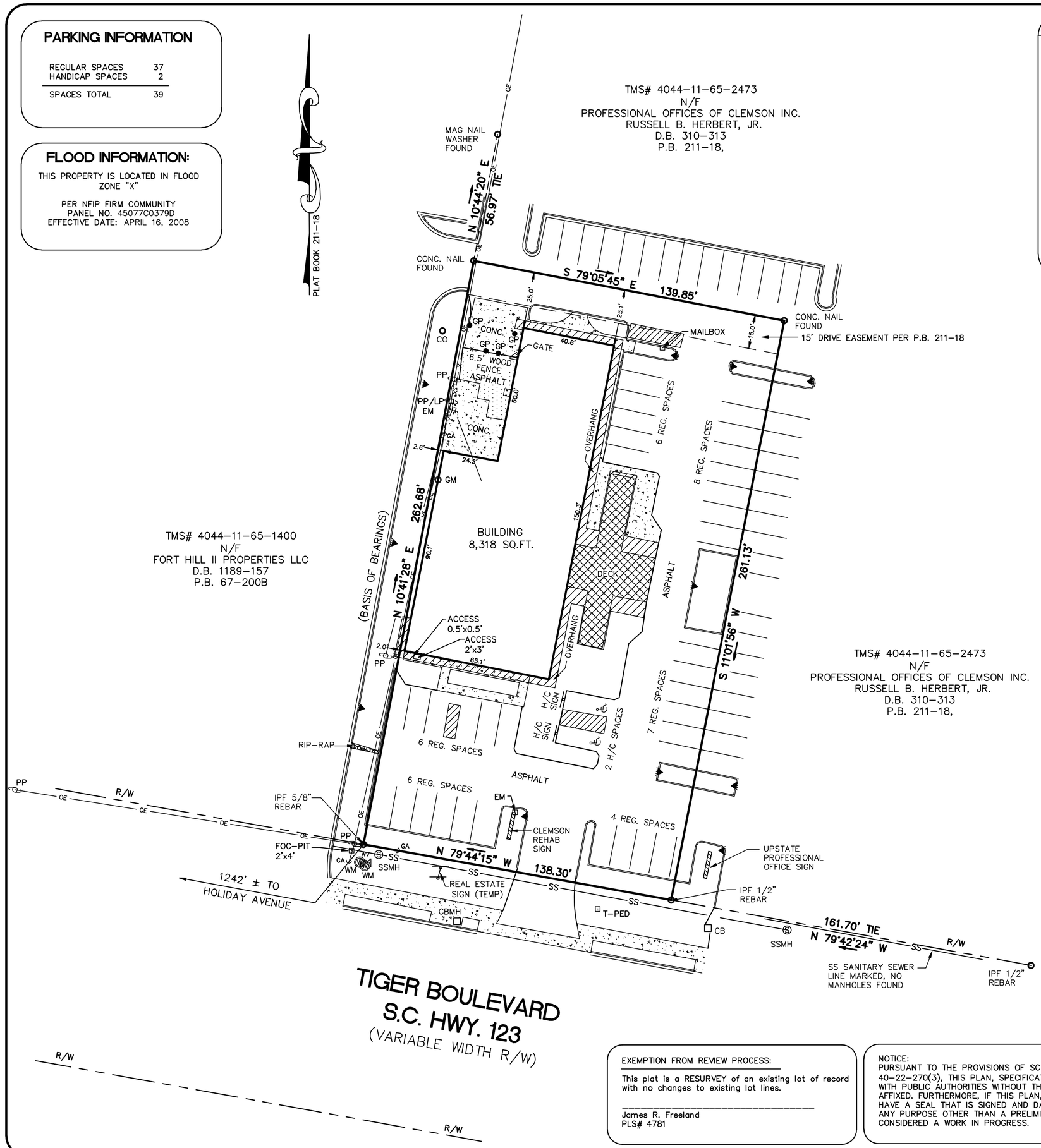
EFFECTIVE DATE: APRIL 16, 2008



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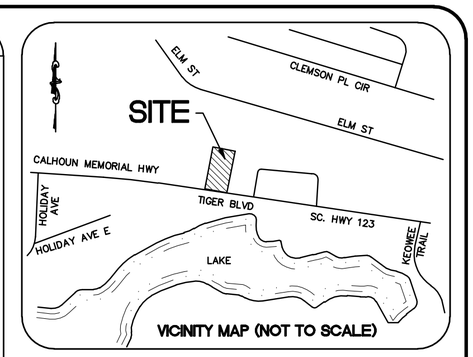

VICINITY MAP (NOT TO SCALE)

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SURVEYORS • ENGINEERS

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0' 30' 60' 90'

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SOUTH CAROLINA FREELAND & ASSOCIATES, INC. No. C00650 CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR JAMES RALPH FREELAND NO. 4781

PLS: JAMES R. FREELAND
NO: 4781

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