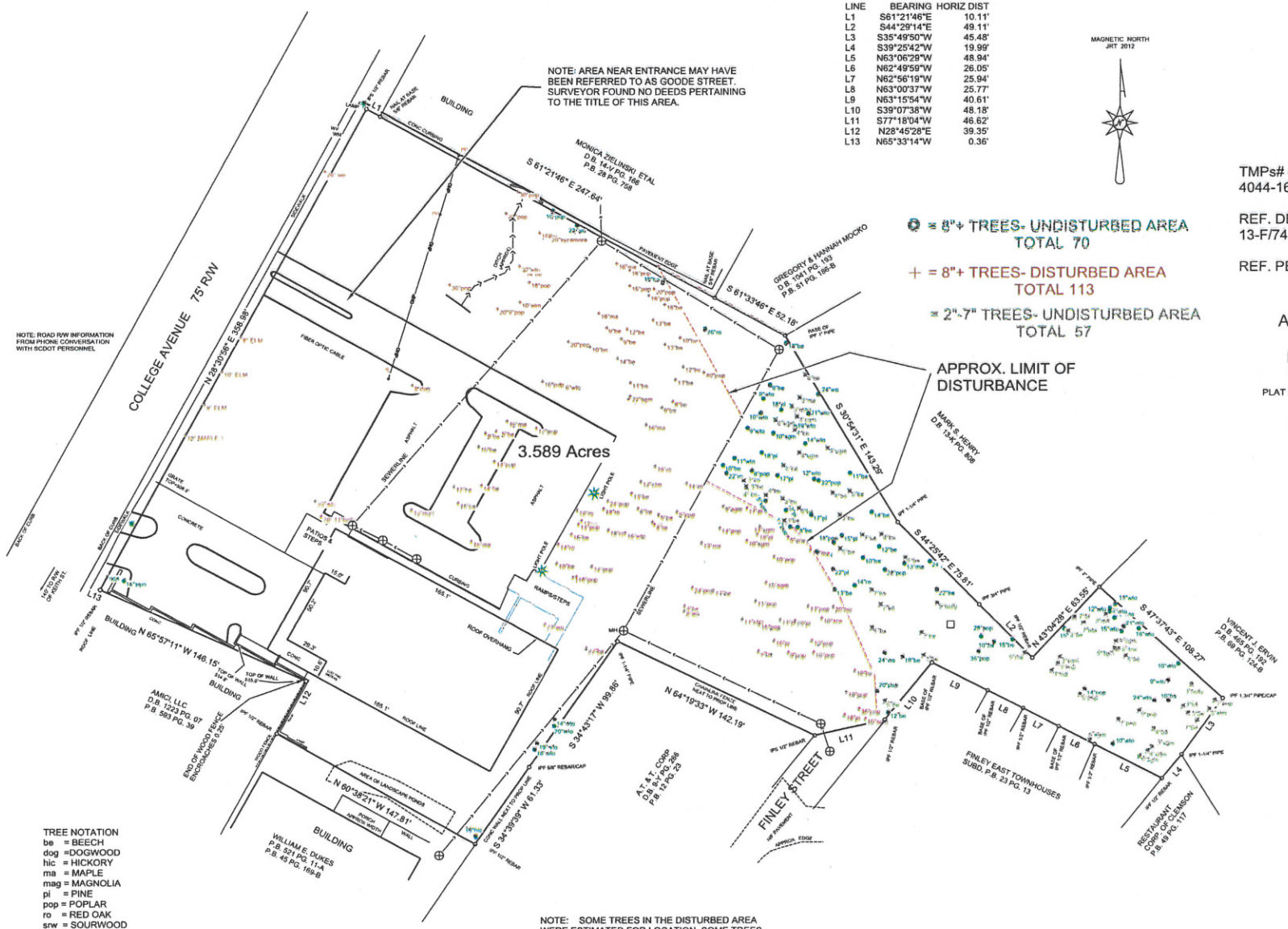
PLAT # D-964-14

LINE	BEARING	HORIZ DIST
L1	S61°21'46"E	10.11'
L2	S44°29'14"E	49.11'
L3	S35°49'50"W	45.48'
L4	S39°25'42"W	19.99'
L5	N63°06'29"W	48.94'
L6	N62°49'59"W	26.05'
L7	N62°56'19"W	25.94'
L8	N63°00'37"W	25.77'
L9	N63°15'54"W	40.61'
L10	S39°07'38"W	48.18'
L11	S77°18'04"W	46.62'
L12	N28°45'28"E	39.35'
L13	N65°33'14"W	0.36'



⊙ = 8"+ TREES- UNDISTURBED AREA
TOTAL 70

+ = 8"+ TREES- DISTURBED AREA
TOTAL 113

= 2"-7" TREES- UNDISTURBED AREA
TOTAL 57

THIS PLAT REPRESENTS A SURVEY OF:

PARCELS ON COLLEGE AVENUE and FINLEY STREET

CITY OF CLEMSON
PICKENS COUNTY
SOUTH CAROLINA

TMPs# 4044-16-72-9553, 4044-16-82-0623
4044-16-82-1558, -82-0348, -82-2481

REF. DB/Pg : 13-E/417, 688/215, 13-0/96
13-F/741, 14-F/898, 757/65

REF. PB/Pg : 20/369, 49/117,

AREA: 3.589 ACRES

DATE: JULY 18, 2012
REVISED: FEB. 17, 2014 TO ADD TREES

PLAT PREPARED FOR AND TO BE USED ONLY FOR THE:

DUKES CENTRE

SCALE : 1" = 30'

30' 0 30' 60'

TREE NOTATION
be = BEECH
dog = DOGWOOD
hic = HICKORY
ma = MAPLE
mag = MAGNOLIA
pi = PINE
pop = POPLAR
ro = RED OAK
srw = SOURWOOD
sgm = SWEETGUM
wto = WATER OAK
wo = WHITE OAK

NOTE: TREE TYPE ESTIMATED BY FIELD CREW. ACCURACY MAY REQUIRE FURTHER STUDY

NOTE: SOME TREES IN THE DISTURBED AREA WERE ESTIMATED FOR LOCATION. SOME TREES WERE ESTIMATED FOR SIZE IF NOT CLOSE TO 8", 13" OR 19" DIAMETER.

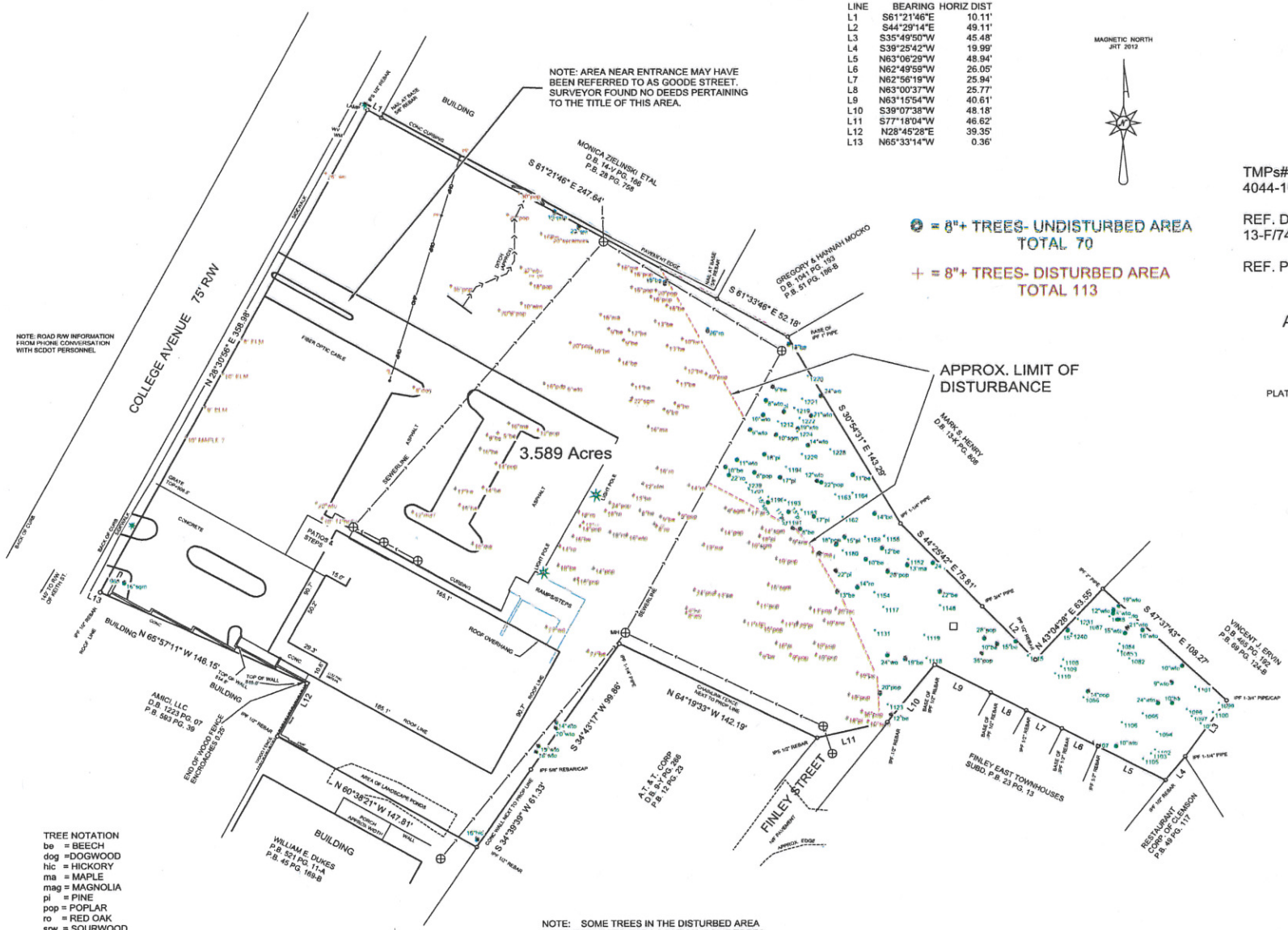
ANY WARRANTY FOR THIS SURVEY IS NON TRANSFERABLE

© COPYRIGHT BY:
JOHN ROBERT TUTEN
S.C.P.L.S. NO. 11913
712 FREEMAN ROAD
LIBERTY, SC 29657
PHONE NO. (864)261-7302
email: lutensurveying@gmail.com
FILE: DUKECEN JOB# D-964-14 FB15Pg23

Traverse PC

LINE	BEARING	HORIZ DIST
L1	S61°21'46"E	10.11'
L2	S44°29'14"E	49.11'
L3	S35°49'50"W	45.48'
L4	S39°25'42"W	19.99'
L5	N63°06'29"W	48.94'
L6	N62°49'59"W	26.05'
L7	N62°56'19"W	25.94'
L8	N63°00'37"W	25.77'
L9	N63°15'54"W	40.61'
L10	S39°07'38"W	48.18'
L11	S77°18'04"W	46.62'
L12	N28°45'28"E	39.35'
L13	N65°33'14"W	0.36'

MAGNETIC NORTH
JRT 2012



= 8"+ TREES- UNDISTURBED AREA
TOTAL 70

+ = 8"+ TREES- DISTURBED AREA
TOTAL 113

THIS PLAT REPRESENTS A SURVEY OF:

PARCELS ON COLLEGE AVENUE and FINLEY STREET

CITY OF CLEMSON
PICKENS COUNTY
SOUTH CAROLINA

TMPs# 4044-16-72-9553, 4044-16-82-0623
4044-16-82-1558, -82-0348, -82-2481

REF. DB/Pg : 13-E/417, 688/215, 13-0/96
13-F/741, 14-F/898, 757/65

REF. PB/Pg : 20/369, 49/117,

AREA: 3.589 ACRES

DATE: JULY 18, 2012
REVISED: FEB. 17, 2014 TO ADD TREES

PLAT PREPARED FOR AND TO BE USED ONLY FOR THE:

DUKES CENTRE

SCALE : 1" = 30'

30' 0 30' 60'

TREE NOTATION
be = BEECH
dog = DOGWOOD
hic = HICKORY
ma = MAPLE
mag = MAGNOLIA
pi = PINE
pop = POPLAR
ro = RED OAK
srw = SOURWOOD
sgm = SWEETGUM
wto = WATER OAK
wo = WHITE OAK

NOTE: TREE TYPE ESTIMATED BY FIELD CREW. ACCURACY MAY REQUIRE FURTHER STUDY

NOTE: SOME TREES IN THE DISTURBED AREA WERE ESTIMATED FOR LOCATION. SOME TREES WERE ESTIMATED FOR SIZE IF NOT CLOSE TO 8", 13" OR 19" DIAMETER.

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: DUKECEN JOB# D-964-14 FB15Pg23

Traverse PC

DUKE CENTRE TREE TOTALS

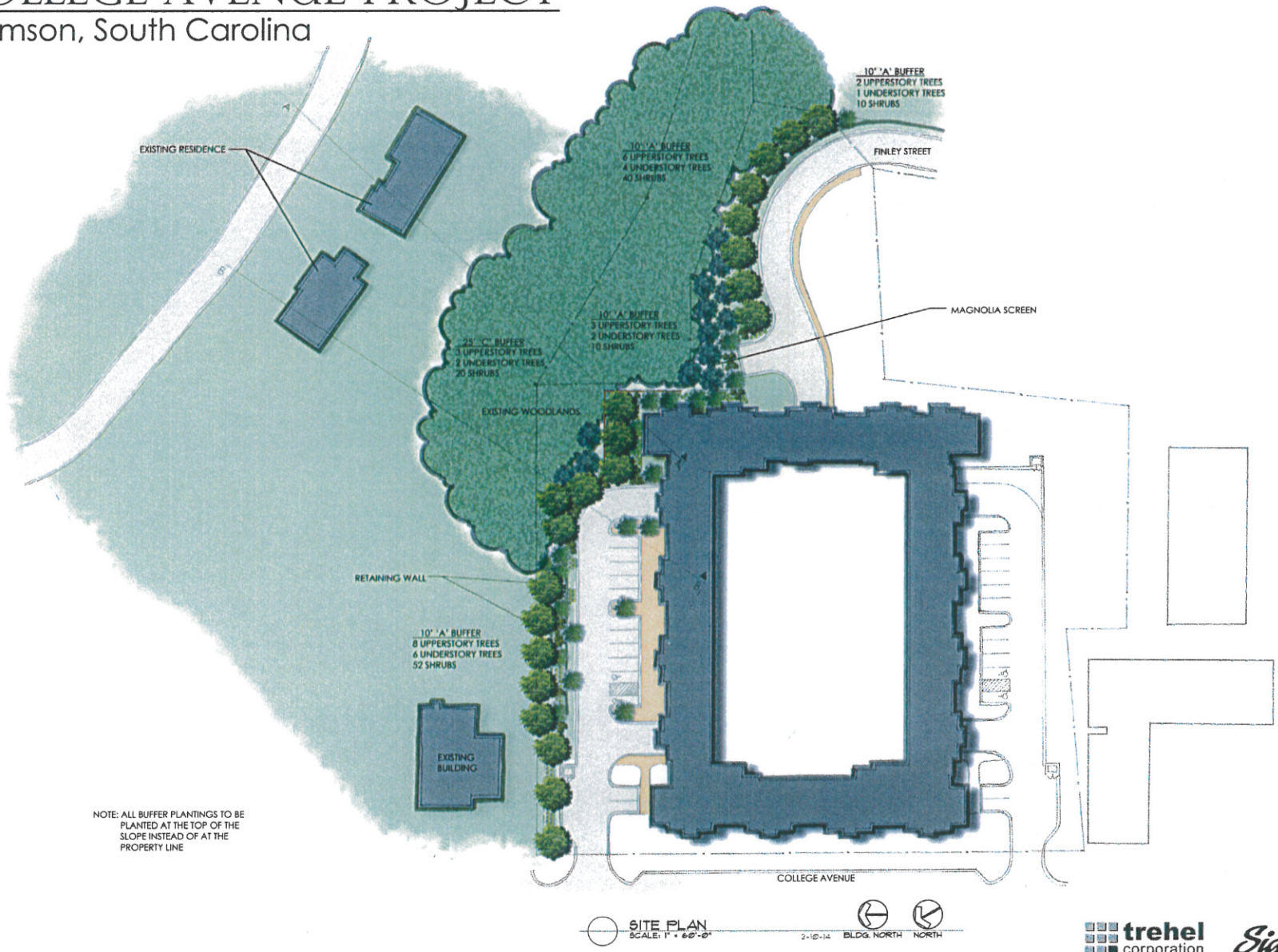
8"+ TREES	TO BE	REMOVED												
	BEECH	DOGWOOD	ELM	HICKORY	HOLLY	MAPLE	PINE	POPLAR	OAK, RED	OAK, WATER	OAK, WHITE	SOURWOOD	SWEETGUM	TOTAL
8" TO 13"	20	1	6		1	5		9	2		1	2	3	50
14" TO 19"	13					5	4	12	4	5			2	45
20+"	1			1			1	10		2	2		1	18
TOTAL	34	1	6	1	1	10	5	31	6	7	3	2	6	113

8"+ TREES	NOT TO	BE	REMOVED											
	BEECH	DOGWOOD	ELM	HICKORY	HOLLY	MAPLE	PINE	POPLAR	OAK, RED	OAK, WATER	OAK, WHITE	SOURWOOD	SWEETGUM	TOTAL
8" TO 13"	10					1	1	3		10			1	26
14" TO 19"	5			1			8	2	1	8				25
20+"	1						1	6	2	5	3		2	20
TOTAL	16	0	0	1	0	1	10	11	3	23	3	0	3	71

2" to 7"	TREES	NOT TO	BE	REMOVED										
	BEECH	FIR	ELM	HICKORY	HOLLY	MAPLE	MAGNOLIA	POPLAR	OAK, RED	OAK, WATER	OAK, WHITE	SOURWOOD	SWEETGUM	TOTAL
2" TO 4"	15				1	3	1	1					6	27
5" TO 7"	15	1	1		1	2		4				1	5	30
TOTAL	30	1	1	0	2	5	1	5	0	0	0	1	11	57

COLLEGE AVENUE PROJECT

Clemson, South Carolina



NOTE: ALL BUFFER PLANTINGS TO BE PLANTED AT THE TOP OF THE SLOPE INSTEAD OF AT THE PROPERTY LINE

SITE PLAN
SCALE: 1" = 60'-0"

2-10-14 BLDG. NORTH NORTH

trehel corporation
the better building process
discern • design • deliver

Signature ARCHITECTS
P.O. Box 686 - Clemson, SC 29633 864/653-1263

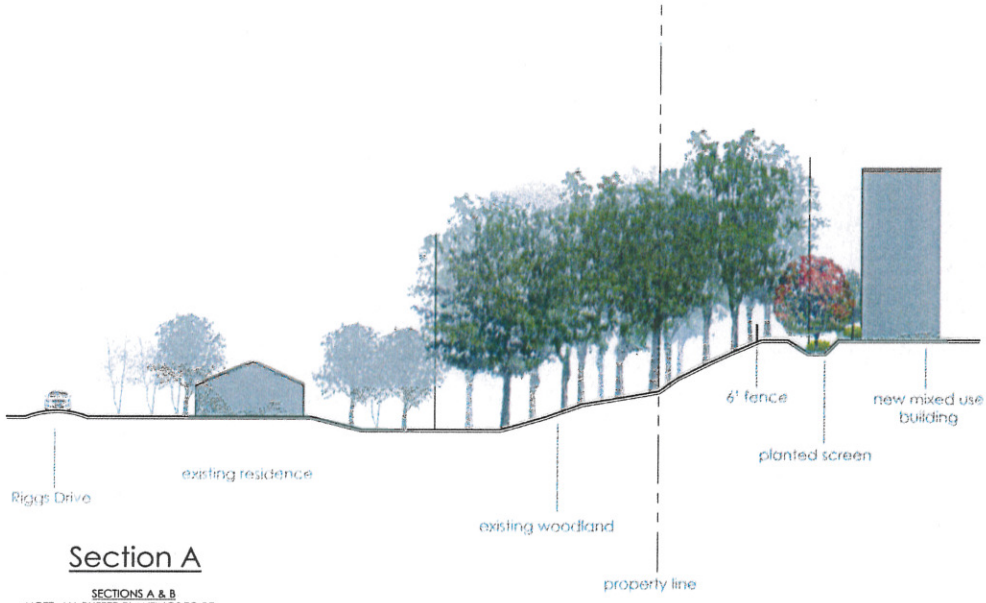
ARBOR ENGINEERING

SCHEMATICS

© 2014

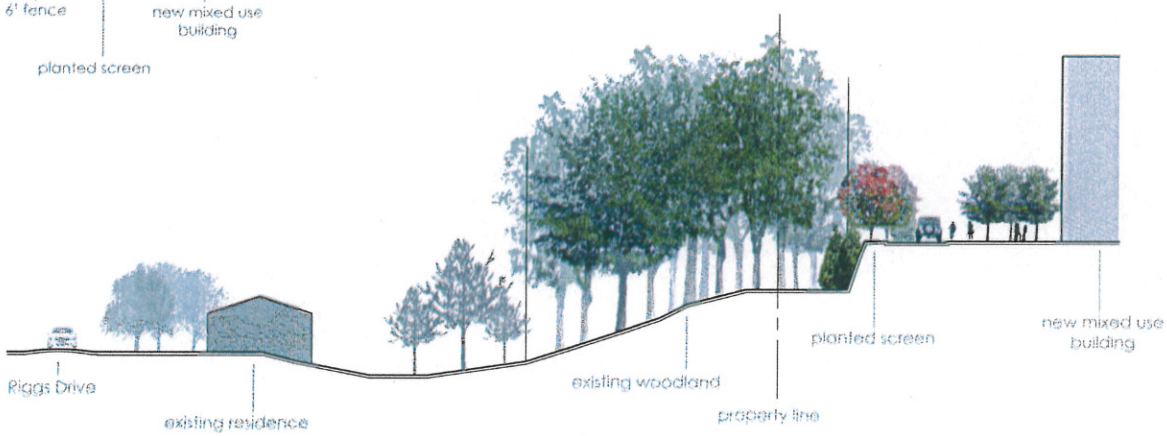
COLLEGE AVENUE PROJECT

Clemson, South Carolina



Section A

SECTIONS A & B
NOTE: ALL BUFFER PLANTINGS TO BE PLANTED AT THE TOP OF THE SLOPE INSTEAD OF AT THE PROPERTY LINE



Section B

SECTIONS A & B
NOTE: ALL BUFFER PLANTINGS TO BE PLANTED AT THE TOP OF THE SLOPE INSTEAD OF AT THE PROPERTY LINE

SCHEMATICS

© 2014

trehel corporation
the better building process
discern • design • deliver

Signature ARCHITECTS
P.O. Box 686 · Clemson, SC 29633 864.654.1263

ARBOR ENGINEERING