

- ### DEMOLITION LEGEND
- 1 EXISTING PAVEMENTS, SIDEWALK, AND CURB AND GUTTER TO BE DEMOLISHED AND DISPOSED OF PROPERLY.
 - 2 SHADED DASHED LINE INDICATES EXISTING LINE ELEMENT TO BE DEMOLISHED AND DISPOSED OF PROPERLY.
 - 3 LIMITS OF DISTURBANCE
 - 4 WIRE-BACKED PERIMETER SILT FENCING. SEE DETAIL.
 - 5 CONSTRUCTION ENTRANCE. TYPICAL. SEE DETAIL.
- ### CODED DEMOLITION NOTES
- 6 CONSTRUCTION ENTRANCE/EXIT. SEE DETAIL. CONSTRUCTION ENTRANCE SHALL BE INSTALLED PRIOR TO LAND DISTURBANCE AND PLACED AT A LOCATION THAT HAS ACTIVE LAND DISTURBANCE. THIS LOCATION MAY BE DEPENDENT ON SCHEDULING.
 - 7 LIMITS OF DISTURBANCE.
 - 8 WIRE-BACKED PERIMETER SILT FENCING. SEE DETAIL.
 - 9 HATCHED PORTION OF EXISTING PAVEMENT, SIDEWALK, AND CURB AND GUTTER CURB TO BE SAW-CUT, DEMOLISHED, AND DISPOSED OF PROPERLY.
 - 10 HATCHED PORTION TO BE DEMOLISHED AND DISPOSED OF PROPERLY. (TYPICAL)
 - 11 HATCHED MOBILE HOME TO BE REMOVED AND DISPOSED OF PROPERLY.
 - 12 CONTRACTOR SHALL COORDINATE WITH LOCAL UTILITY PROVIDER AS REQUIRED FOR REMOVAL/RELOCATION OF EXISTING UTILITY POLES/LINES.
 - 13 WELL HOLES TO BE DEMOLISHED AND DISPOSED OF PROPERLY.
 - 14 CONTRACTOR SHALL COORDINATE WITH LOCAL UTILITY PROVIDER AS REQUIRED FOR REMOVAL/RELOCATION OF EXISTING UTILITY BOX. (TYPICAL)
 - 15 DASHED SHADED LINE INDICATES FENCE TO BE REMOVED AND DISPOSED OF PROPERLY.
 - 16 CONTRACTOR SHALL GRADE SWALES AFTER INSTALLATION OF SEDIMENT BASIN TO DIRECT RUNOFF INTO THE BASIN. ARROWS INDICATE LOCATION(S) OF PROPOSED SWALES. EXACT LOCATION MAY BE ADJUSTED AS GRADING PROGRESSES PROVIDED THAT SEDIMENT-LADEN RUNOFF IS ALWAYS DIRECTED TO A SEDIMENT BASIN.
 - 17 SEE GRADING PLAN FOR SLOPE INFORMATION.
 - 18 CONTRACTOR SHALL INSTALL ARMORED RIP/RAP SLOPE PROTECTION OR SLOPE DRAINS AS NEEDED TO PROTECT NEWLY GRADED SLOPE. ADJUST LOCATION AND EXTENT AS NEEDED.
- NOTE:**
ALL DEMOLITION IN SCDDT RIGHT-OF-WAY SHALL COMPLY WITH APPROVED SCDDT ENCROACHMENT PERMIT.

- ### DEMOLITION/CLEARING NOTES
1. THE CONTRACTOR SHALL FIELD VERIFY ALL ITEMS TO BE DEMOLISHED AND REMOVED FROM THE SITE. THE VERIFICATION PROCESS SHALL INCLUDE VISITING AND WALKING THE SITE. ALL ITEMS REQUIRING DEMOLITION/REMOVAL, WHETHER SHOWN ON THIS PLAN OR NOT, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
 2. THERE SHALL BE NO BURNING ON SITE.
 3. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE REMOVAL AND/OR RELOCATION OF ALL UTILITIES (ABOVE AND BELOW GROUND LEVEL) AS NECESSARY TO ACCOMMODATE THE IMPROVEMENTS SHOWN ON THESE PLANS AND AS REQUIRED TO FACILITATE CONSTRUCTION.
 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL SERVICES WHICH ARE INDICATED TO BE EXTENDED OR OTHERWISE REUSED.
 5. ALL EXISTING CONCRETE AND/OR ASPHALT PAVEMENT THAT IS INDICATED ON THESE PLANS TO BE REMOVED FROM THE PROJECT SITE SHALL BE DISPOSED OF OFF SITE BY THE CONTRACTOR ACCORDING TO APPLICABLE CODES.
 6. THE CONTRACTOR SHALL CONSULT THE OWNER REGARDING SALVAGE. ANY ITEMS NOT RETAINED BY THE OWNER SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DEMOLISH AND/OR LEGALLY DISPOSE OF.
 7. EROSION AND SEDIMENT CONTROL DEVICES MUST BE IN PLACE PRIOR TO DEMOLITION.
 8. IF ANY HAZARDOUS MATERIAL IS ENCOUNTERED DURING DEMOLITION, THE CONTRACTOR SHALL COORDINATE WITH THE OWNER AND APPROPRIATE AGENCIES FOR PROPER REMOVAL AND DISPOSAL.
 9. DEMOLITION SHALL MEET ALL APPLICABLE STATE, LOCAL, AND FEDERAL REGULATIONS. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING APPLICABLE PERMITS.
 10. CONTRACTOR SHALL GRADE DEMOLISHED AREAS TO DRAIN (PIPES, PARKING, ETC.)

- ### INITIAL LAND DISTURBANCE CONSTRUCTION SEQUENCE:
1. RECEIVE PERMIT COVERAGE FROM SDCOE AND LEXINGTON COUNTY.
 2. HOLD A PRE-CONSTRUCTION MEETING THAT INCLUDES THE PRESENCE OF LEXINGTON COUNTY STORMWATER STAFF.
 3. NOTIFY LEXINGTON COUNTY 48 HOURS PRIOR TO BEGINNING LAND-DISTURBING ACTIVITIES.
 4. INSTALLATION OF CONSTRUCTION ENTRANCES(S).
 5. PARTIAL DEMOLITION/CLEARING ONLY AS NEEDED FOR INSTALLATION OF PERIMETER CONTROLS.
 6. INSTALLATION OF PERIMETER CONTROLS. (E.G., SILT FENCE).
 7. CLEAR ONLY PORTION OF SITE REQUIRED FOR INSTALLATION OF SEDIMENT BASINS.
 8. INSTALLATION OF SEDIMENT BASINS.
 9. INSTALLATION OF PERIMETER DRAINAGE SWALES.
 10. PROCEED TO CONSTRUCTION PHASE SWPPP.

NOTE TO CONTRACTOR REGARDING PHASED SWPPP.

THE INTENT OF THE PHASED SWPPP IS TO LIMIT THE AMOUNT OF EXPOSED SOIL DURING CONSTRUCTION TO PREVENT LOSS OF SEDIMENT. THE CONTRACTOR MUST REVIEW ALL PORTIONS OF THE SWPPP TO UNDERSTAND EACH PHASE AND THE PURPOSE OF THE PHASING. THERE WILL BE INFORMATION CONTAINED IN THE CONSTRUCTION PHASE SWPPP AND DETAILS THAT WILL BE NEEDED AS YOU TRANSITION FROM INITIAL PHASE TO CONSTRUCTION PHASE. CONSULT ALL PLAN SHEETS AND DETAILS TO DETERMINE THE BEST COURSE OF ACTION WHILE KEEPING TO THE OVERALL INTENT OF THESE PHASED SWPPPS. IT IS HIGHLY RECOMMENDED THAT THE CONTRACTOR HAVE THE PROJECT ENGINEER OR SWPPP INSPECTOR PERFORM AN INSPECTION TO VERIFY THAT ALL ELEMENTS OF THE INITIAL SWPPP ARE INSTALLED PROPERLY PRIOR TO MOVING FORWARD WITH THE CONSTRUCTION PHASE SWPPP.

UNDERGROUND UTILITIES:

COX AND DINKINS, INC. HAS ATTEMPTED TO LOCATE ALL BURIED SANITARY SEWER LINES, STORM DRAINAGE PIPES/STRUCTURES AND OTHER UNDERGROUND UTILITIES OF WHICH WE HAVE KNOWLEDGE. ADDITIONAL UNDERGROUND UTILITIES EXIST ON THE SUBJECT PARCEL OF WHICH THE LOCATION IS NOT KNOWN TO COX AND DINKINS, INC.; IF A MORE DETAILED ANALYSIS OF THE SITE IS REQUIRED, COX AND DINKINS, INC. STRONGLY RECOMMENDS THAT AN INDEPENDENT THIRD PARTY UNDERGROUND UTILITY LOCATOR BE CONSULTED TO LOCATE THESE UTILITIES.

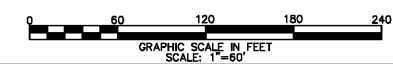
- ### REFERENCES:
1. ATLA/NPS LAND TITLE SURVEY PREPARED FOR WINDCREST ACQUISITIONS, LLC, BY COX AND DINKINS, INC., DATED OCTOBER 24, 2016.
- ### NOTES:
1. THE SUBJECT PROPERTY IS IDENTIFIED AS LEXINGTON COUNTY TAX MAP SHEET 007600, BLOCK 02, LOTS 005, 006, 013, 084, 095, & 116.
 2. THE SUBJECT PARCEL CURRENTLY CONTAINS FOUR RESIDENTIAL STRUCTURES AND ONE COMMERCIAL STRUCTURE.
 3. ZONING OF THE SUBJECT PARCELS IS INTENSIVE DEVELOPMENT (ID).
 4. CONTOUR INTERVAL ELEVATIONS ARE ONE (1) FOOT. ELEVATIONS SHOWN ARE NAVD 88 DATUM.
 5. THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE. THE LOCATIONS OF OTHER UNDERGROUND UTILITIES AND THEIR SERVICES ARE UNKNOWN. CONTRACTOR SHALL LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION.
 6. THIS PROPERTY IS LOCATED IN ZONE X PER FLOOD INSURANCE RATE MAP PANEL 45079020815 G, LAST DATED FEBRUARY 09, 2000, BY SCALED LOCATION AND GRAPHIC PLOTTING ONLY.
 7. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THEY AND THEIR SUBCONTRACTORS HAVE THE CORRECT/MOST UP-TO-DATE PLANS AVAILABLE.
 8. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
 9. ALL SIDEWALKS, STRIPING AND SIGNAGE SHALL BE ADA AND MUTCD COMPLIANT.

Line #	Length	Direction	Line #	Length	Direction
L1	12.36'	N84°39'50"E	L13	0.62'	N83°12'36"E
L2	4.98'	S49°12'E			
L3	23.14'	N83°59'54"E			
L4	45.11'	S8°49'24"E			
L5	56.08'	S9°44'51"E			
L6	54.46'	N23°49'27"W			
L7	111.86'	N23°31'48"W			
L8	22.17'	N21°50'07"W			
L9	59.91'	N22°17'12"W			
L10	45.07'	N22°16'01"W			
L11	48.36'	N1°50'54"E			
L12					

NOTE:
INFORMATION REGARDING THE REPUTABLE SOURCE OF THE CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES WAS OBTAINED FROM LOCAL UTILITY COMPANIES AND AVAILABLE DRAWINGS SUPPLIED BY THE OWNER AND IS SHOWN FOR YOUR INFORMATION. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION. IT SHALL BE CONSIDERED IN THAT LIGHT BY THE CONTRACTOR. THIS DRAWING, HOWEVER, COX AND DINKINS, INC. HAS NO NOTICE OR KNOWLEDGE OF ANY FACTS THAT WOULD LEAD US TO CONCLUDE THAT THE INFORMATION IS NOT ACCURATE. BUT UTILITIES AND STRUCTURES NOT SHOWN MAY EXIST. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, HIS AGENTS AND HIS CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT COX AND DINKINS, INC. IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THE UNDERGROUND INFORMATION. INFORMATION WITH RESPECT TO ABOVE-GROUND MONUMENTS OF SUCH UTILITIES IS BASED UPON ACTUAL FIELD MEASUREMENTS AND OBSERVATIONS, AND IS SHOWN HEREON.

The Palmetto Utility Protection Service, Inc.
816 South Square Blvd, Suite 220 Columbia, South Carolina 29201 (803) 991-1117

3 DAYS BEFORE DIGGING IN SOUTH CAROLINA
CALL 811
CONTRACTOR SHALL CONTACT THE UNDERGROUND LOCATORS EVERY 10 DAYS FOR AN UPDATE TO UTILITY LOCATIONS.



ALL OF THE PARCELS COMBINED INTO AN OVERALL SINGLE PARCEL DESCRIBED AS:

Beginning at a point at the intersection of the Eastern Right-of-way of South Lake Drive and the Southern Right-of-way of Platt Springs Road, thence running in an Eastern direction along the Southern Right-of-way of Platt Springs Road for an approximate distance of 292 feet to a 1/2" Rebar (o); thence running and running N 84°39'50" E along the Southern Right-of-way of Platt Springs Road for a distance of 12.36 feet to a 1/2" Rebar (o); thence turning and running S 49°12' E along the Southern Right-of-way of Platt Springs Road for a distance of 4.98 feet to a 1/2" Rebar (o); thence turning and running N 83°59'54" E along the Southern Right-of-way of Platt Springs Road for a distance of 23.14 feet to a 1/2" Rebar (o); thence turning and running S 8°49'24" E along the Southern Right-of-way of Platt Springs Road for a distance of 45.11 feet to a 1/2" Rebar (o); thence turning and running S 9°44'51" E along the Southern Right-of-way of Platt Springs Road for a distance of 56.08 feet to a 1/2" Rebar (o); thence turning and running N 23°49'27" W along the Southern Right-of-way of Platt Springs Road for a distance of 54.46 feet to a 1/2" Rebar (o); thence turning and running N 23°31'48" W along the Southern Right-of-way of Platt Springs Road for a distance of 111.86 feet to a 1/2" Rebar (o); thence turning and running N 21°50'07" W along the Southern Right-of-way of Platt Springs Road for a distance of 22.17 feet to a 1/2" Rebar (o); thence turning and running N 22°17'12" W along the Southern Right-of-way of Platt Springs Road for a distance of 59.91 feet to a 1/2" Rebar (o); thence turning and running N 22°16'01" W along the Southern Right-of-way of Platt Springs Road for a distance of 45.07 feet to a 1/2" Rebar (o); thence turning and running N 22°16'01" E along the property now or formerly of Walnut Properties, Inc. for a distance of 48.36 feet to a 1/2" Rebar (o); thence turning and running N 1°50'54" E along the property now or formerly of Walnut Properties, Inc. for a distance of 259.89 feet to a 1/2" Rebar (o), this being the POINT OF BEGINNING (P.O.B.).

COX AND DINKINS
ENGINEERS & SURVEYORS
COX AND DINKINS, INC.
SOUTH CAROLINA
1001 TULINE BLVD
COLUMBIA, SC 29205
803-254-0518
Fax: 803-765-0993
Email: cdinc@coxanddinkins.com

REGISTERED PROFESSIONAL ENGINEER
NO. 14890
W. HOLMES
REGISTERED PROFESSIONAL ENGINEER
NO. 14899

CERTIFICATE OF AUTHORIZATION
COX AND DINKINS, INC.
No. C00294

NO.	DATE	DESCRIPTION
1	3/22/2017	Revised to add additional sheets
2	4/19/2017	Revised Per Public & Utility company comments
3	7/7/2017	Revised Water and Sanitary Sewer
4	8/6/2017	Revised building footprint
5	8/1/2017	Bld Set

DEVELOPER:
Mr. Tom Murray
WindCrest Development Group
605 East Robinson St. Suite 340
Orlando, Florida 32751
(P) 407.219.3540
(F) 407.219.3541
tmurray@WINDCREST.COM

BID SET
Publix
South Lake Drive & Platt Springs Road
LOCATED NEAR RIBB BANK
LEXINGTON COUNTY, SOUTH CAROLINA
EXISTING CONDITIONS/DEMOLITION & INITIAL LAND DISTURBANCE PLAN

TMS 007600-02-005, 006, 013, 084, 095, 116
BOOK N/A SF NO. 245-19A
PROJECT NO. 1920 SHEET NO. C1
DATE 3/15/2017 2 of 48