



BUILDING DATA

Grocery Store	=46,031 S.F.
Mail	=9,800 S.F.
Total	=55,831 S.F.

LOT DATA

LOT 1	=15.23 Acres
LOT 2	=0.95 Acres
LOT 3	=1.33 Acres
Total	=17.51 Acres

PARKING DATA

Parking Required	Total Parking Provided
(5 spaces Per 1,000 s.f.)	Accessible spaces =12
55,831 s.f. / 1,000 s.f. x 5 = 279	Standard spaces =271
	Total =283 spaces

(X) NUMBER OF PARKING SPACES

SITE DATA

TMS #00760-02-005, 006, 013, 084, 095, & 116
ZONING OF PARCEL(S) IS INTENSIVE DEVELOPMENT (ID)

SETBACKS

Front =0 Feet	Determined.
Rear =0 Feet	

OWNER

PUBLIX SUPER MARKET, INC.

DEVELOPER

WINDCREST DEVELOPMENT GROUP, INC.

ENGINEER / SURVEYOR

COX AND DINKINS, INC.
724 BELTLINE BOULEVARD
COLUMBIA, SC 29205

GEOTECHNICAL ENGINEER

TERRACON
521 CLEMSON ROAD
COLUMBIA, SC 29229

UTILITY COMPANIES

WATER AND SANITARY SEWER:
LEXINGTON COUNTY JOINT MUNICIPAL WATER AND SEWER COMMISSION (JMWSC)
GUY SCHMOLTZE
2546 TWO NOTCH ROAD
LEXINGTON, SC 29072
(P) 803.785.3234
(F) 803.359.6553

ELECTRICITY: SCE&G
PENNY STEVENS
220 OPERATIONS WAY B01
CAYCE, SC 29033
(P) 803.217.4674
(F) 803.933.7731

NATURAL GAS: SCE&G
ROLANDO ADAMS
6011 SHAKESPEARE ROAD
COLUMBIA, SC 29210
(P) 803.518.0733

TELEPHONE: WINDSTREAM
SAM CLERKIN
LEXINGTON, SC 29072
(P) 803.957.2651

LOT 1 LAND DESCRIPTION:

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 in a Northern direction along the Southern Right-of-way of Platt Springs Road for an approximate distance of 117.431 feet to a Calculated Point, this being the POINT OF BEGINNING 1 (P.O.B. 1); thence turning and running N 88°27'39" E along the property now or formerly of Windcrest Acquisitions, LLC (Lot 3) for a distance of 128.51 feet to a Calculated Point; thence turning and running N 83°34'14" E along the property now or formerly of Windcrest Acquisitions, LLC (Lot 3) for a distance of 146.30 feet to a Calculated Point; thence turning and running N 51°08'03" W along the property now or formerly of Windcrest Acquisitions, LLC (Lot 3) for a distance of 45.49 feet to a Calculated Point; thence turning and running N 84°09'40" E along the Southern Right-of-way of Platt Springs Road for a distance of 59.00 feet to a Calculated Point; thence turning and running S 6°25'46" E along the property now or formerly of Windcrest Acquisitions, LLC (Lot 2) for a distance of 178.02 feet to a Calculated Point; thence turning and running S 51°25'46" E along the property now or formerly of Windcrest Acquisitions, LLC (Lot 2) for a distance of 23.72 feet to a Calculated Point; thence turning and running N 83°34'14" E along the property now or formerly of Windcrest Acquisitions, LLC (Lot 2) for a distance of 30.10 feet to a Calculated Point; thence turning and running N 6°25'46" W along the property now or formerly of Windcrest Acquisitions, LLC (Lot 2) for a distance of 152.17 feet to a Calculated Point; thence turning and running N 51°25'46" W along the property now or formerly of Windcrest Acquisitions, LLC (Lot 2) for a distance of 27.23 feet to a Calculated Point; thence turning and running N 83°34'14" E along the property now or formerly of Windcrest Acquisitions, LLC (Lot 2) for a distance of 27.23 feet to a Calculated Point; thence turning and running N 84°12'47" E along the Southern Right-of-way of Platt Springs Road for a distance of 84.45 feet to a 1/2" Rebar (o); thence turning and running S 12°05'27" E along the Southern Right-of-way of Platt Springs Road for a distance of 335.05 feet to a 1/2" Rebar (o); thence turning and running N 84°29'22" E along the property now or formerly of S.C. Dept. of Transportation for a distance of 378.88 feet to a Calculated Point; thence turning and running S 11°55'50" E along the property now or formerly of Joseph L. & Kim L. Cooper for a distance of 163.97 feet to a 1" Pinch Top (o); thence turning and running S 97°17'03" E along the property now or formerly of Kim & Joey Cooper for a distance of 208.50 feet to a 1" Pinch Top (o); thence turning and running S 97°17'03" E along the property now or formerly of Linda Hamlin for a distance of 45.11 feet to a 3/8" Rebar (o); thence turning and running S 97°17'03" E along the property now or formerly of Linda Hamlin for a distance of 56.08 feet to a 3/8" Rebar (o); thence turning and running S 75°29'37" W along the properties now or formerly of Robert F. & Sandra B. Simmons, Joseph Waters, and Jean M. Miller for a distance of 961.41 feet to a 1" Pipe (o); thence turning and running N 23°49'21" W along the Eastern Right-of-way of South Lake Drive for a distance of 54.46 feet to an Axle (o); thence turning and running N 21°31'12" E along the Eastern Right-of-way of South Lake Drive for a distance of 37.57 feet to a 3/4" Rebar (o); thence turning and running N 23°31'48" W along the Eastern Right-of-way of South Lake Drive for a distance of 111.86 feet to a 1/2" Rebar (o); thence turning and running N 24°11'59" W along the Eastern Right-of-way of South Lake Drive for a distance of 201.15 feet to a 1" Pipe (o); thence turning and running N 22°55'51" W along the Eastern Right-of-way of South Lake Drive for a distance of 136.18 feet to a 1" Pipe (o); thence turning and running N 83°34'14" E along the property now or formerly of South Lake Pure Dental, LLC for a distance of 240.77 feet to a 1" Pipe (o); thence turning and running N 21°55'07" W along the property now or formerly of South Lake Pure Dental, LLC for a distance of 22.17 feet to a 1" Pipe (o); thence turning and running N 22°55'51" W along the property now or formerly of South Lake Pure Dental, LLC for a distance of 45.07 feet to a 1" Pipe (o); thence turning and running N 15°05'41" E along the property now or formerly of Waltrust Properties, Inc. for a distance of 49.36 feet to a 1" Pipe (o); thence turning and running N 11°42'31" W along the property now or formerly of Waltrust Properties, Inc. for a distance of 66.57 feet to a Calculated Point, this being the POINT OF BEGINNING 1 (P.O.B. 1).

REFERENCES:

- ATLA/NSPS LAND TITLE SURVEY PREPARED FOR WINDCREST ACQUISITIONS, LLC, BY COX AND DINKINS, INC., DATED OCTOBER 24, 2016.

NOTES:

- THE SUBJECT PROPERTY IS IDENTIFIED AS LEXINGTON COUNTY TAX MAP SHEET 007600, BLOCK 02, LOTS 005, 006, 013, 084, 095, & 116.
- THE SUBJECT PARCEL CURRENTLY CONTAINS FOUR RESIDENTIAL STRUCTURES AND ONE COMMERCIAL STRUCTURE.
- ZONING OF THE SUBJECT PARCELS IS INTENSIVE DEVELOPMENT (ID).
- CONTOUR INTERVAL ELEVATIONS ARE ONE (1) FOOT. ELEVATIONS SHOWN ARE NAVD 88 DATUM.
- 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.
- THIS PROPERTY IS LOCATED IN ZONE X PER FLOOD INSURANCE RATE MAP PANEL 4507020215 G, LAST DATED FEBRUARY 09, 2009, BY SCALED LOCATION AND GRAPHIC PLOTTING ONLY.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THEY AND THEIR SUBCONTRACTORS HAVE THE CORRECT/MOST UP-TO-DATE PLANS AVAILABLE.
- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- ALL SIDEWALKS, STRIPING AND SIGNAGE SHALL BE ADA AND MUTCD COMPLIANT.

Line Table

Line #	Length	Direction
L1	12.36'	N84°39'55"E
L2	4.98'	S43°12'2"E
L3	45.49'	S51°08'03"E
L4	23.72'	N38°34'14"E
L5	59.00'	N84°09'40"E
L6	48.85'	N84°12'47"E
L7	27.23'	S51°25'46"E
L8	30.10'	N38°34'14"E
L9	23.72'	S51°25'46"E
L10	84.45'	N84°12'47"E
L11	54.46'	N23°49'21"W
L12	17.57'	N72°10'31"E
L13	22.17'	N21°55'07"W
L14	59.01'	N22°17'12"W
L15	45.07'	N22°16'01"W
L16	49.36'	N1°50'54"E
L17	66.57'	N11°24'31"W

NOTE:
INFORMED REGARDING THE REPUTED PRESENCE OF CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES. STRUCTURES WAS OBTAINED BY 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 AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THE CONTRACTOR. COX AND DINKINS, INC. HAS NO NOTICE OR KNOWLEDGE OF ANY FACTS THAT WOULD LEAD US TO CONCLUDE THAT THE INFORMATION IS INACCURATE. BUT UTILITIES AND STRUCTURES NOT SHOWN MAY BE THE PROPERTY OF THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, HIS ASSIGNS AND HIS CONTRACTORS SHALL HEREBY DISTRICTLY 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.
811 South Carolina
3 DAYS BEFORE DIGGING IN SOUTH CAROLINA
CALL 811
CONTRACTOR SHALL CONTACT THE UNDERGROUND LOCATORS EVERY 10 DAYS FOR AN UPDATE TO UTILITY LOCATIONS.

LOT 2 LAND DESCRIPTION:

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 in a Northern direction along the Southern Right-of-way of Platt Springs Road for an approximate distance of 117.431 feet to a Calculated Point, this being the POINT OF BEGINNING 3 (P.O.B. 3); thence turning and running N 84°39'55" 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 4°51'12" 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 84°09'40" E along the Southern Right-of-way of Platt Springs Road for a distance of 265.46 feet to a Calculated Point; thence turning and running N 84°09'40" E along the Southern Right-of-way of Platt Springs Road for a distance of 265.46 feet to a Calculated Point, this being the POINT OF BEGINNING 2 (P.O.B. 2); thence turning and running N 84°09'40" E along the Southern Right-of-way of Platt Springs Road for a distance of 148.74 feet to a 1/2" Rebar (o); thence turning and running N 84°12'47" E along the Southern Right-of-way of Platt Springs Road for a distance of 48.95 feet to a Calculated Point; thence turning and running S 6°25'46" E along the property now or formerly of Windcrest Acquisitions, LLC (Lot 1) for a distance of 23.72 feet to a Calculated Point; thence turning and running S 6°25'46" E along the property now or formerly of Windcrest Acquisitions, LLC (Lot 1) for a distance of 152.17 feet to a Calculated Point; thence turning and running S 38°34'14" W along the property now or formerly of Windcrest Acquisitions, LLC (Lot 1) for a distance of 30.10 feet to a Calculated Point; thence turning and running S 51°25'46" W along the property now or formerly of Windcrest Acquisitions, LLC (Lot 1) for a distance of 23.72 feet to a Calculated Point; thence turning and running N 83°34'14" E along the property now or formerly of Windcrest Acquisitions, LLC (Lot 1) for a distance of 178.88 feet to a Calculated Point; thence turning and running N 51°25'46" W along the property now or formerly of Windcrest Acquisitions, LLC (Lot 1) for a distance of 178.02 feet to a Calculated Point, this being the POINT OF BEGINNING 2 (P.O.B. 2).

LOT 3 LAND DESCRIPTION:

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 in a Northern direction along the Southern Right-of-way of Platt Springs Road for an approximate distance of 117.431 feet to a Calculated Point, this being the POINT OF BEGINNING 3 (P.O.B. 3); thence turning and running N 84°39'55" 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 4°51'12" 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 84°09'40" E along the Southern Right-of-way of Platt Springs Road for a distance of 265.46 feet to a Calculated Point; thence turning and running N 84°09'40" E along the Southern Right-of-way of Platt Springs Road for a distance of 265.46 feet to a Calculated Point, this being the POINT OF BEGINNING 2 (P.O.B. 2); thence turning and running N 84°09'40" E along the property now or formerly of Windcrest Acquisitions, LLC (Lot 1) for a distance of 148.74 feet to a Calculated Point; thence turning and running N 84°12'47" E along the Southern Right-of-way of Platt Springs Road for a distance of 48.95 feet to a Calculated Point; thence turning and running S 6°25'46" E along the property now or formerly of Windcrest Acquisitions, LLC (Lot 1) for a distance of 23.72 feet to a Calculated Point; thence turning and running S 6°25'46" E along the property now or formerly of Windcrest Acquisitions, LLC (Lot 1) for a distance of 152.17 feet to a Calculated Point; thence turning and running S 38°34'14" W along the property now or formerly of Windcrest Acquisitions, LLC (Lot 1) for a distance of 30.10 feet to a Calculated Point; thence turning and running S 51°25'46" W along the property now or formerly of Windcrest Acquisitions, LLC (Lot 1) for a distance of 23.72 feet to a Calculated Point; thence turning and running N 83°34'14" E along the property now or formerly of Windcrest Acquisitions, LLC (Lot 1) for a distance of 178.88 feet to a Calculated Point, this being the POINT OF BEGINNING 3 (P.O.B. 3).

PROJECT NO.	1920
SHEET NO.	C2
DATE	3/15/2017
DATE	3/15/2017

COX AND DINKINS
ENGINEERS & SURVEYORS
AND DINKINS, INC.
BELTLINE BLVD.
COLUMBIA, SC 29205
803-254-0518
Fax: 803-765-0993
Email: cdcinc@coxanddinkins.com

REGISTERED PROFESSIONAL ENGINEER
NO. 14880
REGISTERED PROFESSIONAL SURVEYOR
NO. C00294

CERTIFICATE OF AUTHORIZATION SEAL
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 comments
3	7/7/2017	Revised Water and Sanitary Sewer
4	8/6/2017	Revised building footprint
5	8/11/2017	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

PROJECT:
Publix
South Lake Drive & Platt Springs Road
LOCATED NEAR RED BANK
LEXINGTON COUNTY, SOUTH CAROLINA

BID SET

TMS 007600-02-005, 006, 013, 084, 095, 116
BOOK N/A SHEET NO. 245-19A
DATE 1920 SHEET NO. C2
DATE 3/15/2017 SHEET NO. 3 of 48

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