



GRADING LEGEND

	PROPOSED SPOT ELEVATION
	PROPOSED SPOT ELEVATION TOP AND BOTTOM OF CURB
	PROPOSED GRADE BREAK
	PROPOSED INDEX CONTOUR
	PROPOSED INTERMEDIATE CONTOUR
	PROPOSED SLOPE ARROW
	EXISTING INDEX CONTOUR
	EXISTING INTERMEDIATE CONTOUR
	LIMITS OF DISTURBANCE
	FLOW ARROW INDICATING DIRECTION OF FLOW

*PROPOSED TOP & BOTTOM OF ALL ELEVATIONS ARE FOR VISIBLE TOP AND BOTTOM OF WALL ONLY. ADDITIONAL CURB HEIGHT AND ADDITIONAL DEPTH TO FOOTING OR BURY ARE TO BE DETERMINED BY THE PARTIES RESPONSIBLE FOR THE STRUCTURAL DESIGN OF THE WALL. THE NEED FOR FALL PROTECTION AND THE DESIGN OF ALL SUCH FALL PROTECTION IS TO BE DETERMINED BY THE PARTIES RESPONSIBLE FOR STRUCTURAL DESIGN. SEE THE FUTURE GRADING PLAN FOR ADDITIONAL INFORMATION PERTAINING TO RETAINING WALLS.

- ### CODED GRADING NOTES
- LIMITS OF DISTURBANCE.
 - HANDICAP PARKING AREA. THE MAXIMUM SLOPE IN ANY DIRECTION IS 2%. THE CONTRACTOR SHALL INSURE THAT INSTALLATION MEETS ADA STANDARDS. SEE ADA ACCESSIBLE ROUTE PLAN FOR MORE INFORMATION.
 - SIDEWALK MAXIMUM CROSS SLOPE SHALL BE 2.0%. MAXIMUM LONGITUDINAL SLOPE SHALL BE 5.0%. CONTRACTOR SHALL INSURE THAT INSTALLATION MEETS ADA STANDARDS. SEE ADA ACCESSIBLE ROUTE PLAN FOR MORE INFORMATION.
 - TOP OF BEAM 410.00. WIDTH = 12'. TOP OF BERM MUST BE THIS GRADE AFTER SETTLEMENT.
 - INSTALL 20' GRASSED EMERGENCY SPILLWAY AT ELEVATION = 409.00'
 - TOP OF BEAM 406.00. WIDTH = 12'. TOP OF BERM MUST BE THIS GRADE AFTER SETTLEMENT.
 - INSTALL 20' GRASSED EMERGENCY SPILLWAY AT ELEVATION = 405.00'

REVISIONS

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	8/9/2017	Revised building footprint
5	9/1/2017	Bid 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

GRAPHIC SCALE IN FEET
SCALE: 1"=40'

REFERENCES:

- ATLANS/SPS 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 007800, 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 45079C02815 G, LAST DATED FEBRUARY 09, 2000, BY SCALED LOCATION AND GRAPHIC PLOTTING ONLY.
- IT IS THE CONTRACTORS 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.

COX AND DINKINS
ENGINEERS & SURVEYORS
AND DINKINS, INC.
803-254-0518
803-254-0518
Fax: 803-765-0993
Email: cdinc@coxanddinkins.com

SOUTH CAROLINA
REGISTERED PROFESSIONAL ENGINEER
NO. 14890
REGISTERED PROFESSIONAL ENGINEER
NO. 14899

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

CERTIFICATE OF AUTHORIZATION SEAL

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	8/9/2017	Revised building footprint
5	9/1/2017	Bid 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

GRAPHIC SCALE IN FEET
SCALE: 1"=40'

BID SET

BOOK N/A SHEET NO. 245-19A

PROJECT NO. 1920 SHEET NO. C11

DATE 3/15/2017 12 of 48

NOTE:
INFORMATION REGARDING THE REPUTABLE SOURCE, 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 THE INFORMATION OF THE CONTRACTOR. THIS INFORMATION SHALL BE CONSIDERED IN THAT LIGHT BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THIS INFORMATION. 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 BE PRESENT. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, HIS ASSIGNS 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.
811 South Square Blvd, Suite 220 Columbia, South Carolina 29201 (803) 939-1117

South Carolina 811

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

COPYRIGHT © 2017 COX AND DINKINS, INC. ALL RIGHTS RESERVED.