



CODED WATER NOTES

- (W1) 8" TAP AND GATE VALVE ON EXISTING 12" WATER MAIN BY CONTRACTOR UPON APPLICATION AND PAYMENT OF FEES BY THE OWNER TO LEXINGTON COUNTY JOINT MUNICIPAL WATER AND SEWER COMMISSION (LCJWSC).
- (W2) INSTALL 8" DUCTILE IRON PIPE BY MEANS OF OPEN CUT OF SC600CS IS BEING MILLED OVERLAP AS A PART OF THE RESTRICTION PLAN. SEE PAVEMENT REPAIR DETAIL.
- (W3) FURNISH AND INSTALL NEW 8" DIAMETER DUCTILE IRON PIPE WITH MINIMUM 3' OF COVER AT A MINIMUM. DUCTILE IRON PIPE SHALL BE USED UNDER ALL PAVEMENTS.
- (W4) CONTRACTOR SHALL FURNISH AND INSTALL 8" DIAMETER 22.5' M.J. DI BEND WITH THRUST RESTRAINT MEETING LCJWSC AND NFPA 24 REQUIREMENTS AS APPLICABLE.
- (W5) CONTRACTOR SHALL FURNISH AND INSTALL 8" DIAMETER 22.5' M.J. DI BEND WITH THRUST RESTRAINT MEETING LCJWSC AND NFPA 24 REQUIREMENTS AS APPLICABLE.
- (W6) CONTRACTOR SHALL FURNISH AND INSTALL 8" DIAMETER 22.5' M.J. DI TEE WITH THRUST RESTRAINT MEETING LCJWSC & NFPA 24 REQUIREMENTS AS APPLICABLE.
- (W7) CONTRACTOR SHALL FURNISH AND INSTALL 8" DIAMETER 22.5' M.J. DI TEE WITH THRUST RESTRAINT MEETING LCJWSC & NFPA 24 REQUIREMENTS AS APPLICABLE.
- (W8) FURNISH AND INSTALL 8" GATE VALVE WITH BOX.
- (W9) CONTRACTOR SHALL FURNISH AND INSTALL NEW FIRE HYDRANT ASSEMBLY ON 6" CLASS-51 ASPHALT COATED, CEMENT LINED, D.I. LEAD. ASSEMBLY INCLUDES HYDRANT VALVE INSTALLATION.
- (W10) FURNISH AND INSTALL NEW 8" DIAMETER DUCTILE IRON PIPE PRIVATE FIRE MAIN. MAINTAIN 3' OF COVER AT A MINIMUM.
- (W11) WATER SERVICE ENTERS THE BUILDING AT THE SPRINKLER RISER ROOM. SEE PLUMBING PLANS FOR EXACT LOCATION OF THE SPRINKLER RISER ROOM AND BUILDING MOUNTED FDC.
- (W12) 6" C-900 FIRE LINE TO REMOVE FIRE DEPARTMENT CONNECTION. VERIFY LOCATION WITH PLUMBING PLAN.
- (W13) FURNISH AND INSTALL 8" JAMES 3000SS DOUBLE DETECTOR CHECK VALVE IN EXTERIOR BELOW-GRADE VAULT WITH ACCESS HATCH.
- (W14) 2" WATER SERVICE WITH 2" METER AND BACKFLOW PREVENTION. CONTRACTOR SHALL INSTALL SERVICE LINE AND METER BOX. METER TO BE SET BY LCJWSC AFTER APPLICATION AND PAYMENT OF ALL FEES BY OWNER. COORDINATE WITH LCJWSC. CONTRACTOR SHALL EXTEND SERVICE LINES TO WITHIN 5' OF BUILDING. COORDINATE WITH PLUMBING DRAWING FOR LOCATION(S) WHERE WATER SERVICE(S) ENTER THE BUILDING.
- (W15) INTENTIONALLY OMITTED.
- (W16) 2-1/2" WATER SERVICE LINE WITH 2" METER AND BACKFLOW PREVENTION. CONTRACTOR SHALL INSTALL SERVICE LINE AND METER BOX. METER TO BE SET BY LCJWSC AFTER APPLICATION AND PAYMENT OF ALL FEES BY OWNER. COORDINATE WITH LCJWSC. CONTRACTOR SHALL EXTEND SERVICE LINES TO WITHIN 5' OF BUILDING. COORDINATE WITH PLUMBING DRAWING FOR LOCATION(S) WHERE WATER SERVICE(S) ENTER THE BUILDING.
- (W17) 3/4" WATER SERVICE WITH 3/4" METER TO FREEZE PROOF HOSE BIB FOR LIFT STATION. CONTRACTOR SHALL INSTALL SERVICE LINE AND METER BOX. METER TO BE SET BY LCJWSC AFTER APPLICATION AND PAYMENT OF ALL FEES BY OWNER. COORDINATE WITH LCJWSC. CONTRACTOR SHALL EXTEND SERVICE LINES TO HOSE BIB. SEE PUMP STATION DETAILS FOR MORE INFORMATION.
- (W18) WATER MAIN CROSSES STORM DRAINAGE IN THIS AREA - SEE PROFILES FOR MORE INFORMATION.
- (W19) WATER MAIN CROSSES SANITARY SEWER IN THIS AREA - SEE PROFILES FOR MORE INFORMATION.
- (W20) PROPOSED LEXINGTON COUNTY JOINT MUNICIPAL WATER AND SEWER COMMISSION (LCJWSC) EASEMENT. SEE PLAN FOR WIDTH.
- (W21) 2" IRRIGATION WATER SERVICE LINE WITH 2" METER AND BACKFLOW PREVENTION. CONTRACTOR SHALL INSTALL SERVICE LINE, METER BOX, METER TO BE SET BY LCJWSC AFTER APPLICATION AND PAYMENT OF ALL FEES BY OWNER. SEE LANDSCAPE PLAN FOR CONTINUATION OF IRRIGATION LINES.
- (W22) 1-1/2" GAS LINE. COORDINATE WITH UTILITY PROVIDER FOR CONNECTION.
- (W23) FURNISH AND INSTALL NEW 8" C900 WATER MAIN. MAINTAIN 3' OF COVER AT A MINIMUM. PVC SHALL BE USED IN ALL NON-PAVEMENT AREAS.
- (W24) CONTRACTOR SHALL FURNISH AND INSTALL 8" DIAMETER 11.25' M.J. DI BEND WITH THRUST RESTRAINT MEETING LCJWSC AND NFPA 24 REQUIREMENTS AS APPLICABLE.

CONTRACTOR NOTES:

- 1) THE OWNER SHALL PAY ALL LEXINGTON COUNTY JOINT MUNICIPAL WATER AND SEWER COMMISSION (LCJWSC) WATER FEES FOR THE PROJECT.
- 2) CONTRACTOR SHALL FURNISH AND INSTALL METER BOXES. OWNER SHALL PAY ALL METER FEES.
- 3) ONLY A LCJWSC-APPROVED CONTRACTOR CAN SET METERS AND MAKE TAPS. THE APPROVED CONTRACTOR LIST CAN BE OBTAINED FROM LCJWSC. THIS CONTRACTOR SHALL BE A SUBCONTRACTOR.
- 4) OWNER SHALL COORDINATE AND PAY ALL TAP FEES.
- 5) CONTRACTOR TO COORDINATE WITH LANDSCAPE PLANS FOR LOCATION OF IRRIGATION LINES AND SLEEVES.
- 6) CONTRACTOR TO COORDINATE WITH ARCHITECTURAL/PLUMBING DRAWING FOR FDC LOCATION. INSURE FDC'S ARE LOCATED NO FURTHER THAN 100' FROM A FIRE HYDRANT.

NOTE TO OWNER AND CONTRACTOR:

WATER:
AT COMPLETION OF THE WATER CONSTRUCTION THE PROJECT MUST BE GRANTED APPROVAL FROM LEXINGTON COUNTY JOINT MUNICIPAL WATER AND SEWER COMMISSION (LCJWSC) AND RECEIVE AN OPERATIONAL PERMIT FROM SCDEH. IT IS IMPERATIVE THAT COX AND DINKINS, INC. RECEIVE CERTIFIED RECORD DATA FROM THE CONTRACTOR'S REGISTERED LAND SURVEYOR IN A TIMELY FASHION TO ALLOW A RECORD WATER PLAN TO BE GENERATED AND SUBMITTED THROUGH LCJWSC. THE CONTRACTOR'S SURVEYOR SHALL PROVIDE SIGNED HARD COPIES OF THE RECORD DRAWING AND DIGITAL INFORMATION TO THE ENGINEER. THE SURVEYOR SHALL PROVIDE LOCATIONS OF ALL APPURTENANT ITEMS INCLUDING BUT NOT LIMITED TO BENDS, VALVES, TAP LOCATIONS, HYDRANTS, REDUCERS, ETC.

EASEMENT DOCUMENTATION WILL BE PREPARED BY DEVELOPER'S ATTORNEY BASED UPON THE RECORD DRAWING. LCJWSC, WITH HELP FROM THE CONTRACTOR, WILL CONDUCT VARIOUS TESTS ON THE WATER SYSTEM. UPON RECEIPT OF LCJWSC APPROVAL LETTER COX AND DINKINS, INC WILL PREPARE A PACKAGE FOR SCDEH'S OPERATIONAL PERMIT REVIEW.

REFERENCES:

1. ATLA/NSPS 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 007800, 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 45079C02615 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.

WATER NOTES:

- 1) ALL MATERIALS AND INSTALLATION TO MEET REQUIREMENTS OF LEXINGTON COUNTY JOINT MUNICIPAL WATER AND SEWER COMMISSION (LCJWSC) AND SCDEH.
- 2) CONTRACTOR IS RESPONSIBLE FOR FURNISHING AS-BUILT INFORMATION TO ENGINEER ON SERVICES AND WATER MAINS. THIS AS-BUILT INFORMATION MUST BE CERTIFIED BY A REGISTERED LAND SURVEYOR.
- 3) WATER AND SEWER LINES SHALL CONFORM TO "TEN STATE STANDARDS".
- 4) CONTRACTOR SHALL NOTIFY LCJWSC 48 HOURS PRIOR TO STARTING WORK.
- 5) CONTRACTOR IS RESPONSIBLE FOR ACQUIRING NECESSARY PERMITS FROM THE ENGINEER PRIOR TO START OF CONSTRUCTION.
- 6) ALL ELEVATIONS SHOWN ARE BASED UPON MEAN SEA LEVEL DATUM.
- 7) PROVIDE A TEMPORARY STONE SPLASH PAD AT ALL FIRE HYDRANTS OR OTHER POINTS OF DISCHARGE DURING TESTING OF THE WATER DISTRIBUTION SYSTEM.
- 8) PROVIDE SILT FENCE AND/OR OTHER CONTROL DEVICES, AS MAY BE REQUIRED, TO CONTROL SOIL EROSION DURING ALL UTILITY CONSTRUCTION. ALL DISTURBED AREAS SHALL BE CLEANED, GRADED AND STABILIZED WITH GRASSING IMMEDIATELY AFTER THE UTILITY CONSTRUCTION.
- 9) OTHER UTILITY CROSSINGS MAY EXIST THAT ARE NOT SHOWN ON THESE PLANS OR PROFILES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO KNOW THE LOCATION AND ELEVATION OF UTILITY CROSSINGS OF BOTH EXISTING AND PROPOSED UTILITIES.

NOTE:
INFORMATION REGARDING THE REPUTABLE SOURCE OF THE CONTRACTOR AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES WAS OBTAINED FROM LOCAL UTILITY COMPANIES AND AVAILABLE DRAWINGS SUPPLIED BY THE OWNER AND IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND 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 TO CONCLUDE THAT THE INFORMATION IS UNRELIABLE. 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.
811 South State Blvd, Suite 120 Columbia, South Carolina 29201 (803) 939-1117

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

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

SOUTH CAROLINA
REGISTERED PROFESSIONAL ENGINEER
NO. 14890
W. HOLMES
REGISTERED PROFESSIONAL ENGINEER
NO. 14890

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

CERTIFICATE OF AUTHORIZATION SEAL

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

BID SET
Publix
South Lake Drive & Platt Springs Road
LOCATED NEAR RED BANK
LEXINGTON COUNTY, SOUTH CAROLINA
WATER PLAN

TMS
007800-02-005, 006, 013, 084, 095, 116
BOOK N/A SF NO. 245-19A
PROJECT NO. 1920 SHEET NO. C12
DATE 3/15/2017 13 of 48