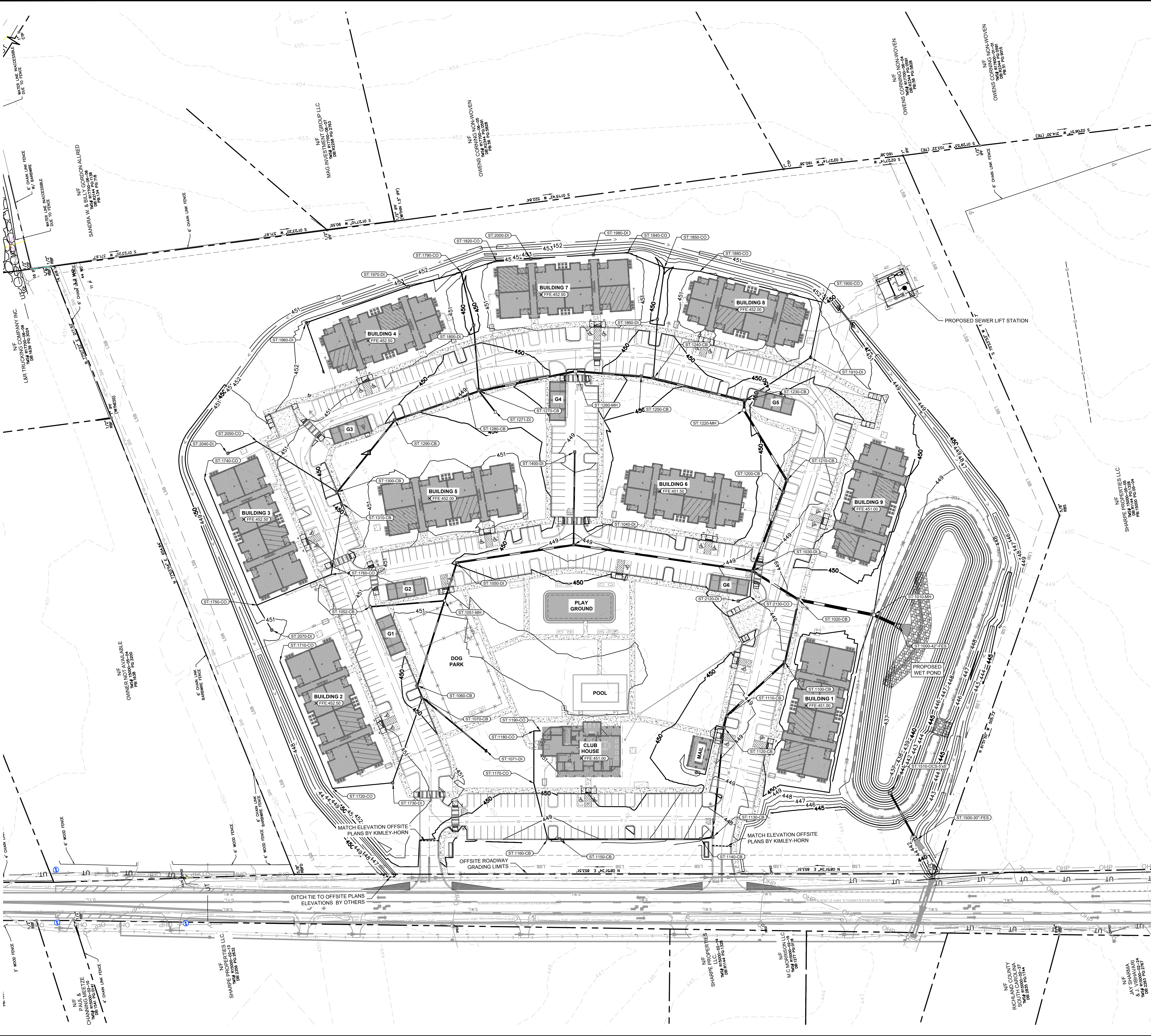
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Plotted By:Shealy, Luke Sheet Set:Pedcor Blythwood Layout:C401 GRADING AND DRAINAGE PLAN May 14, 2023 09:24:52am K:\G\RE\_DS\017046018 - Pedcor Blythwood\02 - DWG\PlanSheets\C401 - GRDG DRNG.dwg



**GRADING NOTES**

1. REFER TO THE GENERAL NOTES SHEET FOR NOTES PERTAINING TO PAVING, GRADING, ACCESSIBILITY, AND STORM DRAINAGE.

2. EXISTING AND PROPOSED GRADE CONTOURS INTERVALS SHOWN AT 1 FOOT.

3. RIM ELEVATIONS OF CATCH BASINS (CURB INLETS) EQUALS THE FLOW LINE OF THE GUTTER PAN. RIM ELEVATIONS OF DROP INLETS, MANHOLES, AND CLEANOUTS EQUALS THE CENTER OF GRATE OR LID ELEVATION.

4. ALL STRUCTURES SHALL BE ADJUSTED AS NECESSARY TO BE FLUSH WITH FINAL PAVEMENT.

5. MANHOLES WITHIN NON PAVED AREAS SHALL BE 6" ABOVE ADJACENT GRADES. UNLESS OTHERWISE SHOWN.

6. CONTRACTOR SHALL PROVIDE SMOOTH TRANSITION BETWEEN PROPOSED PAVEMENT AND EXISTING PAVEMENT AND STORM STRUCTURES.

7. DURING CONSTRUCTION AND AFTER FINAL GRADING, NO SURFACE WATER RUNOFF MAY BE DIRECTED TO ADJACENT PROPERTIES, AND ALL SURFACE WATER RUNOFF MUST BE ROUTED TO APPROVED DRAINAGE FACILITIES OR BE RETAINED ON SITE. ALL RUNOFF FROM THE SITE, BOTH DURING AND AFTER CONSTRUCTION, MUST BE FREE OF POLLUTANTS, INCLUDING SEDIMENT, PRIOR TO DISCHARGE.

**ADA COMPLIANCE:**

A. CURB RAMPS ALONG PUBLIC STREETS AND IN THE PUBLIC RIGHT-OF-WAY SHALL BE CONSTRUCTED BASED ON SCOT STANDARD CONSTRUCTION DETAILS AND SPECIFICATIONS.

B. PRIVATE CURB RAMPS ON THE SITE (I.E. OUTSIDE PUBLIC STREET RIGHT-OF-WAY) SHALL CONFORM TO THE ADA STANDARDS FOR ACCESSIBLE DESIGN AND SHALL HAVE A DETECTABLE WARNING SURFACE THAT IS FULL WIDTH OF THE CURB RAMP, NOT INCLUDING FLARES.

C. ALL ACCESSIBLE ROUTES, GENERAL SITE AND BUILDING ELEMENTS, RAMPS, CURB RAMPS, STRIPING, AND PAVEMENT MARKINGS SHALL CONFORM TO ADA STANDARDS FOR ACCESSIBLE DESIGN, LATEST EDITION.

D. BEFORE PLACING PAVEMENT, CONTRACTOR SHALL VERIFY THAT SUITABLE ACCESSIBLE PEDESTRIAN ROUTES (PER ADA AND FHA) EXIST TO AND FROM EVERY ACCESSIBLE DOOR AND ALONG SIDEWALKS, ACCESSIBLE PARKING SPACES, ACCESS AISLES, AND ACCESSIBLE ROUTES. IN NO CASE SHALL AN ACCESSIBLE RAMP SLOPE EXCEED 1 VERTICAL TO 12 HORIZONTAL. IN NO CASE SHALL SIDEWALK CROSS SLOPE EXCEED 2.0 PERCENT. IN NO CASE SHALL LONGITUDINAL SIDEWALK SLOPE EXCEED 5.0 PERCENT. ACCESSIBLE PARKING SPACES AND ACCESS AISLES SHALL NOT EXCEED 2.0 PERCENT SLOPE IN ANY DIRECTION.

E. CONTRACTOR SHALL TAKE FIELD SLOPE MEASUREMENTS ON FINISHED SUBGRADE AND FORM BOARDS PRIOR TO PLACING PAVEMENT TO VERIFY THAT ACCESSIBLE SLOPE REQUIREMENTS ARE PROVIDED. CONTRACTOR SHALL CONTACT ENGINEER PRIOR TO PAVING IF ANY EXCESSIVE SLOPES ARE ENCOUNTERED. NO CONTRACTOR CHANGE ORDERS WILL BE ACCEPTED FOR ADA COMPLIANCE ISSUES.

**ALERT TO CONTRACTOR: CONFIRM WITH GEOTECH REPORT**

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR THIS ISSUE. WHEN PERFORMING GRADING OPERATIONS DURING PERIODS OF WET WEATHER, PROVIDE ADEQUATE DEWATERING, DRAINAGE AND GROUND WATER MANAGEMENT TO CONTROL MOISTURE OF SOILS. REFER TO MASTER SITE SPECIFICATIONS.

**TYPICAL DRAINAGE CHANNEL - TRAPEZOIDAL**  
Not to Scale

**TYPICAL DRAINAGE CHANNEL - V BOTTOM**  
Not to Scale

GRAPHIC SCALE IN FEET  
0 30 60 120

**PALOMINO ESTATES**  
PREPARED FOR  
**PEDCOR INVESTMENTS, LLC**  
RICHLAND COUNTY  
SC

**SHEET NUMBER**  
**C401**

**Kimley-Horn**  
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PHONE: 704-333-5131  
WWW.KIMLEY-HORN.COM  
SC LICENSE A00105

**REVIEW SET**  
JAC MBE MP  
DESIGNED BY  
DRAWN BY  
CHECKED BY

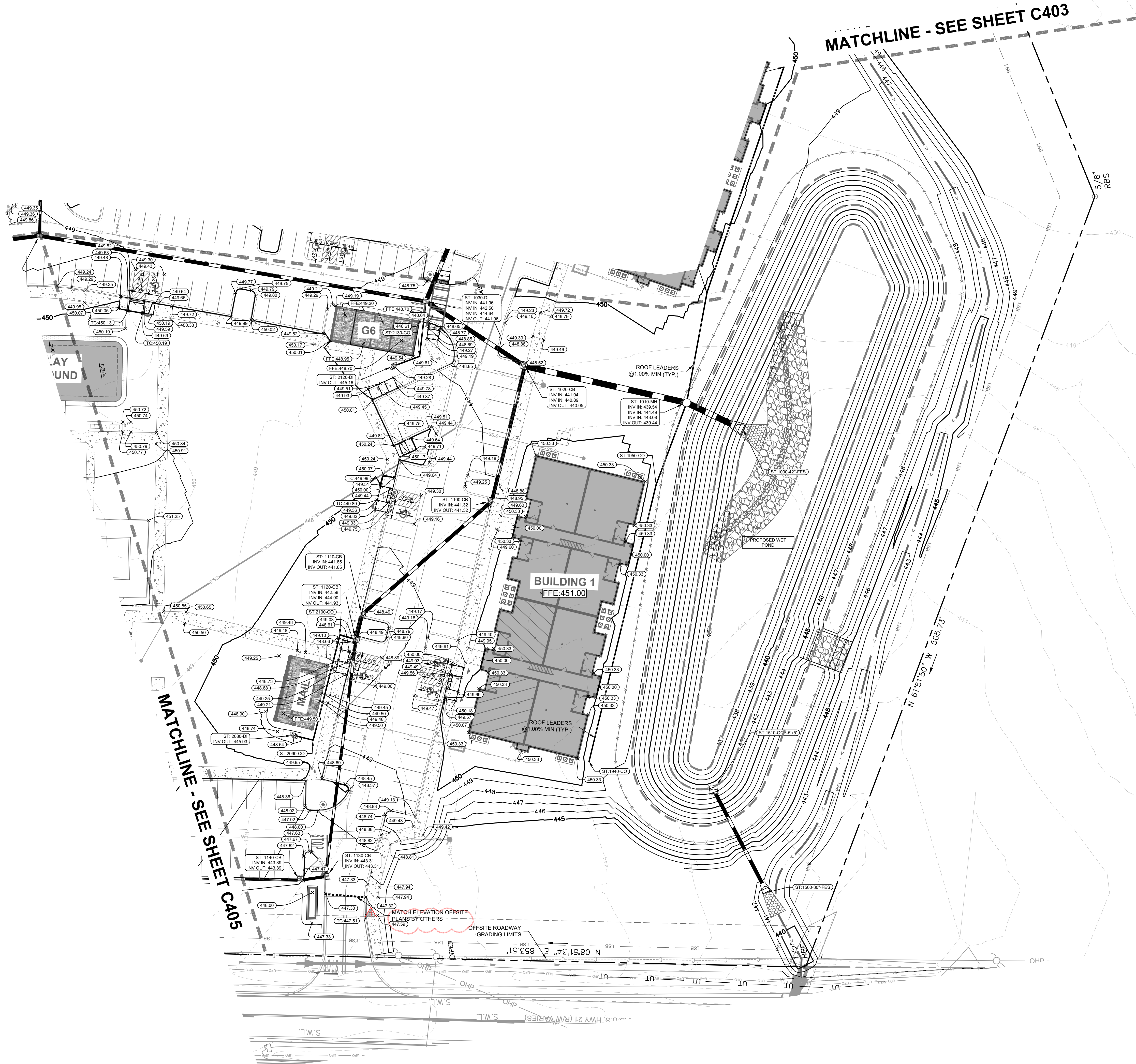
**GRADING AND DRAINAGE PLAN**

| No. | REVISIONS   | DATE       | BY   |
|-----|-------------|------------|------|
| 1   | COMMENTS #1 | 05-14-2024 | CSDD |
| 2   | COMMENTS #2 | 12-06-2024 | LOS  |
| 3   | COMMENTS #3 | 04-04-2025 | MBE  |



Plotted By:Shealy, Luke Sheet Set:Pedcor Blythewood Layout:GRADING AND DRAINAGE - ENLARGED AREA 1 May 14, 2025 09:25:46am K:\GORE\_DS\017046018 - Pedcor Blythewood\02 - DWG\PlanSheets\C402 - GRDG DRNG INSET.dwg

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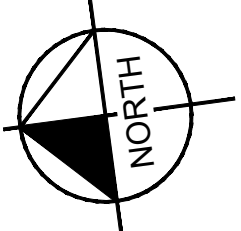
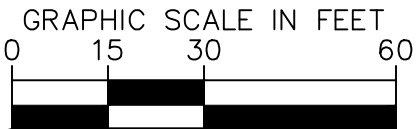


| PROPOSED GRADING LEGEND |                                   |
|-------------------------|-----------------------------------|
|                         | PROPOSED MAJOR CONTOUR            |
|                         | PROPOSED MINOR CONTOUR            |
|                         | PROPOSED SPOT                     |
|                         | PROPOSED GRADING ARROW            |
|                         | PROPOSED SWALE                    |
|                         | PROPOSED STORM                    |
|                         | PROPOSED STORM SYMBOL             |
|                         | PROPOSED BUILDING SPOT            |
|                         | STORM DRAINAGE EASEMENT (SDE)     |
|                         | PROPOSED RIP RAP                  |
|                         | ACCESSIBLE UNITS, SEE ARCH. PLANS |
|                         | LIMITS OF DISTURBANCE             |

| ABBREVIATION |   |
|--------------|---|
| CB           | CATCH BASIN - LEXINGTON CO. STANDARD        |
| CS           | CONTROL STRUCTURE - LEXINGTON CO. STANDARD  |
| DI           | DROP-INLET - LEXINGTON CO. STANDARD         |
| FES          | FLARED END SECTION - LEXINGTON CO. STANDARD |
| HW           | STANDARD HEADWALL - LEXINGTON CO. STANDARD  |
| MH           | MANHOLE - LEXINGTON CO. STANDARD            |
| TW           | TOP OF RETAINING WALL                       |
| BW           | BOTTOM OF RETAINING WALL                    |
| LP           | LOW POINT                                   |
| HP           | HIGH POINT                                  |
| ME           | MATCH EXISTING                              |
| TC           | TOP OF CURB                                 |
| SDE          | STORM DRAIN EASEMENT                        |

#### GRADING NOTES

- CONTRACTOR SHALL REVIEW, UNDERSTAND AND IMPLEMENT ALL REQUIRED EROSION AND SEDIMENTATION CONTROL MEASURES PRIOR TO ANY DISTURBANCE.
- ALL SPOT ELEVATIONS ALONG PAVEMENT REPRESENT FINISHED GRADE ELEVATION UNLESS OTHERWISE NOTED.
- ALL PROPOSED STORM PIPE TO BE CLASS III RCP UNLESS OTHERWISE NOTED.
- ALL STRUCTURES SHALL BE ADJUSTED AS NECESSARY TO BE FLUSH WITH FINAL PAVEMENT.
- INLET PROTECTION - CONTRACTOR SHALL PROVIDE CATCH BASIN INLET PROTECTION ON ALL EXISTING AND PROPOSED INLETS UNTIL CONTRIBUTING DRAINAGE AREAS ARE STABILIZED.
- CONTRACTOR SHALL PROVIDE SMOOTH TRANSITION BETWEEN PROPOSED PAVEMENT AND EXISTING PAVEMENT AND STORM STRUCTURES. ALL DRAINAGE STRUCTURES SHALL BE CONSTRUCTED WITH (4) SIDED BEARING HEAVY DUTY H-20 RATED TRAFFIC RIMS AND GRATES.
- ALL CLEANOUT COVERS SHOULD BE RATED FOR HEAVY DUTY TRAFFIC.
- CONTRACTOR SHALL COORDINATE PAVING IMPROVEMENTS TO AVOID TIRE MARKS FROM CONSTRUCTION ACTIVITY. FINAL PAVING SHALL BE AS SMOOTH AS POSSIBLE AND FREE FROM ANY PARKS, SCRAPED, GOUGED, TIRE MARKS, ETC. CAUSED DURING CONSTRUCTION.
- DURING CONSTRUCTION AND AFTER FINAL GRADING, NO SURFACE WATER RUNOFF MAY BE DIRECTED TO ADJACENT PROPERTIES, AND ALL SURFACE WATER RUNOFF MUST BE ROUTED TO APPROVED DRAINAGE FACILITIES OR BE RETAINED ON SITE. ALL RUNOFF FROM THE SITE, BOTH DURING AND AFTER CONSTRUCTION, MUST BE FREE OF POLLUTANTS, INCLUDING SEDIMENT, PRIOR TO DISCHARGE.
- ALL WALL PLANS MUST BE SUBMITTED TO THE CHIEF BUILDING INSPECTOR FOR REVIEW, APPROVAL AND PERMITTING. WALL PLANS ARE NOT APPROVED AT TIME OF SITE PLAN APPROVAL OR LAND DISTURBANCE ACTIVITY PERMIT ISSUANCE. WALL PLANS ARE REVIEWED AND APPROVED, AND INSPECTION, PROVIDED BY THE BUILDING INSPECTIONS DIVISION.



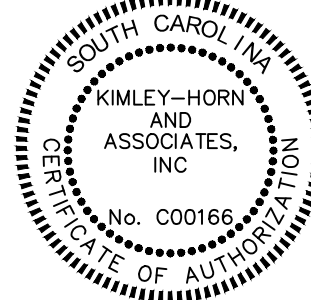
GRADING AND  
DRAINAGE -  
ENLARGED AREA 1

PALOMINO ESTATES  
PREPARED FOR  
PEDCOR INVESTMENTS, LLC  
RICHLAND COUNTY, SC

SHEET NUMBER  
C402

Kimley»Horn

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SC LICENSE #00106

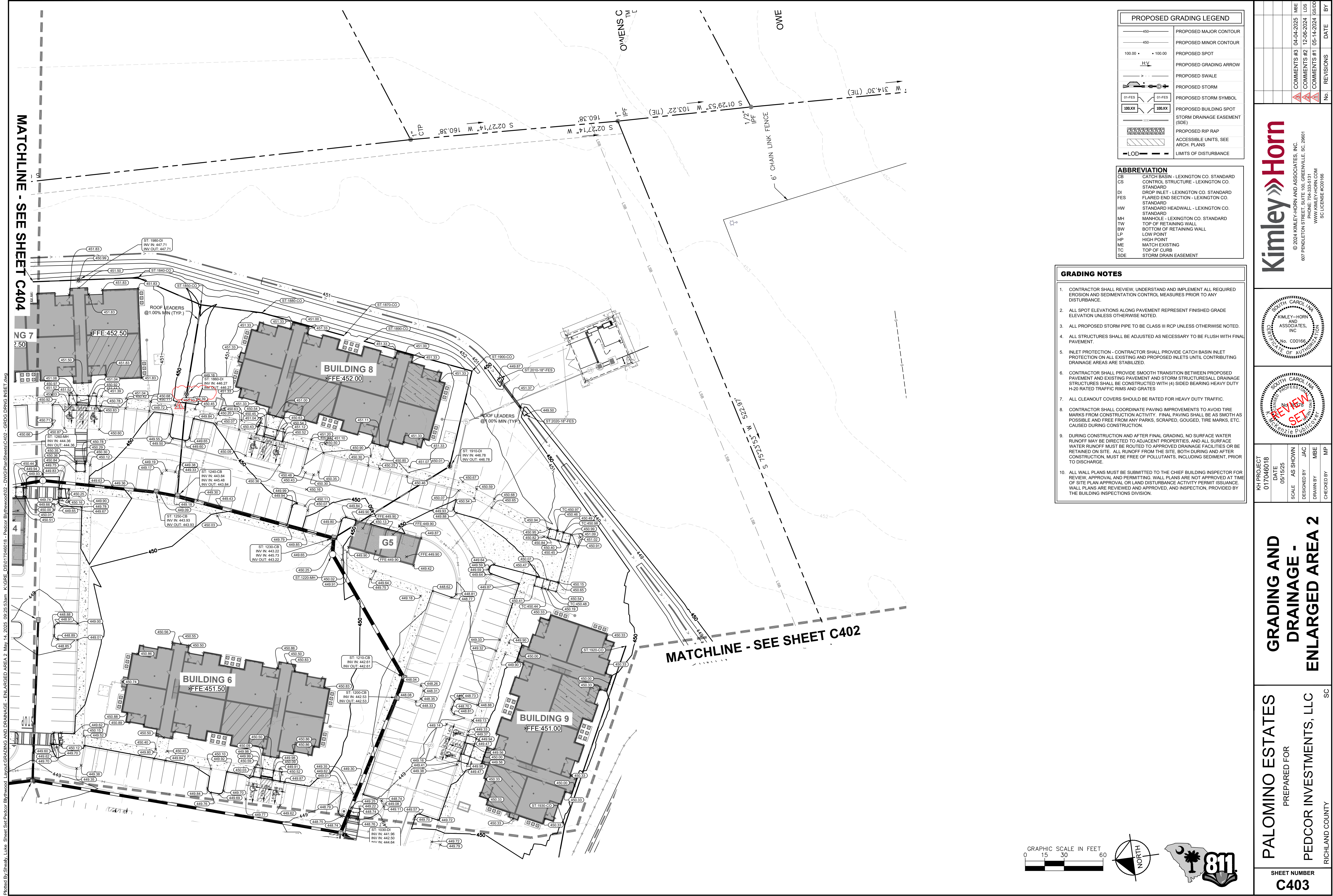


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| DATE        | 05/15/25  |
| SCALE       | AS SHOWN  |
| DESIGNED BY | JAC       |
| DRAWN BY    | MBE       |
| CHECKED BY  | MP        |

| COMMENTS    | DATE       | BY   |
|-------------|------------|------|
| COMMENTS #3 | 04-04-2025 | MBE  |
| COMMENTS #2 | 12-06-2024 | LDS  |
| COMMENTS #1 | 05-14-2024 | CEDD |

| No. | REVISIONS | DATE |
|-----|-----------|------|
|-----|-----------|------|





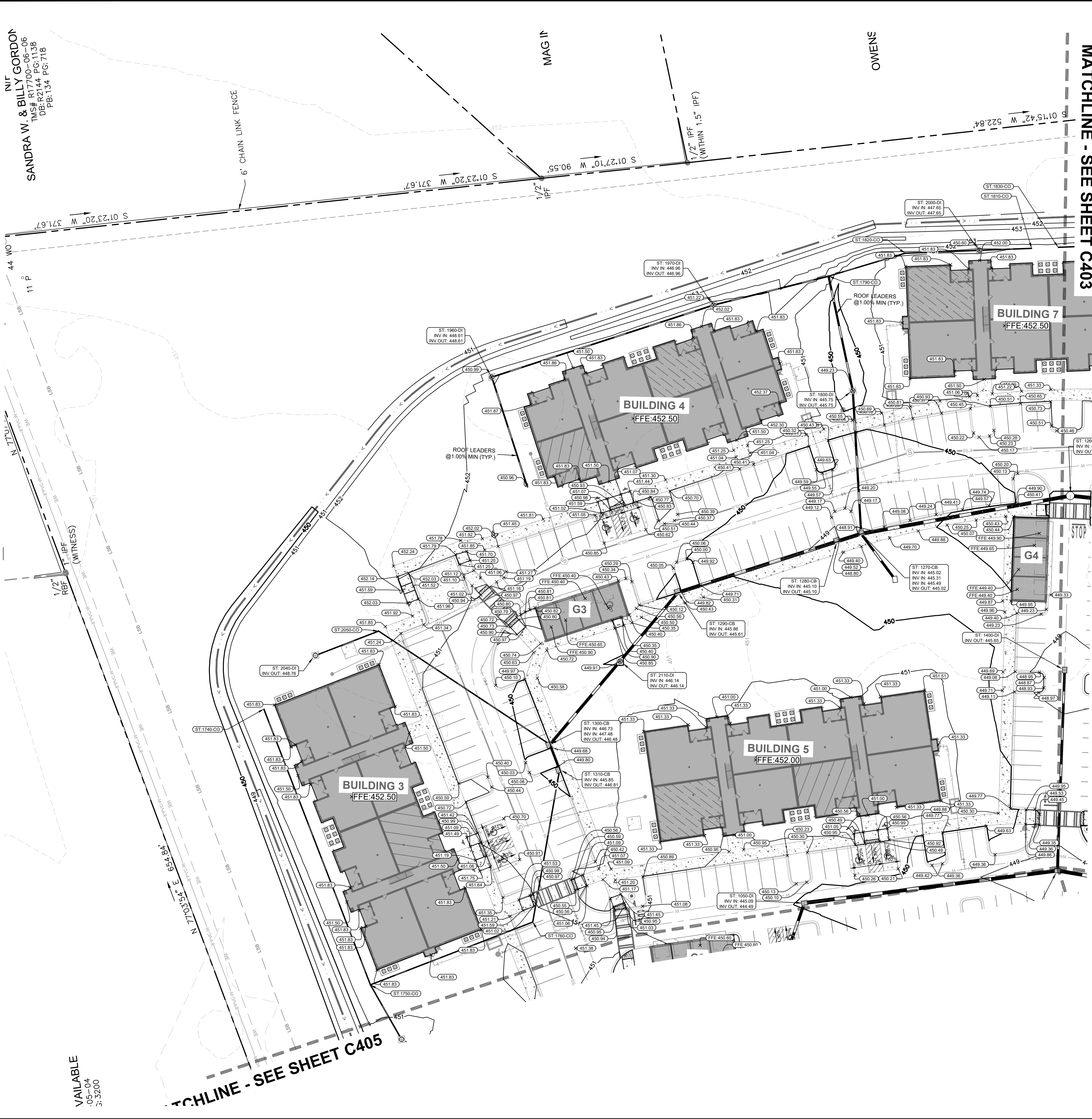
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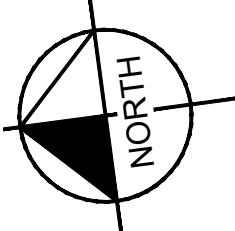
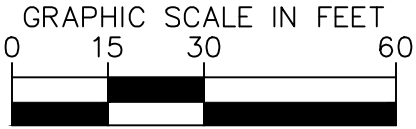


| PROPOSED GRADING LEGEND |                                   |
|-------------------------|-----------------------------------|
|                         | PROPOSED MAJOR CONTOUR            |
|                         | PROPOSED MINOR CONTOUR            |
|                         | PROPOSED SPOT                     |
|                         | PROPOSED GRADING ARROW            |
|                         | PROPOSED SWALE                    |
|                         | PROPOSED STORM                    |
|                         | PROPOSED STORM SYMBOL             |
|                         | PROPOSED BUILDING SPOT            |
|                         | STORM DRAINAGE EASEMENT (SDE)     |
|                         | PROPOSED RIP RAP                  |
|                         | ACCESSIBLE UNITS, SEE ARCH. PLANS |
|                         | LIMITS OF DISTURBANCE             |

| ABBREVIATION |   |
|--------------|---|
| CB           | CATCH BASIN - LEXINGTON CO. STANDARD        |
| CS           | CONTROL STRUCTURE - LEXINGTON CO. STANDARD  |
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| HW           | STANDARD HEADWALL - LEXINGTON CO. STANDARD  |
| MH           | MANHOLE - LEXINGTON CO. STANDARD            |
| TW           | TOP OF RETAINING WALL                       |
| BN           | BOTTOM OF RETAINING WALL                    |
| LP           | LOW POINT                                   |
| HP           | HIGH POINT                                  |
| ME           | MATCH EXISTING                              |
| TC           | TOP OF CURB                                 |
| SDE          | STORM DRAIN EASEMENT                        |

GRADING NOTES

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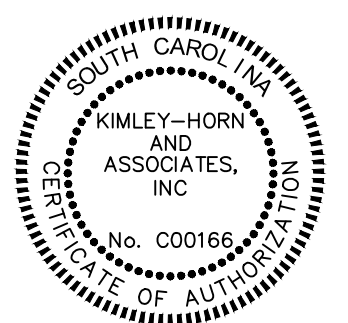


PALOMINO ESTATES  
PREPARED FOR  
PEDCOR INVESTMENTS, LLC  
RICHLAND COUNTY SC

SHEET NUMBER  
**C404**

GRADING AND  
DRAINAGE -  
ENLARGED AREA 3

KH PROJECT  
017046018  
DATE  
05/15/25  
SCALE  
AS SHOWN  
DESIGNED BY  
JAC  
DRAWN BY  
MBE  
CHECKED BY  
MP



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SC LICENSE #00106

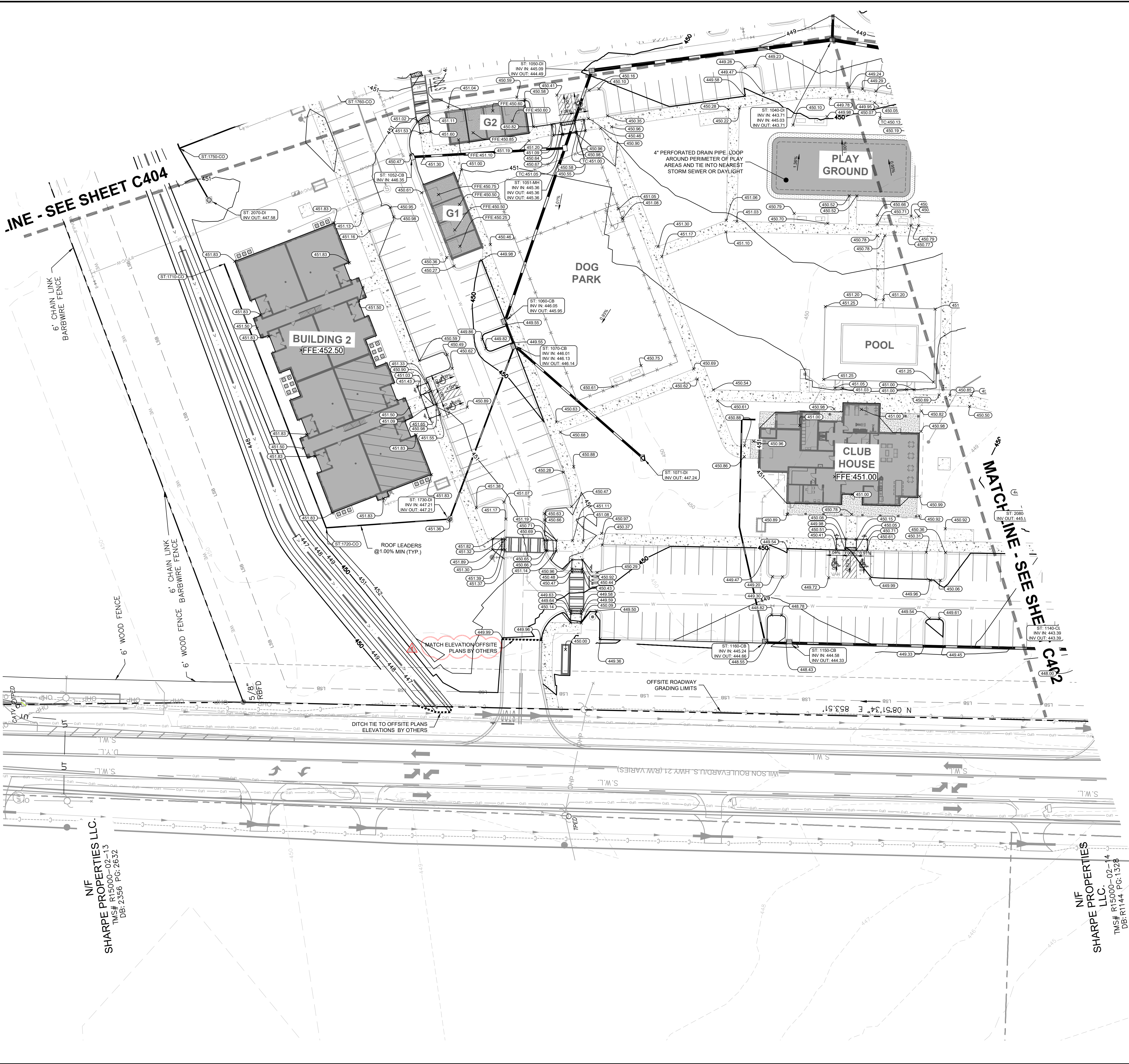
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| 1   | COMMENTS #3 | 04-04-2025 | MBE |
| 2   | COMMENTS #2 | 12-06-2024 | LDS |
| 3   | COMMENTS #1 | 05-14-2024 | GBD |

NIT  
SANDRA W. & BILLY GORDON  
TMS# R17700-06-06  
DB:R2144 PG:1138  
PB:134 PG:718

AVAILABLE  
05-04  
3:3200



Plotted By:Shealy, Luke Sheet Set:Pedcor Blythwood Layout:GRADING AND DRAINAGE - ENLARGED AREA.4 May 14, 2025 09:26:13am K:IGRE\_DS017046018 - Pedcor Blythwood02 - DWG:PlanSheets/C402 - GRDG DRNG INSET.dwg



| PROPOSED GRADING LEGEND |                                   |
|-------------------------|-----------------------------------|
|                         | PROPOSED MAJOR CONTOUR            |
|                         | PROPOSED MINOR CONTOUR            |
|                         | PROPOSED SPOT                     |
|                         | PROPOSED GRADING ARROW            |
|                         | PROPOSED SWALE                    |
|                         | PROPOSED STORM                    |
|                         | PROPOSED BUILDING SPOT            |
|                         | STORM DRAINAGE EASEMENT (SDE)     |
|                         | PROPOSED RIP RAP                  |
|                         | ACCESSIBLE UNITS, SEE ARCH. PLANS |
|                         | LIMITS OF DISTURBANCE             |

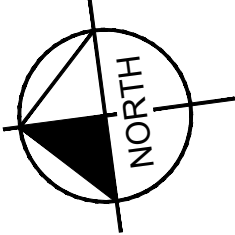
| ABBREVIATION |   |
|--------------|---|
| CB           | CATCH BASIN - LEXINGTON CO. STANDARD        |
| CS           | CONTROL STRUCTURE - LEXINGTON CO. STANDARD  |
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| HW           | STANDARD HEADWALL - LEXINGTON CO. STANDARD  |
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| LP           | LOW POINT                                   |
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| TC           | TOP OF CURB                                 |
| SDE          | STORM DRAIN EASEMENT                        |

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N/F  
SHARPE PROPERTIES LLC.  
TMS# R15000-02-13  
DB: 2356 PG. 2632

N/F  
SHARPE PROPERTIES  
LLC.  
TMS# R15000-02-14  
DB: R1144 PG. 1328

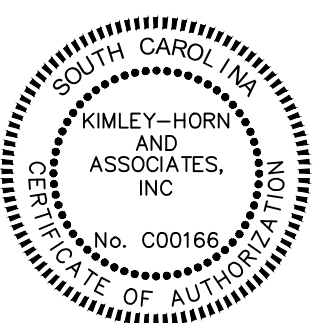


## GRADING AND DRAINAGE - ENLARGED AREA 4

PALOMINO ESTATES  
PREPARED FOR  
PEDCOR INVESTMENTS, LLC  
RICHLAND COUNTY

SHEET NUMBER  
**C405**

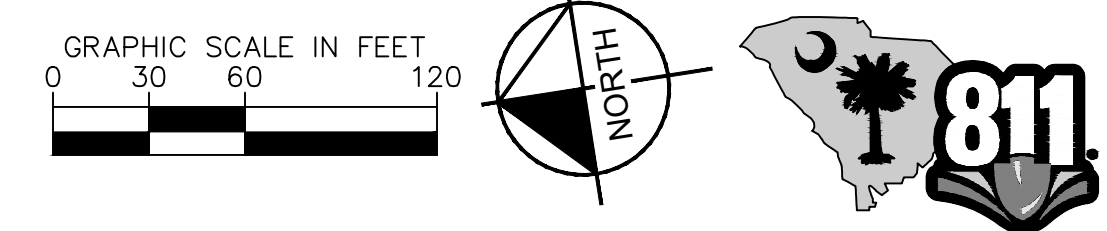
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017046018  
DATE  
05/15/25  
SCALE  
AS SHOWN  
DESIGNED BY  
JAC  
DRAWN BY  
MBE  
CHECKED BY  
MP



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PHONE: 704-333-5131  
WWW.KIMLEY-HORN.COM  
SC LICENSE #00106

| COMMENTS #3 | 04-04-2025 | MBE  |
|-------------|------------|------|
| COMMENTS #2 | 12-06-2024 | LDS  |
| COMMENTS #1 | 05-14-2024 | CSDD |
| No.         | REVISIONS  | DATE |





|  | No. | REVISIONS   | DATE       | BY    |
|--|-----|-------------|------------|-------|
|  |     | COMMENTS #3 | 04-04-2025 | MBE   |
|  |     | COMMENTS #2 | 12-06-2024 | LDS   |
|  |     | COMMENTS #1 | 05-14-2024 | SS/DD |
|  |     |             |            |       |
|  |     |             |            |       |
|  |     |             |            |       |

A circular professional seal for the State of South Carolina. The outer ring contains the text "SOUTH CAROLINA" at the top and "McKenzie Public Cover" at the bottom. Inside the ring, the text "LICENSED PROFESSIONAL ENGINEER" is written in a circular path. In the center, the license number "No. 32378" is displayed. A large, red, diagonal watermark reading "REVIEW SET" is overlaid across the entire seal.

## UTILITY PLAN

|  |  |
|--|--|
| <p><b>PALOMINO ESTATES</b></p> <p>PREPARED FOR</p> <p><b>PEDCOR INVESTMENTS, LLC</b></p> <p>RICHLAND COUNTY SC</p> | <p>SHEET NUMBER</p> <p><b>C501</b></p> |
|--|--|



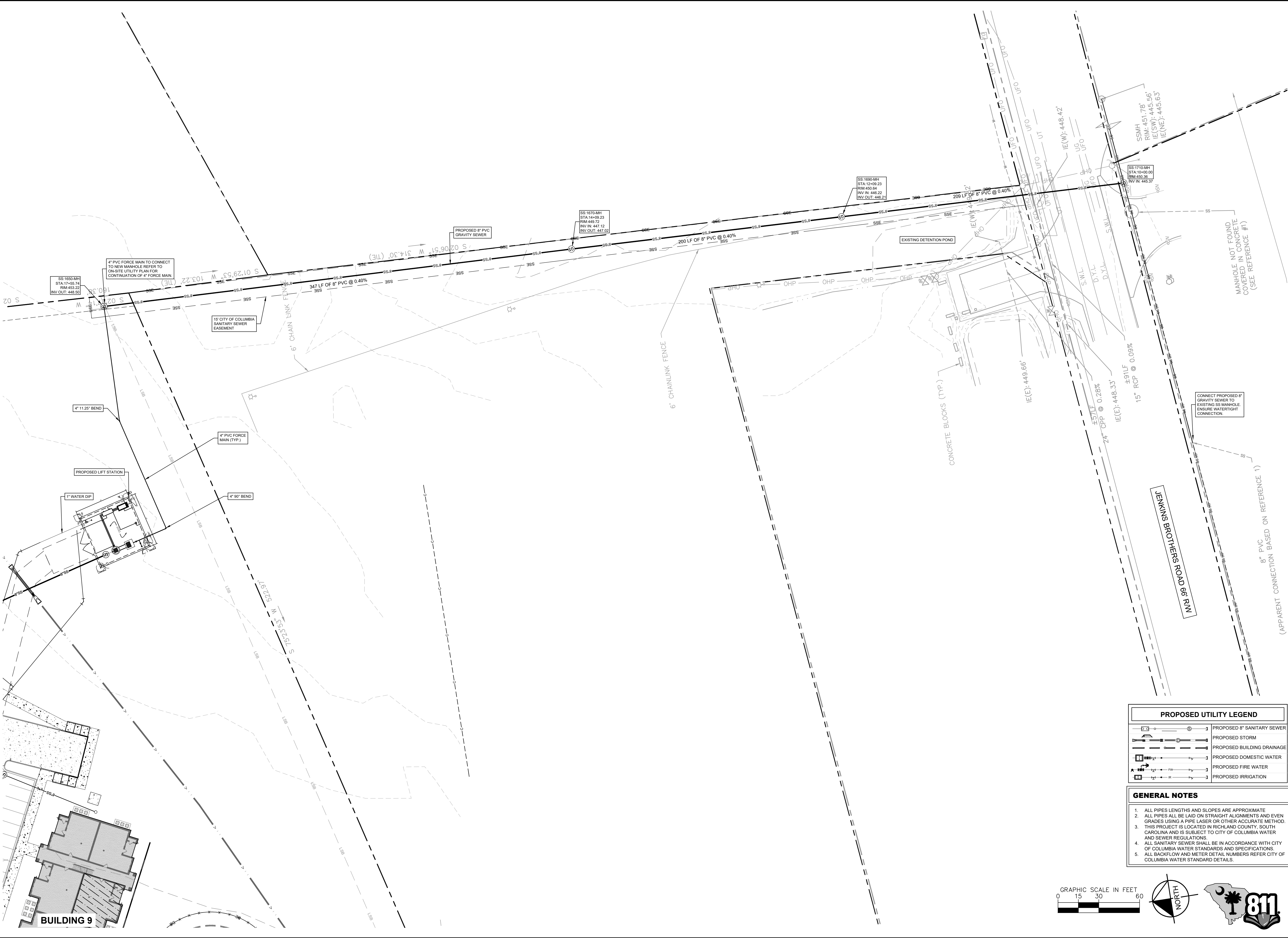


|   |  |                       |
|---|--|-----------------------|
| PALOMINO ESTATES<br>PREPARED FOR<br>PEDCOR INVESTMENTS, LLC |  | RICHLAND COUNTY<br>SC |
| SHEET NUMBER<br><b>C004</b>                                 |  |                       |

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Plotted By:Shealy, Luke Sheet Set:Pedcor BlytheWood - Offsite Layout:0005 OFFSITE UTILITY PLAN October 10, 2024 07:04:47pm K:\GRE\_DS\017046018 - Pedcor BlytheWood\02 - DWG\PlanSheets\Offsite Plan Sheets\C002 - UTIL OFFSITE.dwg



PROPOSED UTILITY LEGEND

PROPOSED 8" SANITARY SEWER

PROPOSED STORM

PROPOSED BUILDING DRAINAGE

PROPOSED DOMESTIC WATER

PROPOSED FIRE WATER

PROPOSED IRRIGATION

GENERAL NOTES

1. ALL PIPES LENGTHS AND SLOPES ARE APPROXIMATE

2. ALL PIPES ALL BE LAID ON STRAIGHT ALIGNMENTS AND EVEN GRADES USING A PIPE LASER OR OTHER ACCURATE METHOD.

3. THIS PROJECT IS LOCATED IN RICHLAND COUNTY, SOUTH CAROLINA AND IS SUBJECT TO CITY OF COLUMBIA WATER AND SEWER REGULATIONS.

4. ALL SANITARY SEWER SHALL BE IN ACCORDANCE WITH CITY OF COLUMBIA WATER STANDARDS AND SPECIFICATIONS.

5. ALL BACKFLOW AND METER DETAIL NUMBERS REFER CITY OF COLUMBIA WATER STANDARD DETAILS.

GRAPHIC SCALE IN FEET  
0 15 30 60

NORTH

PALOMINO ESTATES

PREPARED FOR

PEDCOR INVESTMENTS, LLC

RICHLAND COUNTY

SHEET NUMBER

C005

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607 PEDELFON STREET SUITE 100, GREENVILLE, SC 29601  
PHONE: 704-333-5131  
WWW.KIMLEY-HORN.COM  
SC LICENSE #C00165

KH PROJECT  
017046018

DATE  
05/15/25

SCALE  
AS SHOWN

DESIGNED BY  
ETM

DRAWN BY  
ETM

CHECKED BY  
GEP

OFFSITE UTILITY

PLAN - SANITARY

No.

REVISIONS

DATE

BY

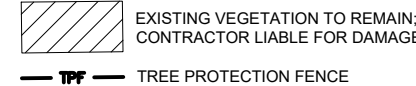


Plotted By: Shady Luke - Street Set: Pedcor Blythwood - Layout: L100 LANDSCAPE PLAN - May 14, 2023 - 09:27:55pm - K:\GRE\_DS\0170406018 - Pedcor Blythwood\02 - DWG\PlanSheets\L100 - LANDSCAPE PLAN.dwg

NOTES:

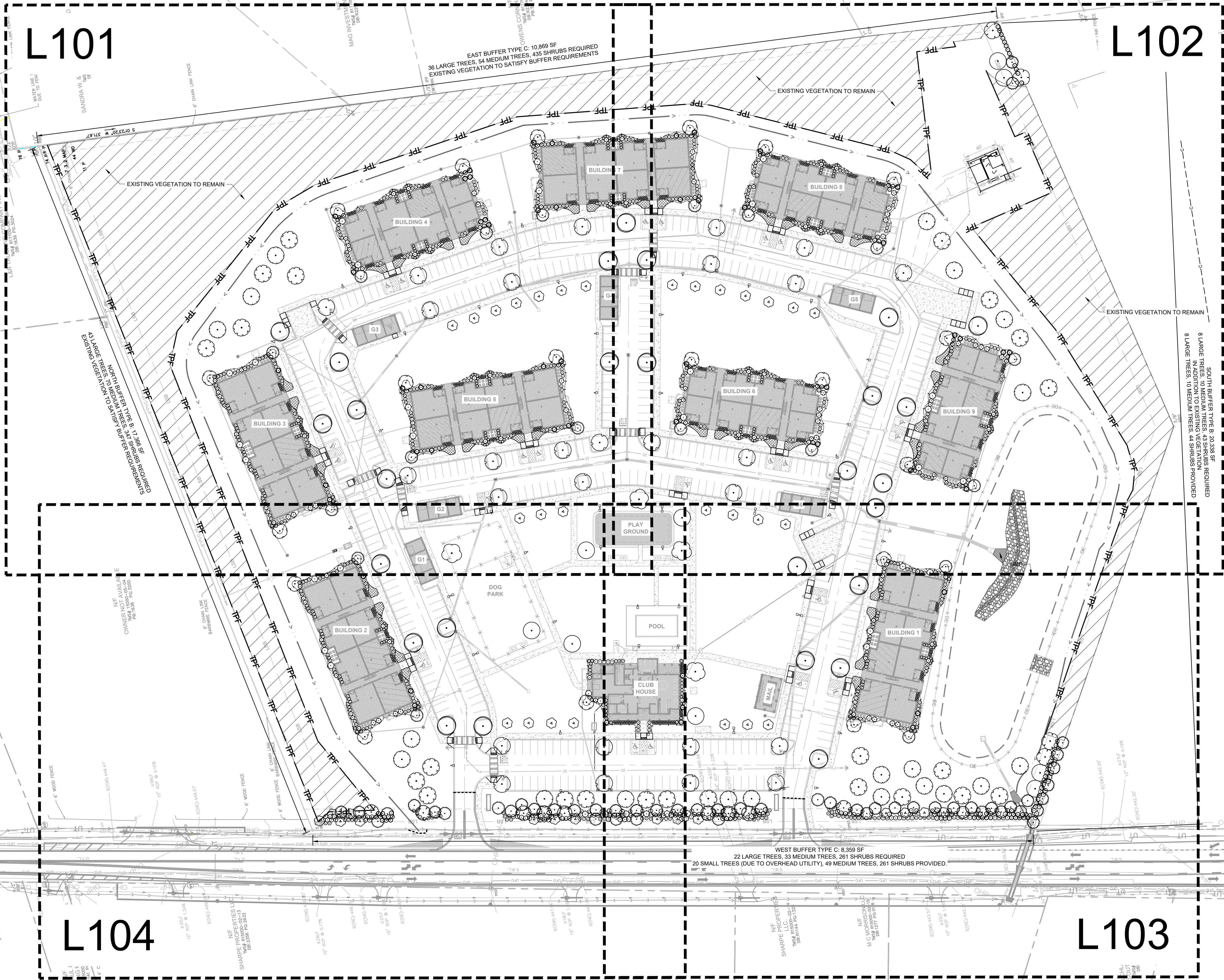
1. ESTABLISH SOD IN ALL DISTURBED AREAS. SEE SPECIFICATIONS FOR MORE INFORMATION.
2. ALL AREAS WITH PROPOSED LANDSCAPE MATERIAL SHALL RECEIVE A MINIMUM THREE (3) INCHES OF SHREDDED HARDWOOD MULCH. SEE LANDSCAPE PLAN FOR MULCH BOUNDARY LINES. SEE LANDSCAPE DETAILS FOR TYPICAL MULCH AREA DIMENSIONS.  
\*SEE SHEET L104 FOR ADDITIONAL LANDSCAPE NOTES

| MISC. | QTY | BOTANICAL/COMMON NAME |
|-------|-----|-----------------------|
| MULCH | TBD | HARDWOOD MULCH        |
| SOD   | TBD | BERMUDA GRASS         |



SPECIFICATIONS

3" DEPTH MINIMUM, SHREDDED, FREE OF WEEDS/INVASIVE PLANT MATERIAL  
ROLLED TIGHT, 100% WEED/INSECT/DISEASE FREE



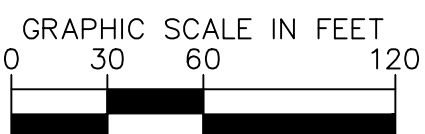
LANDSCAPE REQUIREMENTS

BUFFER REQUIREMENTS (per city code section 26-176.1.4)

| North Buffer (Type C)<br>17,366 SF                                    | Required   | Provided   |
|---|--|--|
| Width   | 16-20 ft   | 20 ft  |
| Trees   | 1 large tree per 400 sf = 43 large trees<br>1 medium tree per 250 sf = 70 medium trees<br>50% evergreen = 57 trees<br>1 per 50 sf = 347 shrubs   | Existing vegetation to satisfy buffer requirements |
| Shrubs  | 100% evergreen   |  |
| East Buffer (Type C)<br>10,869 SF                                     | Required   | Provided   |
| Width   | 10-15 ft   | 10 ft  |
| Trees   | 1 large tree per 300 sf = 36 large trees<br>1 medium tree per 200 sf = 54 medium trees<br>50% evergreen = 45 trees<br>1 per 25 sf = 435 shrubs   | Existing vegetation to satisfy buffer requirements |
| Shrubs  | 100% evergreen   |  |
| South Buffer (Type B)<br>20,338 SF (17,139 SF Existing)               | Required   | Provided   |
| Width   | 16-20 ft   | 20 ft  |
| Trees   | 1 large tree per 400 sf = 8 large trees<br>1 medium tree per 325 sf = 10 medium trees<br>50% evergreen = 9 trees   | 8 large trees<br>10 medium trees<br>14 evergreen   |
| Shrubs  | 1 per 75 sf = 43 shrubs<br>100% evergreen  | 44 shrubs<br>44 evergreen                          |
| West Buffer (Type C)<br>8,359 SF (1,832 SF Public ROW/Sight Triangle) | Required   | Provided   |
| Width   | 10-15 ft   | 15 ft  |
| Trees   | 1 large tree per 300 sf = 22 large trees*<br>*2 small trees to replace 1 large tree when overhead utilities are present<br>1 medium tree per 200 sf = 33 medium trees<br>50% evergreen = 36 trees<br>1 per 25 sf = 261 shrubs  | 20 small trees<br>51 medium trees<br>36 evergreen  |
| Shrubs  | 100% evergreen   | 261 shrubs<br>Provided                             |
| PARKING REQUIREMENTS (per city code section 26-5.3)                   |  |  |
| 445 Parking Spaces  | Required   | Provided   |
| Trees   | 1 large tree per 20 spaces = 22 trees<br>No parking space may be more than 50' from a tree<br>Each interior planting area shall contain at least one large-maturing shade tree, except within 15 feet of overhead power lines where two smallmaturing trees shall be substituted for the each large-maturing tree. | Provided<br>58 trees<br>Provided                   |

PLANT SCHEDULE

| SYMBOL               | CODE | QTY    | BOTANICAL NAME                    | COMMON NAME                    | METHOD      | SIZE           | CAL          |
|----------------------|------|--------|-----------------------------------|--------------------------------|-------------|----------------|--------------|
| DECIDUOUS CANOPY     |      |        |                                   |                                |             |                |              |
|                      | AR   | 28     | ACER RUBRUM                       | RED MAPLE                      | F.G. & B.B. | 10' MIN HEIGHT | 2' MIN CAL.  |
|                      | FG   | 9      | FAGUS GRANDIFOLIA                 | AMERICAN BEECH                 | F.G. & B.B. | 10' MIN HEIGHT | 2' MIN CAL.  |
|                      | QP   | 27     | QUERULUS PHellos                  | WILLOW OAK                     | F.G. & B.B. | 10' MIN HEIGHT | 2' MIN CAL.  |
|                      | TC   | 4      | TILIA CORDATA                     | LITTLELEAF LINDEN              | F.G. & B.B. | 10' MIN HEIGHT | 2' MIN CAL.  |
| DECIDUOUS UNDERSTORY |      |        |                                   |                                |             |                |              |
|                      | CC   | 19     | CARPINUS CAROLINIANA              | AMERICAN HORNBEAM              | F.G. & B.B. | 8' MIN HEIGHT  |              |
|                      | CV   | 43     | CHIONANTHUS VIRGINICUS            | WHITE FRINGETREE               | F.G. & B.B. | 8' MIN HEIGHT  | 3' CAL. TOT. |
|                      | CF   | 9      | CORNUS FLORIDA                    | FLOWERING DOGWOOD              | F.G. & B.B. | 10' MIN HEIGHT | 2' MIN CAL.  |
|                      | CK   | 32     | CORNUS KOUSA                      | KOUSA DOGWOOD                  | F.G. & B.B. | 8' MIN HEIGHT  | 2' MIN CAL.  |
| EVERGREEN CANOPY     |      |        |                                   |                                |             |                |              |
|                      | MG   | 4      | MAGNOLIA GRANDIFLORA              | SOUTHERN MAGNOLIA              | F.G. & B.B. | 10' MIN HEIGHT | 2' MIN CAL.  |
|                      | PP   | 23     | PINUS PALUSTRIS                   | LONGLEAF PINE                  | F.G. & B.B. | 10' MIN HEIGHT |              |
|                      | PT   | 20     | PINUS TAEDA                       | LOBLOLLY PINE                  | F.G. & B.B. | 10' MIN HEIGHT | 2' MIN CAL.  |
| EVERGREEN UNDERSTORY |      |        |                                   |                                |             |                |              |
|                      | IA   | 38     | ILEX X ATTENUATA                  | TOPAL HOLLY                    | F.G. & B.B. | 8' MIN HEIGHT  | 2' MIN CAL.  |
|                      | MC   | 6      | MORELLA CERIFERA                  | WAX MYRTLE                     | F.G. & B.B. | 8' MIN HEIGHT  | 3' CAL. TOT. |
| SYMBOL               | CODE | QTY    | BOTANICAL NAME                    | COMMON NAME                    | CONTAINER   | SPACING        | SIZE         |
| DECIDUOUS SHRUBS     |      |        |                                   |                                |             |                |              |
|                      | AP   | 28     | AESCULUS PARVIFLORA               | BOTTLEBRUSH BUCKEYE            | -           |                | 24" HT MIN.  |
|                      | FG   | 224    | FOTHERGILLA GARDENII              | DWARF FOTHERGILLA              | -           |                | 12" HT MIN.  |
|                      | FM   | 29     | FOTHERGILLA MAJOR                 | MOUNTAIN WITCHHALDER           | -           |                | 18" HT MIN.  |
|                      | HA   | 61     | HYDRANGEA ARBORESCENS             | WILD HYDRANGEA                 | -           |                | 24" HT MIN.  |
|                      | HQ   | 51     | HYDRANGEA QUEROCIFOLIA            | OAKLEAF HYDRANGEA              | -           |                | 24" HT MIN.  |
| EVERGREEN SHRUBS     |      |        |                                   |                                |             |                |              |
|                      | AG   | 352    | ABELIA X GRANDIFLORA              | GLOSSY ABELIA                  | -           |                | 30" FULL     |
|                      | CJ   | 112    | CAMELLIA JAPONICA                 | CAMELLIA                       | -           |                | 30" FULL     |
|                      | CL   | 94     | CLEYERA JAPONICA                  | JAPANESE CLEYERA               | -           |                | 30" FULL     |
|                      | EL   | 776    | ELIONYMUS JAPONICUS 'GREEN SPIRE' | GREEN SPIRE JAPANESE ELIONYMUS | -           |                | 24" HT MIN.  |
|                      | IG   | 99     | ILEX GLABRA                       | INKBERRY HOLLY                 | -           |                | 30" FULL     |
|                      | IF   | 47     | ILICLIUM FLORIDANUM               | FLORIDA ANISE                  | -           |                | 24" HT MIN.  |
|                      | SC   | 202    | SARCOCOCCA CONFUSA                | SWEETBOX                       | -           |                | 18" HT MIN.  |
| GROUND COVERS        |      |        |                                   |                                |             |                |              |
|                      | GJ   | 18,566 | OPHOPOGON JAPONICUS               | MONDO GRASS                    | 1 GAL.      | 6" o.c.        | 8" FULL      |



Kimley»Horn

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607 PEDELETON STREET SUITE 100, GREENVILLE, SC 29601  
PHONE: 704-333-5131  
WWW.KIMLEY-HORN.COM  
SC LICENSE #C00165

REVIEW SET

Kimley-Horn and Associates, Inc.  
No. C00165  
Professional Engineer  
South Carolina  
Professional Seal

REVIEW SET

Kimley-Horn and Associates, Inc.  
No. C00165  
Professional Engineer  
South Carolina  
Professional Seal

KH PROJECT  
0170406018

DATE  
05/15/25

SCALE  
AS SHOWN

DESIGNED BY  
WKH

DRAWN BY  
WKH

CHECKED BY  
MP

OVERALL  
LANDSCAPE PLAN

PALOMINO ESTATES  
PREPARED FOR

PEDCOR INVESTMENTS, LLC

RICHLAND COUNTY

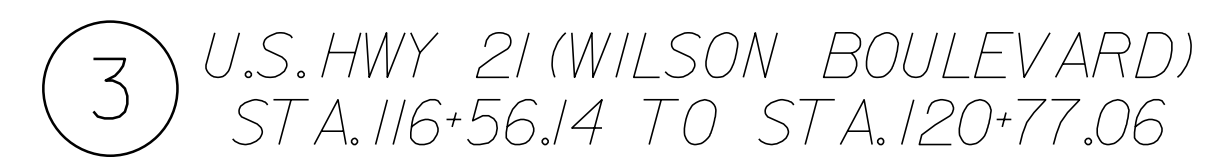
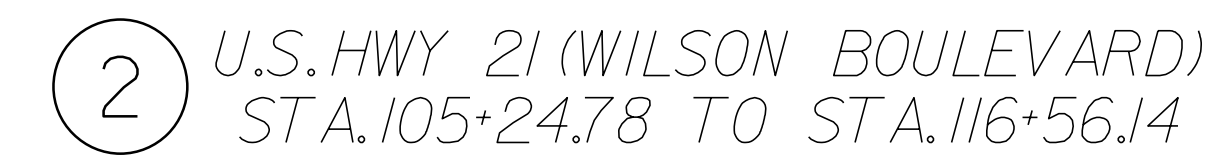
SHEET NUMBER  
L100



- ① SEE CROSS-SECTIONS FOR SUPER ELEVATION RATES.
- ② SEE PLANS FOR EXCEPTIONS TO TYPICAL SECTIONS.
- ③ SEE CROSS-SECTIONS AND PROFILES FOR VAR.PVMT.SLOPES.
- ④ PAVEMENT DEPTHS HAVE BEEN EXAGGERATED FOR CLARITY.
- ⑤ DITCH DEPTH VARIES.SEE CROSS SECTION FOR ACTUAL DEPTHS
- ⑥ SURFACE COURSE TYPE E BUILDUP FOR DEPTHS LESS THAN 15".INTERMEDIATE COURSE TYPE B BUILDUP FOR DEPTHS GREATER THAN 15"

1

U.S. HWY 21 (WILSON BOULEVARD)  
STA. 102+74.60 TO STA. 105+24.78  
STA. 120+77.06 TO STA. 121+82.21



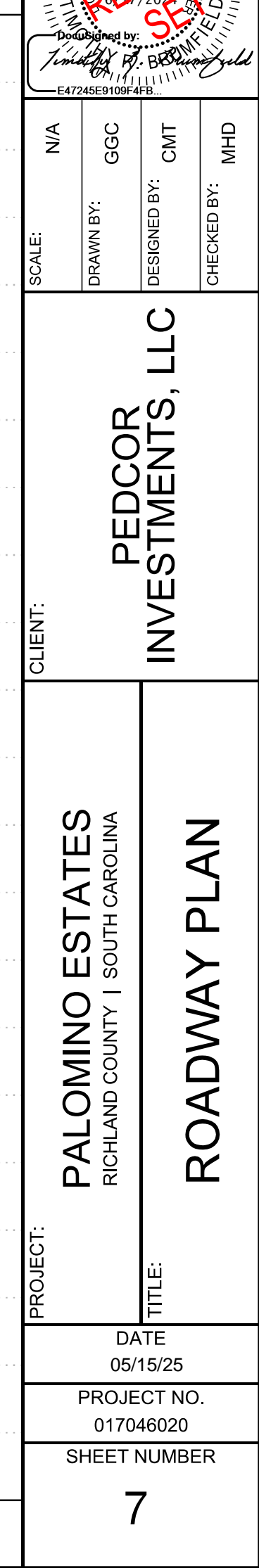
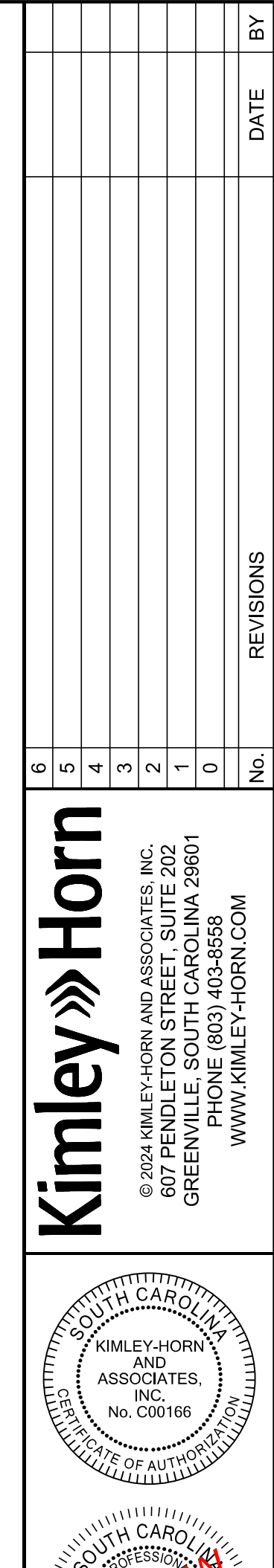
| VARIABLE FILL SLOPE            |           |           |
|--------------------------------|-----------|-----------|
| FILL DEPTH                     | SLOPE     |           |
| 0' - 5'                        | 6 : 1     |           |
| 5' - 10'                       | 4 : 1     |           |
| > 10'                          | 2 : 1     |           |
| U.S. HWY 21 (WILSON BOULEVARD) |           |           |
| URBAN MAJOR COLLECTOR          |           |           |
| DESIGN SPEED (MPH)             | FROM STA. | TO STA.   |
| 45                             | 105+60.25 | 120+34.73 |

|   |  |   |     |   |
|---|--|---|-----|---|
| PROJECT:<br><br>PALOMINO ESTATES<br>RICHLAND COUNTY   SOUTH CAROLINA<br><br>TITLE:<br><br>DATE<br>05/15/25<br><br>PROJECT NO.<br>017046020<br><br>SHEET NUMBER<br>3 | CLIENT:<br><br>PEDCOR<br>INVESTMENTS, LLC<br><br>TYPICAL SECTION | SCALE:  | NTS |           |
|   |  | DRAWN BY:   | GGC |   |
|   |  | DESIGNED BY:  | CMT |   |
|   |  | CHECKED BY:   | MMD |   |
|   |  | Kimley»Horn   |     |   |
|   |  | © 2024 KIMLEY-HORN AND ASSOCIATES, INC.<br>607 PENDELTON STREET, SUITE 202<br>GREENVILLE, SOUTH CAROLINA 29601<br>PHONE (803) 403-8558<br>WWW.KIMLEY-HORN.COM |     |   |
|   |  | Revisions   |     |   |
|   |  | DATE  |     |   |
|   |  | BY  |     |   |
|   |  | No.   |     |   |

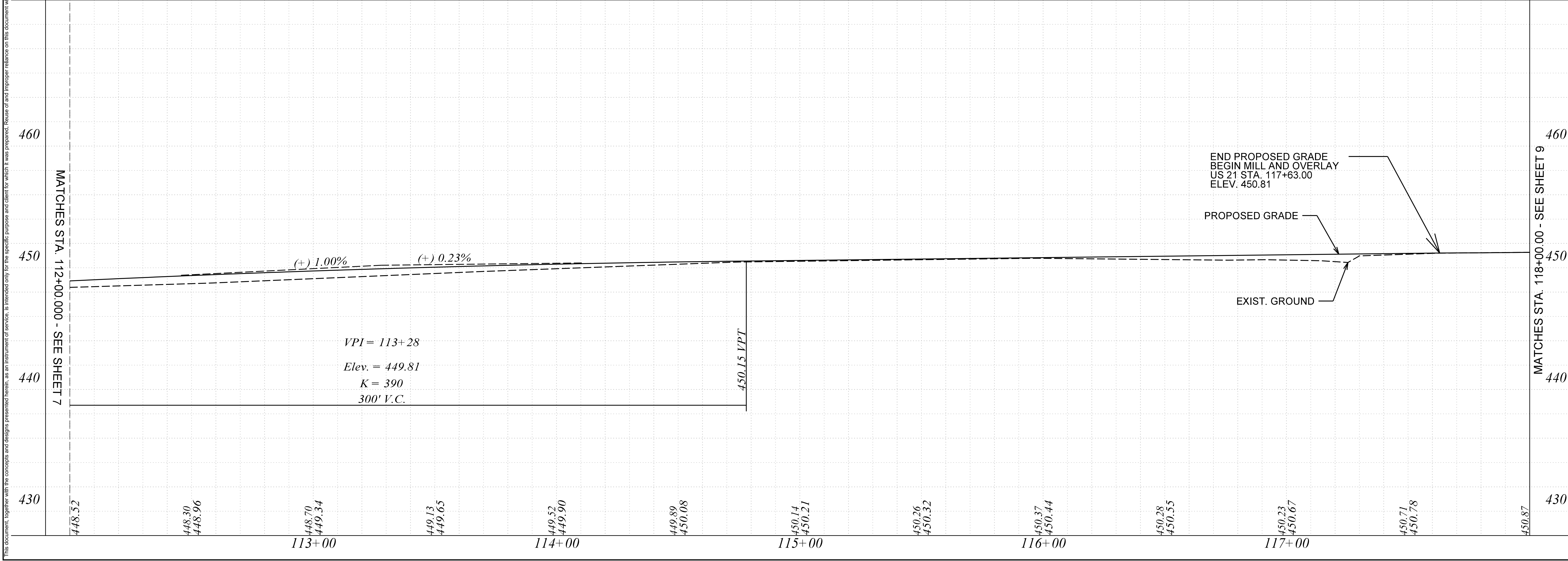




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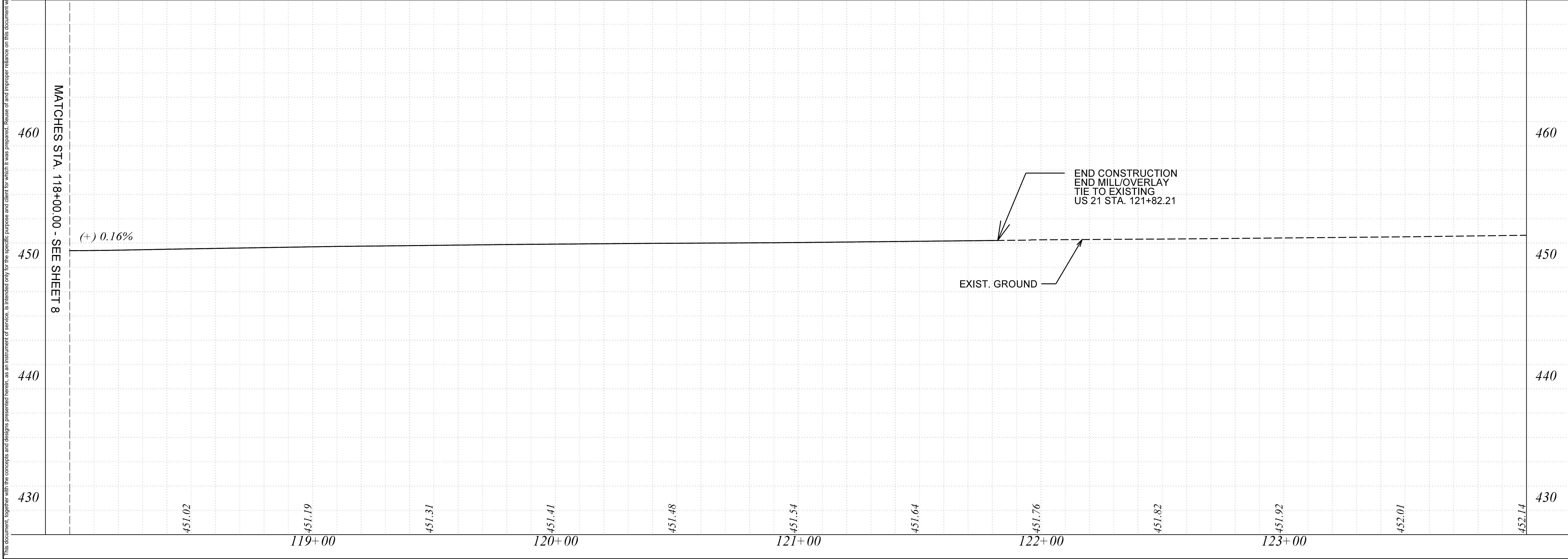






|   |  |                                    |               |  |   |   |                  |                 |      |    |
|---|--|------------------------------------|---------------|--|---|---|------------------|-----------------|------|----|
| PROJECT: PALOMINO ESTATES<br>RICHLAND COUNTY   SOUTH CAROLINA |  | CLIENT: PEDCOR<br>INVESTMENTS, LLC | SCALE: N/A    |  |  | Kimley»Horn<br>3034 MARKET VILLAGE ASSOCIATES, INC.<br>607 PENDELTON STREET, SUITE 202<br>GREENVILLE, SOUTH CAROLINA 29601<br>PHONE (803) 403-8558<br>WWW.KIMLEY-HORN.COM | 6                |                 |      |    |
| TITLE: ROADWAY PLAN   |  |                                    | DRAWN BY: GGC |  |   |   | DESIGNED BY: CMT | CHECKED BY: MHD | 3    |    |
| DATE 05/15/25   |  |                                    |               |  |   |   | 2                |                 |      |    |
| PROJECT NO. 017046020   |  |                                    |               |  |   |   | 1                |                 |      |    |
| SHEET NUMBER 8  |  |                                    |               |  |   |   | 0                |                 |      |    |
|   |  |                                    |               |  |   |   | No.              | REVISIONS       | DATE | BY |



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