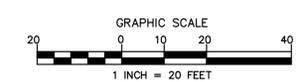


- LEGEND:**
- ELEV. --- EXISTING CONTOUR
  - EXISTING PROPERTY LINE
  - - - EXISTING ROAD RIGHT OF WAY
  - · - · - EXISTING EDGE OF PAVEMENT
  - · - · - EXISTING STREAM BUFFER
  - x - x - EXISTING FENCE
  - EXISTING OVERHEAD POWER
  - EXISTING BUILDING/HOUSE
  - |— EXISTING FORCE MAIN
  - |— EXISTING WATER MAIN
  - |— EXISTING GAS MAIN
  - |— EXISTING SEWER LINE
  - ⊙ EXISTING SEWER MANHOLE
  - |— EXISTING STORM PIPE
  - |— EXISTING FIRE HYDRANT
  - |— EXISTING TREE LINE
  - ⊙ EXISTING TREE
  - XXXXXX EXISTING ITEM TO BE DEMOLISHED

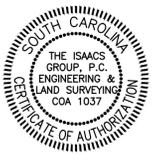
**FINAL DRAWING  
FOR REVIEW PURPOSES ONLY**



**Know what's below.  
Call before you dig.**

THE EXISTING UTILITIES SHOWN ARE APPROXIMATE ONLY AND SHOULD NOT BE RELIED UPON AS THE EXACT LOCATION OR A COMPLETE INVENTORY WHEN PERFORMING SITE EXCAVATION. PRIOR TO COMMENCEMENT OF ANY EXCAVATION CONTACT 811 OR A PRIVATE UTILITY LOCATOR AS NEEDED TO VERIFY THE LOCATIONS AND EXISTENCE OF EXISTING UTILITIES.

NO.	BY	DATE	REVISION
1	REB	2/3/23	REVISED PER REVIEW COMMENTS



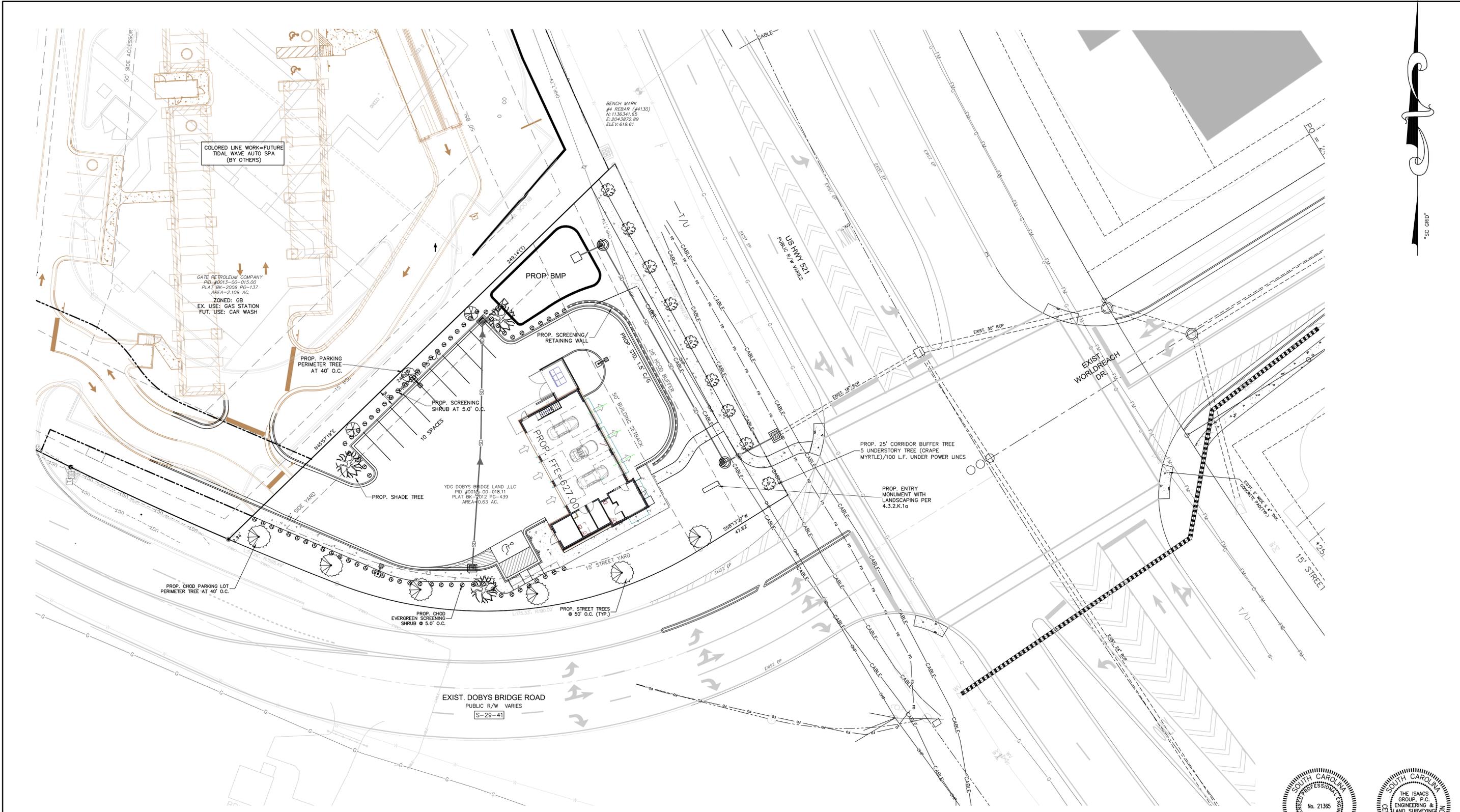
**DOBY'S BRIDGE ROAD-VALVOLINE**  
HIGHWAY 521, INDIAN LAND, SOUTH CAROLINA

**EXISTING CONDITIONS**

Project: DOBY'S BRIDGE ROAD-VALVOLINE  
 File #2244-S-PRELIM.DWG Date: 12/01/22 Project Egr: ABC  
 Design By: T.I.G.  
 Drawn By: REB  
 Scale: 1"=20'

**ISAACS GROUP**  
CIVIL ENGINEERING DESIGN AND SURVEYING  
8720 RED OAK BOULEVARD, SUITE 420  
CHARLOTTE, N.C. 28217  
PHONE (704) 527-3440 FAX (704) 527-8335

**C1.1**



**INTERNAL/PARKING LOT PLANTING LEGEND:**

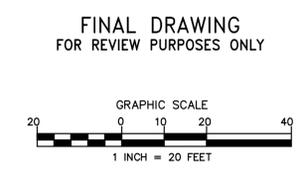
DESCRIPTION	SYMBOL	QTY	TYPE	SCIENTIFIC NAME (COMMON NAME)	CAL. SIZE	HT.(FT.)	DECIDUOUS/EVERGREEN
CORRIDOR BUFFER TREE		6	CANOPY	QUERCUS PALUSTRIS (PIN OAK)	2.0" CAL.	14' MIN.	DECIDUOUS
CORRIDOR BUFFER TREE		9	UNDERSTORY	LAGESTROMIA INDICA (CREPE MYRTLE)	2.0" CAL.	15' MAX.	DECIDUOUS
PARKING LOT PLANTER TREE		3	CANOPY	ULMUS PARVIFOLIA (LACEBARK ELM)	2.5" CAL.	10-12	EVERGREEN
PERIMETER PARKING TREE		4	CANOPY	PRUNUS X YEDOENSIS (YOSHINO CHERRY)	8' HT.	NO	DECIDUOUS
PROPOSED SHRUB		71	SHRUB	ILEX VOMITORIA 'STOKES DWARF' (DWARF YAUPON HOLLY)	N/A	36"	

SPECIES MAY BE CHANGED, SO LONG AS THEY ARE FROM THE LANCASTER COUNTY UDO APPROVED PLANT SPECIES TABLE.

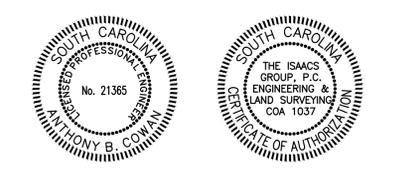
**LANDSCAPING CALCS**

- CORRIDOR FRONTAGE BUFFER
- BUFFER WIDTH REQ'D = 25 FT.
- REQUIRED = 3 CANOPY TREES / 100 FT. FRONTAGE
- SITE FRONTAGE = 173
- CANOPY TREES REQ'D = 173/100 X 3 = 5

REMAINDER OF 25' CORRIDOR BUFFER SHALL HAVE COMBINATION OF SHRUBS, TURF GRASS OR OTHER GROUND COVER



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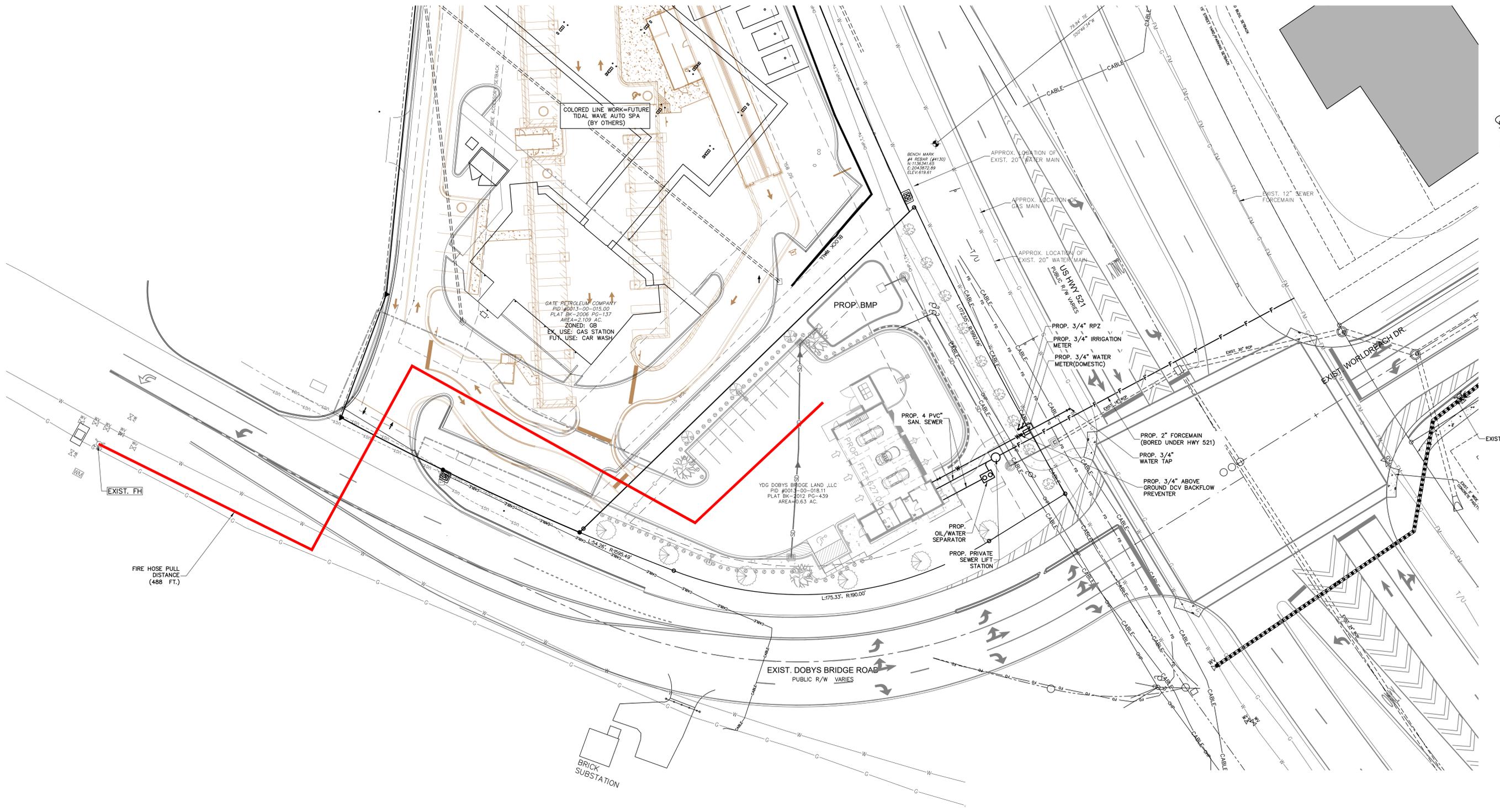
**Project:** DOBY'S BRIDGE ROAD-VALVOLINE  
 HIGHWAY 521, INDIAN LAND, SOUTH CAROLINA

**Title:** LANDSCAPE PLAN

File #2244-S-PREL.DWG Date: 12/01/22 Project Egr: ABC  
 Design By: T.I.G.  
 Drawn By: REB  
 Scale: 1"=20'

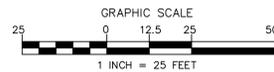
**C1.2**

"SC GRID"

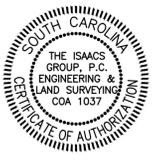


UTILITY LEGEND	
	EXISTING WATER LINE
	EXISTING FIRE HYDRANT
	EXISTING SANITARY SEWER LINE
	EXISTING SANITARY SEWER MANHOLE
	EXISTING OVERHEAD POWER
	PROPOSED WATER LINE
	PROPOSED FIRE HYDRANT
	PROPOSED SANITARY SEWER PIPE
	PROPOSED SANITARY SEWER MANHOLE

FINAL DRAWING  
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Project: DOBY'S BRIDGE ROAD-VALVOLINE  
HIGHWAY 521, INDIAN LAND, SOUTH CAROLINA

Title: UTILITY PLAN

File #22244-S-PRELM.DWG Date: 12/01/22 Project Egr: ABC  
Design By: T.I.G.  
Drawn By: REB Scale: 1"=25'

**ISAACS GROUP, P.C.**  
CIVIL ENGINEERING DESIGN AND SURVEYING

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**C2.0**



COLORED LINE WORK= FUTURE TIDAL WAVE AUTO SPA (BY OTHERS)

PROP. DRY POND STORMWATER SCM  
0.44 AC. DEVELOPMENT  
AT 0.25 AC-FT PER ACRE  
BMP VOL. REQ.=0.11 AC-FT (4,792 C.F.)  
4,480 C.F. VOLUME PROVIDED IN POND  
AT 4.0 FT. DEPTH

GATE RETROPLEUM COMPANY  
FD #0013-00-015.00  
PLAT BK-2006 PG-137  
AREA=2.109 AC.  
ZONED: GB  
EX. USE: GAS STATION  
FUT. USE: CAR WASH

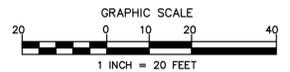
DRAINAGE AREA = 0.44 AC.



EXIST. DOBYS BRIDGE ROAD  
PUBLIC R/W VARIES

**GRADING LEGEND**

---ELEV---	EXISTING CONTOUR
---	EXISTING PROPERTY LINE
---	EXISTING ROAD RIGHT OF WAY
---	EXISTING EDGE OF PAVEMENT
---	EXISTING STREAM BUFFER
←---SD---	PROP. DRAINAGE PATTERN
←---SD---	PROPOSED STORM PIPE
□	PROPOSED STORM STRUCTURE
---	PROPOSED SWALE
---	DRAINAGE AREA



FINAL DRAWING  
FOR REVIEW PURPOSES ONLY

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**DOBY'S BRIDGE ROAD-VALVOLINE**  
HIGHWAY 521, INDIAN LAND, SOUTH CAROLINA

**GRADING PLAN**

File #22244-S-PRELIM.DWG Date: 12/01/22 Project Egr: ABC  
 LJI Design By: T.I.C.  
 H.T. Drawn By: REB  
 CIVIL ENGINEERING DESIGN AND SURVEYING Scale: 1"=20'  
 8720 RED OAK BOULEVARD, SUITE 420  
 CHARLOTTE, N.C. 28217  
 PHONE (704) 527-3440 FAX (704) 527-8335

**C3.0**

SIGNAGE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.  
SIGNAGE PERMITTING TO BE A SEPARATE PROCESS.



Quality Automotive Services, Inc.  
8000 Tower Point Dr  
Charlotte, NC 28227  
704 226 1900 - office  
704 254 7242 - mobile  
telms@ncvioc.com

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the express written consent of QAS.

Document Date:  
February 5, 2023



FRONT



RIGHT



REAR



LEFT

Valvoline Instant Oil Change  
8430 Charlotte Hwy  
Indian Land, SC

Elevations



Quality Automotive Services, Inc.  
8000 Tower Point Dr  
Charlotte, NC 28227  
704 226 1900 - office  
704 254 7242 - mobile  
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**FRONT PERSPECTIVE**

**REAR PERSPECTIVE**



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8430 Charlotte Hwy  
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Perspectives