



Development and Services Committee

Norman Jackson	Damon Jeter	Julie-Ann Dixon (Chair)	Bill Malinowski	Seth Rose
District 11	District 3	District 9	District 1	District 5

June 28, 2016 - 5:00 PM
2020 Hampton St.

Call to Order

Approval of Minutes

- 1 Development and Services Committee Meeting: May 24, 2016 [PAGES 4 - 5]

Adoption of Agenda

Items for Action

- 2 Recycling Collection Agreements with Richland District One, Richland District Two and District 5 of Lexington and Richland Counties [PAGES 6 - 9]
- 3 Council Motion Regarding Engineering and Construction Assistance from the South Carolina National Guard [PAGES 10 - 12]
- 4 Building Services: Adoption of the 2015 Code Editions [PAGES 13 - 21]

5 City of Columbia Request for Easement – Decker Blvd. [PAGES 22 - 31]

6 Request for Easement – Hiller Road [PAGES 32 - 53]

Items Pending Analysis: No Action Required

7 Comprehensive Youth Program [PAGE 54]

8 Motions Related to the Development of a Diversity Statement and the Feasibility of Conducting a Workplace Diversity Study [PAGE 55]

9 Motion to Have a Subcommittee Examine the County’s EMS Services [PAGE 56]

Adjournment



Special Accommodations and Interpreter Services Citizens may be present during any of the County's meetings. If requested, the agenda and backup materials will be made available in alternative formats to persons with a disability, as required by Section 202 of the Americans with Disabilities Act of 1990 (42 U.S.C. Sec. 12132), as amended and the federal rules and regulations adopted in implementation thereof. Any person who requires a disability-related modification or accommodation, including auxiliary aids or services, in order to participate in the public meeting may request such modification, accommodation, aid or service by contacting the Clerk of Council's office either in person at 2020 Hampton Street, Columbia, SC, by telephone at (803) 576-2061, or TDD at 803-576-2045 no later than 24 hours prior to the scheduled meeting.

RICHLAND COUNTY COUNCIL SOUTH CAROLINA



DEVELOPMENT & SERVICES COMMITTEE

May 24, 2016
5:00 PM
County Council Chambers

In accordance with the Freedom of Information Act, a copy of the agenda was sent to radio and TV stations, newspapers, persons requesting notification, and was posted on the bulletin board located in the lobby of the County Administration Building

CALL TO ORDER

Ms. Dixon called the meeting to order at approximately 5:02 PM

APPROVAL OF MINUTES

Regular Session: April 26, 2016 – The minutes were unanimously approved as distributed.

ADOPTION OF AGENDA

The agenda was unanimously adopted as published.

ITEMS FOR ACTION

Council Motion to Approve Homeowner Associations Pursuing the Creation of Special Tax Districts – Mr. McDonald stated there are other communities that wish to take advantage of creating a special tax district to address the repair of the dams damaged in during the October flood event.

Mr. Jackson moved, seconded by Mr. Malinowski, to forward to Council with a recommendation to allow all HOAs to engage in the process of creating a special tax district.

Mr. Rush inquired if staff had communicated with the Springwood Lakes community regarding this matter.

Mr. Bronson stated he has traded emails with the community. The President of the HOA came to the conclusion they would be better served finding a different way than the tax district due to the legal fees involved.

The vote in favor was unanimous.

Request for Easement – Hiller Road – Mr. McDonald stated this is a proposed community in the Northwest part of the County where the City of Columbia has been requested to extend water service to the area. In order to accomplish this, the city would

Council Members Present

Julie-Ann Dixon, Chair
District Nine

Bill Malinowski
District One

Damon Jeter
District Three

Seth Rose
District Five

Norman Jackson
District Eleven

Others Present:

Tony McDonald
Warren Harley
Kevin Bronson
Brandon Madden
Michelle Onley
Roxanne Ancheta
Kim Roberts
Larry Smith
Daniel Driggers
Quinton Epps
Chad Fosnight
Ismail Ozbek
Shahid Khan

need to cross property owned by the County where the County has a pump station.

Mr. Malinowski stated there was a list of do's and don'ts from the City of Columbia, but there was not a list of concerns expressed by the County. In addition, he inquired in the past about getting a system in place in the Northwest area. The more the City gets into these areas, the less likely it is that Richland County will benefit from working with neighboring counties to provide water services. Furthermore, the fees for City water continue to escalate.

Mr. Malinowski further stated it is his belief the City is requiring a loop so they have an opportunity for more annexation in the future.

Moreover, Council sent a letter to the City of Columbia requiring them to contact the County if they intended to provide water service to the unincorporated portion of Richland County.

Mr. McDonald stated to his knowledge the City has not requested to provide service to this area.

Since Mr. Khan has joined the County, there is the potential for the County to enter into the water business.

Mr. Malinowski stated the citizens he spoke with indicated there were high pressure tactics used to get them to sign the right-of-way agreement.

Mr. Malinowski moved, seconded by Mr. Rose, to deny this item.

Mr. Malinowski withdrew his motion.

Mr. Malinowski moved, seconded by Mr. Jeter, to defer this item. The vote in favor was unanimous.

ITEMS PENDING ANALYSIS

Comprehensive Youth Program – This item was held in committee.

Motions Related to the Development of a Diversity Statement and the Feasibility of Conducting a Workplace Diversity Study – This item was held in committee.

Motion to Have a Subcommittee Examine the County's EMS Services – This item was held in committee.

ADJOURNMENT

The meeting adjourned at approximately 5:19 PM.

The Minutes were transcribed by Michelle M. Onley, Deputy Clerk of Council

Richland County Council Request of Action

Subject:

Recycling Collection Agreements with Richland District One, Richland District Two and District 5 of Lexington and Richland Counties

Richland County Council Request of Action

Subject: Recycling Collection Agreements with Richland District One, Richland District Two
And District 5 of Lexington and Richland Counties

A. Purpose

County Council is requested to authorize staff to discuss with the appropriate representatives of the aforementioned school districts respective agreements that would provide a mechanism for potentially funding the purchase of startup roll carts and first-year County curbside collection service via contracted haulers for schools that fall within the unincorporated area of Richland County who are on collection routes and could easily have service provided. The county could be the source for roll cart purchases by the districts if needed in the future.

B. Background / Discussion

Sonoco Recycling and the Solid Waste & Recycling Department have assisted the aforementioned school districts in developing effective, long-term recycling programs for the past 15 years. In recent years, substantial changes in the recycling market have required that Sonoco restructure its business model. Before the shift in the market, Sonoco provided containers for collection and transportation of materials to the Sonoco processing facility. Based on these changes, Sonoco is no longer able to provide containers or transportation for recyclable materials.

In an effort to maintain our level of success in the school recycling programs, we engaged in exploratory discussions with the aforementioned school districts regarding an alternate pathway for continued programs without interruption, including adding school districts to Richland County curbside contractor recycling routes. The concept included the county providing roll carts to each school district via our contract with the cart manufacturer. For the most part this would be a one-time expenditure until more schools are brought on board or the existing schools significantly increase their recycling efforts. The degree to which the county might need to assist financially with the purchase of roll carts is yet to be determined. Under the conceptual agreement, recyclable materials will be delivered to Sonoco pursuant to the County's current contract with Sonoco. As such, the County proposes to manage school-generated recyclable materials consistent with the terms of our current sliding contract with Sonoco.

Funding for collection of recyclable materials is an annual and ongoing expenditure which is also unsettled due to the time line of the budget process. Some or all of the school districts may need county financial assistance to begin the transition.

There are an estimated 25 schools in District One, 36 schools in District Two and 10 schools in District 5 that may need assistance representing an estimated 399 roll carts that would require service. The cost of collection to the County is estimated at five dollars (\$5) per roll cart per month. For District One the projected monthly collection cost is estimated to be \$600 (\$5 x 120 carts), for District Two \$1150 (\$5x230 carts) and District 5 \$245 (\$5 x 49 carts). Startup roll cart costs are estimated at \$7,000 for District One, \$13,000 for District Two, and \$3,200 for District 5.

The expected implementation timeline of an agreement between the County and the aforementioned school districts would coincide with the end of Sonoco's agreement with the districts which is the end of the school year or more realistically during the summer well before school starts.

C. Legislative / Chronological History

None.

D. Financial Impact

The annual collection costs are estimated at \$7,200 (\$5 x 120 carts x 12 mos.) for District One, \$13,800 (\$5 x 230 carts x 12 mos.) for District Two, and \$2,940 (\$5 x 49 carts x 12 mos.) for District 5 based on the available data. The start-up costs for new roll carts is estimated at \$7,000 for District One, \$13,000 for District Two, and \$3,200 for District 5 and would include setup costs for district specific carts. If the county provided funding for all three schools for cart purchases and collections for the first year, the cost is estimated at \$47,140. Solid Waste & Recycling should have sufficient funding in the budget to manage these costs on a one time basis.

E. Alternatives

1. Authorize staff to engage in discussions and negotiations with the aforementioned school districts to develop an agreement to have the schools added to the county’s curbside recycling collection routes and provide recycling roll carts. The negotiations would establish reimbursement schedules to the County for both collection costs and roll cart purchase costs as well as any defining any startup financial assistance to be provided by the county.
2. Deny staff authorization to engage in discussions and negotiations with the aforementioned school districts to develop an agreement to have the schools added to the County’s recycling collection routes and provide recycling roll carts at County cost.

F. Recommendation

We feel it is in the best interest of the County to support the school districts to maintain the recycling efforts. We believe the use of our contract haulers is the most economically feasible means. The degree of assistance to the school districts is a discretionary decision for Council.

Recommended by: Rudy Curtis
Department: Solid Waste & Recycling
Date: 6/07/16

Finance

Reviewed by: <u>Daniel Driggers</u>	Date: 5/22/16
<input checked="" type="checkbox"/> Recommend Council approval	<input type="checkbox"/> Recommend Council denial
Comments regarding recommendation:	

Recommend approval of Alternative 1 and authorize staff to engage in discussions and negotiations with each district to develop an agreement. We would encourage the negotiation to include an alternative that will result in the partnership being cost neutral to the County. Once staff has discussed with the districts, the agreements would come back to Council to review the terms and commitment.

Sustainability

Reviewed by: <u>Jamelle Ellis</u>	Date: 6/8/16
<input checked="" type="checkbox"/> Recommend Council approval	<input type="checkbox"/> Recommend Council denial
Comments regarding recommendation:	

Legal

Reviewed by: <u>Elizabeth McLean</u>	Date: 6/15/16
<input type="checkbox"/> Recommend Council approval	<input type="checkbox"/> Recommend Council denial
Comments regarding recommendation: Policy decision left to Council’s discretion.	

Administration

Reviewed by: Kevin Bronson

Date: 6/15/16

✓ Recommend Council approval

Recommend Council denial

Comments regarding recommendation:

Recommend approval to proceed in discussions and negotiations with the school districts.

Richland County Council Request of Action

Subject:

Council Motion Regarding Engineering and Construction Assistance from the South Carolina National Guard

Richland County Council Request of Action

Subject: Council Motion Regarding Engineering and Construction Assistance from the South Carolina National Guard

A. Purpose

County Council is requested to consider a Council motion relative to requesting engineering and construction assistance from the South Carolina National Guard.

B. Background / Discussion

At the June 7, 2016 Council meeting, Council member Jackson brought forth the following motion:

“Because of the natural disaster the 1000 year flood. I move that Richland County request engineering and construction assistance from the South Carolina National Guard.”

Council approval of this motion would direct staff to request engineering and construction assistance from the South Carolina National Guard for dams located within the County that were damaged by the October 2015 flooding event and remain in disrepair.

Obtaining legal advice regarding liability and other associated items as a result of approving this request is recommended.

C. Legislative / Chronological History

- June 7, 2016 – Motion made by Council member Jackson.

D. Financial Impact

There are no direct financial costs associated with requesting engineering and construction assistance from the South Carolina National Guard. However, there are potential costs associated with the National Guard providing assistance to repair dams.

E. Alternatives

1. Consider the motion and proceed accordingly.

2. Consider the motion and do not proceed accordingly.

F. Recommendation

This is a policy decision for Council.

Recommended by: Norman Jackson

Department: Council District 11

Date: 6/7/16

G. Reviews

(Please replace the appropriate box with a ✓ and then support your recommendation in the Comments section before routing on. Thank you!)

Please be specific in your recommendation. While “Council Discretion” may be appropriate at times, it is recommended that Staff provide Council with a professional recommendation of approval or denial, and justification for that recommendation, as often as possible.

Finance

Reviewed by: Daniel Driggers

Date: 6/21/16

Recommend Council approval

Recommend Council denial

Comments regarding recommendation:

Approval is recommended but is at Council's discretion. Based on the ROA, requesting the assistance from the National Guard will not have any direct financial impact to the County. Projects would receive additional approval once funding is determined.

Risk Management

Reviewed by: Brittney Hoyle

Date: 6/21/16

Recommend Council approval

Recommend Council denial

Comments regarding recommendation: Approval is recommended, but this is a policy decision for Council. Recommendations regarding potential liability will require additional information about the scope of work the SC National Guard would perform.

Public Works

Reviewed by: Ismail Ozbek

Date: 6/21/16

Recommend Council approval

Recommend Council denial

Comments regarding recommendation: Council Discretion. Expectation of maintenance by County due to County involvement and potential Liability needs to be evaluated by Legal.

Legal

Reviewed by: Elizabeth McLean

Date: 6/23/16

Recommend Council approval

Recommend Council denial

Comments regarding recommendation: Policy decision left to Council's discretion; Legal is unaware of any liability issues with requesting assistance from the National Guard, which is the purpose of the ROA. Liability issues related to work will need to be vetted when more information is available.

Administration

Reviewed by: Roxanne Ancheta

Date: June 23, 2016

Recommend Council approval

Recommend Council denial

Comments regarding recommendation: Administration recommends that staff meet with the National Guard to determine what assistance with dams, if any, may be available to the County. Staff would then report this information back to Council for further direction.

Richland County Council Request of Action

Subject:

Building Services: Adoption of the 2015 Code Editions

Richland County Council Request of Action

Subject: Building Services: Adoption of the 2015 Code Editions

A. Purpose

County Council is requested to adopt and then codify the 2015 editions of the International Residential Code, International Building Code, International Plumbing Code, International Mechanical Code, International Fire Code, International Fuel/Gas Code, International Property Maintenance Code, International Existing Building Code, International Swimming Pool and Spa Code, and the 2014 National Electrical Code, into the Richland County Code of Ordinances.

B. Background / Discussion

Pursuant to its authority in Section 6-9-40 and in Section 6-9-50 of the SC Code of Laws, the On October 1, 2013, County Council adopted the 2012 editions of the International Residential Code, including Ch. 1 (Administration), the International Building Code, the International Plumbing Code, the International Mechanical Code, the International Fire Code, the International Fuel/Gas Code, International Existing Building Code, International Swimming Pool and Spa Code, the International Property Maintenance Code and the 2014 National Electrical Code.

C. Legislative / Chronological History

Pursuant to its authority in Section 6-9-40 and in Section 6-9-50 of the SC Code of Laws, the South Carolina Building Codes Council recently adopted the 2015 editions of the International Residential Code, International Building Code, International Plumbing Code, International Mechanical Code, International Fire Code, International Fuel/Gas Code, International Existing Building Code, International Swimming Pool and Spa Code, International Property Maintenance Code and the 2014 National Electrical Code, all such codes to go into effect throughout the state on July 1, 2016.

This is a staff-initiated request, as adopting and codifying the 2015 editions of the International Residential Code, International Building Code, International Plumbing Code, International Mechanical Code, International Fire Code, International Fuel/Gas Code, 2014 National Electrical Code, International Existing Building Code, International Swimming Pool and Spa Code, International Property Maintenance Code and the 2014 National Electrical Code, will allow the public to have more readily available access to the correct building codes in effect at any particular time.

D. Financial Impact

There is no financial impact associated with this request.

E. Alternatives

1. Approve the request to amend Chapter 6 of the Richland Council Code of Ordinances to adopt the 2015 editions of the International Residential Code, International Building Code, International Plumbing Code, International Mechanical Code, International Fire Code, International Fuel Gas Code, International Existing Building Code, International Swimming Pool and Spa Code, International Property Maintenance Code and the 2014 National Electrical Code by approving the attached ordinance. If this alternative is chosen, the

County Code of Ordinances will be consistent with State law, and it will be easier for Building and Fire Inspectors to enforce, as they can then cite the proper section of the County's Code.

2. Do not approve the request to amend Chapter 6 of the Richland Council Code of Ordinances by approving the attached ordinance, which adopts the 2015 editions of the International Residential Code, International Building Code, International Plumbing Code, International Mechanical Code, International Fire Code, International Fuel Gas Code, International Existing Building Code, International Swimming Pool and Spa Code, International Property Maintenance Code and the 2014 National Electrical Code. If this alternative is chosen, the County and its citizens will still have to comply with the current editions of the aforesaid Codes, but it will conflict with the information provided on the County's website regarding which building codes are currently in effect. In essence, the website would be providing incorrect information to the public.

F. Recommendation

It is recommended that Council approve the request to adopt and codify the 2015 editions of the International Residential Code, International Building Code, International Plumbing Code, International Mechanical Code, International Fire Code, International Fuel Gas Code, International Existing Building Code, International Swimming Pool and Spa Code, International Property Maintenance Code and the 2014 National Electrical Code by approving the attached ordinance, so that this information can be placed into the Richland County Code of Ordinances and on the internet, therefore being more available to interested citizens.

Recommended by: Donny Phipps
Department: Building Codes & Inspections
Date: 6/14/16

G. Reviews

(Please replace the appropriate box with a ✓ and then support your recommendation in the Comments section before routing on. Thank you!)

Please be specific in your recommendation. While "Council Discretion" may be appropriate at times, it is recommended that Staff provide Council with a professional recommendation of approval or denial, and justification for that recommendation, as often as possible.

Finance

Reviewed by: Daniel Driggers Date: 6/14/16
 Recommend Council approval Recommend Council denial
Comments regarding recommendation:

Legal

Reviewed by: Elizabeth McLean Date: 6/15/16
 Recommend Council approval Recommend Council denial
Comments regarding recommendation:

Administration

Reviewed by: Warren Harley

✓ Recommend Council approval

Comments regarding recommendation:

Date: 6/15/16

Recommend Council denial

STATE OF SOUTH CAROLINA
COUNTY COUNCIL FOR RICHLAND COUNTY
ORDINANCE NO. ___-16HR

AN ORDINANCE AMENDING THE RICHLAND COUNTY CODE OF ORDINANCES, CHAPTER 6, BUILDINGS AND BUILDING REGULATIONS; SO AS TO CODIFY THE 2015 EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE, THE INTERNATIONAL BUILDING CODE, THE INTERNATIONAL FIRE CODE, THE INTERNATIONAL PLUMBING CODE, THE INTERNATIONAL FUEL GAS CODE, THE INTERNATIONAL MECHANICAL CODE, THE INTERNATIONAL EXISTING BUILDING CODE, THE INTERNATIONAL SWIMMING POOL AND SPA CODE, THE INTERNATIONAL PROPERTY MAINTENANCE CODE AND THE 2014 NATIONAL ELECTRICAL CODE; AND TO CORRECTLY REFLECT THE 2015 INTERNATIONAL RESIDENTIAL CODE AND THE 2015 INTERNATIONAL BUILDING CODE IN OTHER SECTIONS OF CHAPTER 6.

WHEREAS, State Law enables the South Carolina Building Codes Council to regulate the adoption and enforcement of building codes in the state of South Carolina; and

WHEREAS, the Building Codes Council has mandated that the 2015 editions of the International Residential Code, the International Building Code, the International Fire Code, the International Plumbing Code, the International Fuel Gas Code, the International Mechanical Code, International Existing Building Code, International Swimming Pool and Spa Code, the International Property Maintenance Code and the 2014 National Electrical Code; are to be used for commercial and/or residential construction, effective July 1, 2016; and

WHEREAS, codification of the latest building codes is in the public interest as it provides accurate information to interested citizens.

NOW, THEREFORE, pursuant to the authority granted by the Constitution and the General Assembly of the State of South Carolina, BE IT ENACTED BY THE COUNTY COUNCIL FOR RICHLAND COUNTY:

SECTION I. The Richland County Code of Ordinances, Chapter 6, Buildings and Building Regulations; Article III, Building Codes; Section 6-82, Adopted; is hereby amended to read as follows:

Sec. 6-82. Adopted.

(a) There is hereby adopted by the County Council the ~~2012~~ 2015 International Residential Code, including Chapter 1 (Administration), and all amendments thereto, as published by the International Code Council, Inc., to include Appendix H (Patio Covers) and J (Existing Buildings) of the 2015 International Residential Code. The construction, alteration, repair, or demolition of every one- and two- family dwelling structure and accessory structures shall conform to the requirements of this Code.

(b) There is hereby adopted by the county council the ~~2012~~ 2015 International Building Code, including Chapter 1 (Administration), and all amendments thereto, as

published by the International Code Council, Inc. The construction, alteration, repair, or demolition of every building or structure (other than a one or two family dwelling structure) shall conform to the requirements of this Code.

SECTION II. The Richland County Code of Ordinances, Chapter 6, Buildings and Building Regulations; Article IV, Electrical Code; Section 6-96, Purpose; is hereby amended to read as follows:

Sec. 6-96. Purpose.

The purpose of this article is to provide for regulating the installation, alteration, and maintenance of all electrical installations that are not regulated by the ~~2012~~ 2015 edition of the International Residential Code.

Sec. 6-97. Adopted.

The workmanship, construction, maintenance, or repair of all electrical work shall conform to the requirements set forth in the ~~2011~~ 2014 edition of the National Electrical Code, published by the National Fire Prevention Association.

SECTION III. The Richland County Code of Ordinances, Chapter 6, Buildings and Building Regulations; Article V, Fire Prevention Code; Section 6-113, Purpose; is hereby amended to read as follows:

Sec. 6-113. Purpose.

The purpose of this article is to apply the provisions of the ~~2012~~ 2015 edition of the International Fire Code to all buildings and structures that are not regulated by the ~~2012~~ 2015 edition of the International Residential Code.

SECTION IV. The Richland County Code of Ordinances, Chapter 6, Buildings and Building Regulations; Article V, Fire Prevention Code; Section 6-114, Adopted; applicability, etc.; Subsection (a); is hereby amended to read as follows:

(a) There is hereby adopted by the county council the ~~2012~~ 2015 edition of the International Fire Code, including Chapter 1 (Administration), and all amendments thereto, as published by the International Code Council, Inc.

SECTION V. The Richland County Code of Ordinances, Chapter 6, Buildings and Building Regulations; Article VI, Gas Code; Section 6-125, Purpose; is hereby amended to read as follows:

Sec. 6-125. Purpose.

The purpose of this article is to provide for regulating the installation, alteration, and maintenance of all piping extending from the point of delivery of gas for use as a fuel and designated to convey or carry the same gas appliances, and regulating the installation and maintenance of appliances designated to use such gas as a fuel, in all buildings and

structures that are not regulated by the ~~2012~~ 2015 edition of the International Residential Code.

SECTION VI. The Richland County Code of Ordinances, Chapter 6, Buildings and Building Regulations; Article VI, Gas Code; Section 6-126, Adopted; is hereby amended to read as follows:

Sec. 6-126. Adopted.

There is hereby adopted by the county council the ~~2012~~ 2015 edition of the International Fuel/Gas Code, and all amendments thereto, as published by the International Code Council, Inc. The installation, workmanship, construction, maintenance, or repair of all gas work shall conform to the requirements of this Code.

SECTION VII. The Richland County Code of Ordinances, Chapter 6, Buildings and Building Regulations; Article VII, Mechanical Code; Section 6-139, Purpose; is hereby amended to read as follows:

Sec. 6-139. Purpose.

The purpose of this article is to provide for regulating the installation, alteration, and maintenance of all mechanical systems and other related appurtenances that are not regulated by the ~~2012~~ 2015 edition of the International Residential Code.

SECTION VIII. The Richland County Code of Ordinances, Chapter 6, Buildings and Building Regulations; Article VII, Mechanical Code; Section 6-140, Adopted; is hereby amended to read as follows:

Sec. 6-140. Adopted.

There is hereby adopted by the county council the ~~2012~~ 2015 International Mechanical Code, including Chapter 1 (Administration), and all amendments thereto, as published by the International Code Council, Inc. The installation of mechanical systems, including alterations, repair, replacements, equipment, appliances, fixtures, and/or appurtenances shall conform to these Code requirements

SECTION IX. The Richland County Code of Ordinances, Chapter 6, Buildings and Building Regulations; Article VIII, Plumbing Code; Section 6-153, Purpose; is hereby amended to read as follows:

Sec. 6-153. Purpose.

The purpose of this article is to provide for regulating the installation, alteration, and maintenance of all plumbing and other related appurtenances that are not regulated by the ~~2012~~ 2015 edition of the International Residential Code.

SECTION X. The Richland County Code of Ordinances, Chapter 6, Buildings and Building Regulations; Article VIII, Plumbing Code; Section 6-154, Adopted; is hereby amended to read as follows:

Sec. 6-154. Adopted.

There is hereby adopted by the county council the ~~2012~~ 2015 International Plumbing Code, including Chapter 1 (Administration), and all amendments thereto, as published by the International Code Council, Inc. The installation, workmanship, construction maintenance or repair of all plumbing work shall conform to the requirements of this Code.

SECTION XI. The Richland County Code of Ordinances, Chapter 6, Buildings and Building Regulations; Article IX, Swimming Pool Code; Section 6-168, Requirements; is hereby amended to read as follows:

Sec. 6-168. Requirements.

In addition to the requirements imposed by the ~~2012~~ 2015 edition of the International Swimming Pool and Spa (ISPSC) Building Code, the following administrative requirements are hereby enacted:

- (1) A licensed swimming pool contractor shall be responsible for securing a permit from the County Building Official for the installation of any in-ground swimming pool or spa.
- (2) In the event an approved wall, fence, or other substantial structure to completely enclose the proposed pool is not in existence at the time an application is made for the permit to install a pool, it shall be the responsibility of the property owner to have the enclosure installed prior to the final inspection and, further, to ensure that said structure remains in place as long as the swimming pool exists.

SECTION XII. The Richland County Code of Ordinances, Chapter 6, Buildings and Building Regulations; Article X, Property Maintenance; Section 6-182, Adoption; is hereby amended to read as follows:

Sec. 6-182. Adopted.

The ~~2012~~ 2015 edition of the International Property Maintenance Code and all amendments thereto, as published by the International Code Council, Inc., is hereby adopted verbatim and incorporated by reference.

SECTION XIII. The Richland County Code of Ordinances, Chapter 6, Buildings and Building Regulations; Article III, Building Code; Section 6-82 Adoption; is hereby amended by the addition of paragraph (c), to read as follows:

(c) There is hereby adopted the 2015 edition of the International Existing Building Code and all amendments thereto, as published by the International Code Council, Inc.,.

SECTION XIV. Severability. If any section, subsection, or clause of this ordinance shall be deemed to be unconstitutional or otherwise invalid, the validity of the remaining sections, subsections, and clauses shall not be affected thereby.

SECTION XV. Conflicting Ordinances Repealed. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION XVI. Effective Date. This ordinance shall be effective from and after **July 1, 2016**.

RICHLAND COUNTY COUNCIL

BY: _____
Torrey Rush, Chair

ATTEST THIS THE ____ DAY

OF _____, 2016

S. Monique McDaniels
Clerk of Council

RICHLAND COUNTY ATTORNEY'S OFFICE

Approved As To LEGAL Form Only
No Opinion Rendered As To Content

First Reading:
Second Reading:
Public Hearing:
Third Reading:

Richland County Council Request of Action

Subject:

City of Columbia Request for Easement – Decker Blvd.

Richland County Council Request of Action

Subject: City of Columbia Request for Easement – Decker Blvd.

A. Purpose

County Council is requested to grant an easement to the City of Columbia for portion of County owned property located on the northeastern side of Decker Blvd.

B. Background / Discussion

The City of Columbia, pursuant to the attached letter dated May 2, 2016, is requesting an easement for a portion of Decker Blvd. located at TMS# 16908-08-06.

The City wants to make water line improvements along Decker Blvd. to better serve their citizens in this area.

The letter (and easement) is attached with this ROA.

C. Legislative / Chronological History

5/2/16 – Letter from the City of Columbia requesting the easement.

D. Financial Impact

There is no financial impact associated with this request.

E. Alternatives

1. Approve the request to grant easement to the City of Columbia.
2. Do not approve the request for an easement from the City of Columbia.

F. Recommendation

It is recommended that Council approve the request to grant easement.

Recommended by: Warren Harley

Department: Administration

Date: June 2, 2016

G. Reviews

Finance

- | | |
|-------------------------------------|---|
| Reviewed by: <u>Daniel Driggers</u> | Date: 6/3/16 |
| ✓ Recommend Council approval | <input type="checkbox"/> Recommend Council denial |
| Comments regarding recommendation: | |

Utilities

- | | |
|------------------------------------|---|
| Reviewed by: <u>Shahid Khan</u> | Date: 6/6/2016 |
| ✓ Recommend Council approval | <input type="checkbox"/> Recommend Council denial |
| Comments regarding recommendation: | |

Legal

Reviewed by: Elizabeth McLean
 Recommend Council approval

Date: 6/15/16
 Recommend Council denial

Comments regarding recommendation: Policy decision left to Council's discretion.

Administration

Reviewed by: Warren Harley
 Recommend Council approval

Date: 6/15/16
 Recommend Council denial

Comments regarding recommendation:



We Are Columbia

CITY OF COLUMBIA

Department of Utilities and Engineering

1136 Washington Street | P.O. Box 147
Columbia, South Carolina 29217
Phone: 803-545-3400 Fax: 803-733-8674

May 2, 2016

Re: Off-site Water Line to Serve
Elementary School #20; Located on
the northeastern side of Decker Blvd,
Columbia, South Carolina 29223;
Richland County TMS# 16908-08-
06 CF#335-19

SECOND ATTEMPT

Richland County
2020 Hampton Street
Columbia, SC 29205

To Whom It May Concern,

The City of Columbia is continuously working to improve the public accommodations of its citizens. Therefore, a water line improvement project along a portion of your property has been designed in order to meet current demands.

Our records indicate that you are the owner of Richland County tax map number 16908-08-06. In order to complete the improvements in this area, we are requesting an easement on a portion of your property located on the northeastern side of Decker Blvd.

Enclosed is the easement and exhibit depicting part of your property and the location and dimension of the easement you are being requested to grant. Please review and contact me at (803) 545-3234 or email me at nljohnson@columbiasc.net within ten (10) days from the date of this letter to discuss. The easement is required to be executed in the presence of an attorney. The City can provide an attorney to witness/notarize your signature by appointment at no cost to you.

Thank you for your cooperation in this matter.

Yours very truly,

Natalia Lia Johnson
Right-of-Way Agent

NLJ
Enclosures

www.columbiasc.net

STATE OF SOUTH CAROLINA)

EASEMENT

COUNTY OF RICHLAND)

For and in consideration of the sum of One (\$1.00) Dollar, each to the other paid, the receipt of which is hereby acknowledged, RICHLAND COUNTY (also hereinafter referred to as "Grantor") does hereby grant unto the CITY OF COLUMBIA (also hereinafter referred to as "Grantee"), its successors and assigns, a permanent, exclusive easement variable feet in width (6.1' to 12.3' to 18.3'), together with the right of ingress and egress at all times for the purpose of constructing, operating, reconstructing and maintaining a water main and with the right to remove shrubbery, trees and other growth from the easement area provided that the property will be restored as nearly as practicable to its original condition upon completion of the construction and any trees which must be removed shall be moved from the premises, and any damaged shrubbery will be replaced with the same variety from nursery stock, said easement to run through the property which Grantor owns or in which Grantor has an interest, situate, lying and being:

In the State of South Carolina, County of Lexington, near the City of Columbia, located at the northeastern side of Decker Boulevard, Columbia, South Carolina 29223, and being further identified as a portion of Richland County tax map number 16908-08-06, as shown on tax maps prepared by the office of the Richland County Tax Assessor, 2016 Edition.

A permanent, exclusive easement for a water main, variable feet in width; said easement beginning on the common boundary of the northeastern property corner of the subject property and the northwestern property corner of TMS# 16908-08-01, n/f OLG Properties, LLC; thence extending therefrom in a southerly direction along the eastern property line of the subject property, for a distance of sixty-four and four tenths (64.4) feet to a point twenty-three and eight tenths (23.8) feet north of the southernmost property corner of the subject property; thence turning and extending therefrom in a southwesterly direction along the subject property, for a distance of seventeen and eight hundredths (17.08) feet to intersect the southwestern property line of the subject property at a point eighteen and twenty-two hundredths (18.22) feet northwest of the southernmost property corner of the subject property; thence turning and extending therefrom in a northwesterly direction along the southwestern property line of the subject property, for a distance of six and one tenth (6.1) feet to intersect the southwestern property corner of the subject property; thence turning and extending therefrom in a northerly direction along the western property line of the subject property, for a distance of eighteen and three tenths (18.3) feet to a point thirty-eight and ninety-three hundredths (38.93) feet south of the northwestern property corner of the subject property; thence turning and extending therefrom in a northeasterly direction along the subject property, for a distance of ten and nine tenths (10.9) feet to a point; thence turning and extending therefrom in a northerly direction along the subject property, for a distance of thirty-seven and eight tenths (37.8) feet to intersect the common boundary of the southeastern right-of-way of Trenholm Road Extension and the northwestern property line of the subject property at a point twelve and three tenths (12.3) feet southwest of the northeastern property corner of the subject property; thence turning and extending therefrom in a northeasterly direction along the common boundary of the

1

APPROVED AS TO FORM

MAG Elizabeth
 Legal Department City of Columbia, SC

southeastern right-of-way of Trenholm Road Extension and the northwestern property line of the subject property, for a distance of twelve and three tenths (12.3) feet to intersect the northeastern property corner of the subject property, also being the point of beginning; thence terminating. Be all measurements a little more or less.

This easement being more clearly shown and delineated on an easement drawing for Off-site Water Line to Serve Elementary School #20, drawing 4 of 4, dated March 29, 2016, prepared by RB Todd Consulting Engineers for the City of Columbia, South Carolina and being on file in the office of the Department of Utilities and Engineering, City of Columbia, South Carolina under City file reference #335-19.

A copy of said easement drawing being attached hereto and made a part hereof as Exhibit "A".

NLJ
EASEMENT 4 of 4

(THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK)

TO HAVE AND TO HOLD the aforesaid rights to the Grantee, its successors and assigns, as aforesaid, forever.

And the Grantor does hereby bind the Grantor and Grantor's successors and assigns to warrant and forever defend all and singular the said premises unto Grantee, its successors and assigns against the Grantor and Grantor's successors and assigns and against every person whomsoever lawfully claiming, or to claim, the same or any part thereof.

WITNESS the hand and seal of the Grantor by the undersigned this _____ day of _____, 20____.

WITNESSES:

RICHLAND COUNTY

(1st Witness Signature)

By: _____
(Signature)

Name: _____
(Print Name)

(2nd Witness Signature)

Title: _____
(Print Title)

STATE OF _____) ACKNOWLEDGEMENT
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 20____ by _____

(Name & Title of Officer)

of _____ on behalf of the within-named Grantor.
(City & State)

(Notary's Signature)

NOTARY PUBLIC FOR: _____
(State)

MY COMMISSION EXPIRES: _____
(Date)

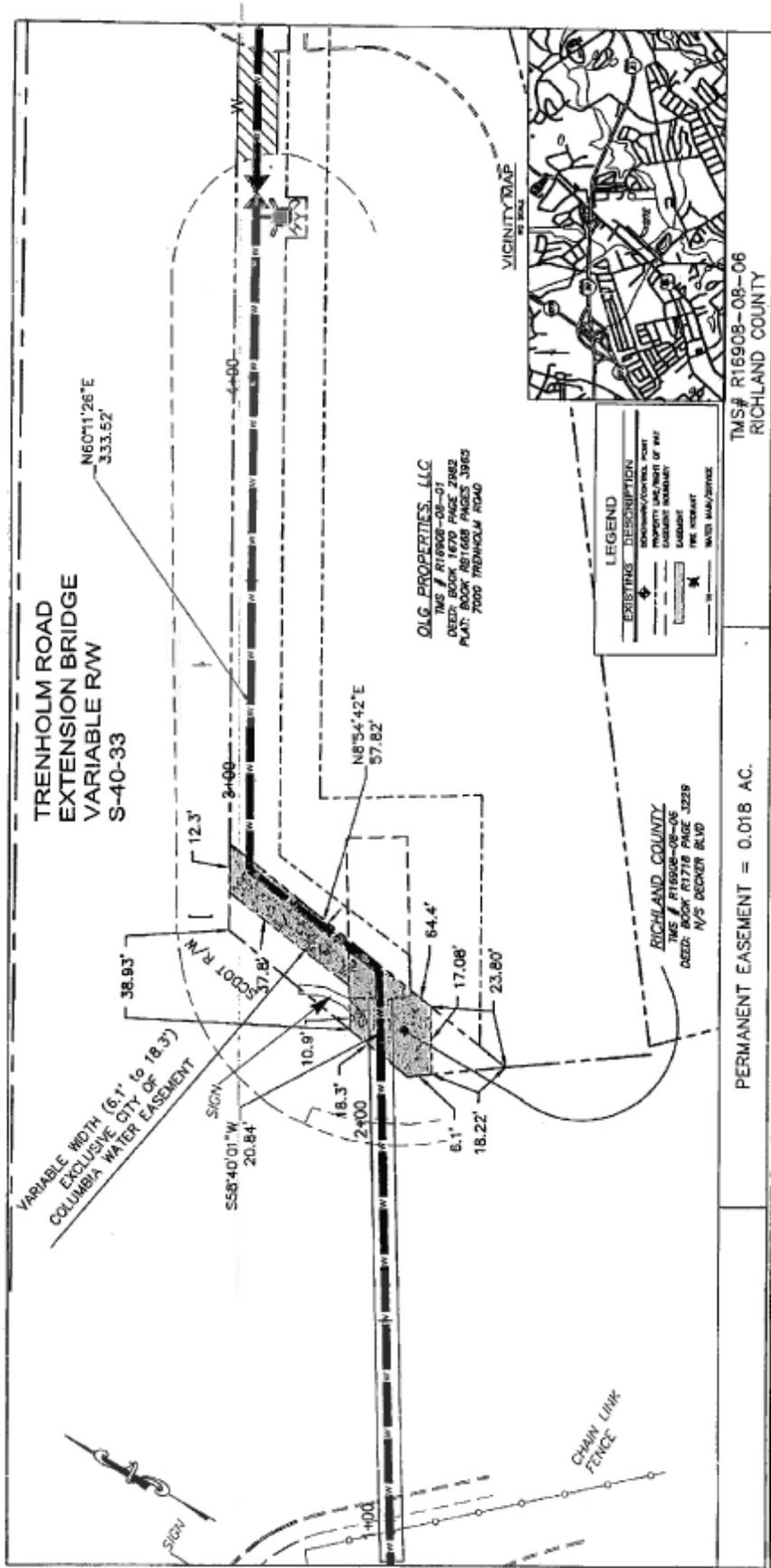


Figure No. 4 of 4
 DATE: 03-28-2016
 PROJECT: 13-333

PERMANENT EASEMENT = 0.018 AC.

TMS# R16908-08-06
 RICHLAND COUNTY

REFERENCE AND NOTES:
 THE HEREON SHOWN IS SUBJECT TO ANY AND ALL CONDITIONS, RESTRICTIONS, EASEMENTS AND/OR RIGHTS-OF-WAY OF RECORD.
 THE HEREON SHOWN IS BASED ON FIELD LOCATIONS AND INFORMATION SUPPLIED BY GLENN ASSOCIATES SURVEYING, INC.
 RICHLAND COUNTY TAX MAP SHEET 16908, 2016 EDITION

EASEMENT EXHIBIT FOUR
 OFFSITE WATERLINE EASEMENT TO SERVE
 ELEMENTARY SCHOOL 20 CITY FILE #335-19
 PREPARED FOR CITY OF COLUMBIA

1"=30'

CRBTODD
 CONSULTING ENGINEERS

7436 Broad River Road, Suite 212
 Irmo, S.C. 29063
 Tel. 803.781.3141
 Fax. 803.781.3142
 www.rbtodd.com

ATTORNEY CERTIFICATION

I, _____, an attorney licensed to practice in the State of _____ do hereby certify that I supervised the execution of the attached Off-Site Water Main Easement 4 of 4 - N/E Side of Decker Boulevard, Columbia, South Carolina to Serve Elementary School 20 with Richland County as Grantor and the City of Columbia, as Grantee this day of _____, 20____.

State Bar Number: _____



Richland County Council Request of Action

Subject:

Request for Easement – Hiller Road

Richland County Council Request of Action

Subject: Request for Easement – Hiller Road

A. Purpose

County Council is requested to grant an easement to the City of Columbia 10 feet wide and 49.79 feet in length on the County’s pump station property located on Hiller Road to construct a water main to serve the proposed Hidden Cove Subdivision on Hiller Road.

B. Background / Discussion

The Developer Great Southern Homes has a proposed subdivision development called Hidden Cove Subdivision located along Hiller Road in between the Richland County and Lexington County boundary line and being further identified as TMS #R00400-01-03.

The City of Columbia (COC) is requiring the Developer to loop the waterline through the Developers site from where the COC existing line stops at the entrance to the Village at Hilton on Indian Fork Road to the entrance of Ashwood Hills on Hiller Road. The City requires the waterline to be placed in a 10’ private easement outside the Hiller Road right of way. The plans have been examined and approved by the City of Columbia and a Water Supply Construction Permit was issued by SCDHEC on July 17, 2015.

The proposed development was approved by the County’s Development Review Team on September 3, 2015. The proposed sewer plan was reviewed and approved by Utilities staff and a Wastewater Construction Permit was issued by SCDHEC on October 15, 2015.

C. Legislative / Chronological History

This is a staff-initiated request therefore there is no legislative history.

D. Financial Impact

There is no financial impact associated with this request.

E. Alternatives

1. Approve the ordinance and request to grant easement to the City of Columbia and project will proceed.
2. Do not approve and the project will be delayed and will cause the developer additional cost to relocate the proposed waterline.

F. Recommendation

It is recommended that Council approve the request to grant easement and project will proceed.

Recommended by: Reynaldo M. Angoluan

Department: Utilities

Date: October 20, 2015

G. Reviews

Finance

Reviewed by: Daniel Driggers

Date: 6/24/16

Recommend Council approval

Recommend Council denial

Comments regarding recommendation: The request is for Council Discretion with no financial impact.

Legal

Reviewed by: Elizabeth McLean

Date: 6/24/16

Recommend Council approval

Recommend Council denial

Comments regarding recommendation: Policy decision left to Council's discretion. To the extent that it appears that the City is requesting to be allowed to run a line in the County's designated service area, this seems to be consistent with statutory language which requires City to get the County's consent for such.

Administration

Reviewed by: Warren Harley

Date: 6/24/16

Recommend Council approval

Recommend Council denial

Comments regarding recommendation:

STATE OF SOUTH CAROLINA
COUNTY COUNCIL FOR RICHLAND COUNTY
ORDINANCE NO. _____-15HR

AN ORDINANCE AUTHORIZING AN EASEMENT TO CITY OF COLUMBIA, SOUTH CAROLINA FOR A WATER MAIN ACROSS LAND OWNED BY RICHLAND COUNTY; SPECIFICALLY A PORTION OF TMS # 01404-01-03.

Pursuant to the authority granted by the Constitution of the State of South Carolina and the General Assembly of the State of South Carolina, BE IT ENACTED BY RICHLAND COUNTY COUNCIL:

SECTION I. The County of Richland and its employees and agents are hereby authorized to grant an easement for a water main to City of Columbia, South Carolina across a portion of Richland County TMS #01404-01-03, as specifically described in the Easement, which is attached hereto and incorporated herein.

SECTION II. Severability. If any section, subsection, or clause of this ordinance shall be deemed unconstitutional or otherwise invalid, the validity of the remaining sections, subsections, and clauses shall not be affected thereby.

SECTION III. Conflicting Ordinances. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION IV. Effective Date. This ordinance shall be enforced from and after _____.

RICHLAND COUNTY COUNCIL

By: _____
Torrey Rush, Chair

Attest this _____ day of _____, 2015.

S. Monique McDaniels
Clerk of Council

RICHLAND COUNTY ATTORNEY'S OFFICE

Approved As To LEGAL Form Only
No Opinion Rendered As To Content

First Reading:
Second Reading:
Public Hearing:
Third Reading:

STATE OF SOUTH CAROLINA)
COUNTY OF RICHLAND)

EASEMENT

For and in consideration of the sum of one (\$1.00) dollar, each to the other paid, the receipt of which is hereby acknowledged, COUNTY OF RICHLAND (also hereinafter referred to as "Grantor") does hereby grant unto the CITY OF COLUMBIA (also hereinafter referred to as "Grantee"), its successors and assigns, a permanent, exclusive easement **ten (10) feet in width**, together with the right of ingress and egress at all times for the purpose of constructing, operating, reconstructing and maintaining a water main and with the right to remove shrubbery, trees and other growth from the easement area provided that the property will be restored as nearly as practicable to its original condition upon completion of the construction and any trees which must be removed shall be moved from the premises, and any damaged shrubbery will be replaced with the same variety from nursery stock, said easement to run through the property which grantor owns or in which grantor has an interest, situate, lying and being:

In the State of South Carolina, County of Richland, near the town of Hilton, located along S/S of Hiller Road, Chapin, SC 29036, and being further identified as a portion of Richland County tax map number 01404-01-03, as shown on tax maps prepared by the office of the Richland County Tax Assessor, 2015 Edition.

A permanent, exclusive easement for a water main, ten (10) feet in width; said easement beginning at the southeastern property corner of the subject property; thence extending therefrom in a southwesterly direction parallel to and abutting the common boundary of the southeastern property line of the subject property and the outer perimeter of the northwestern right-of-way of Hiller Road (S-40-702), for a distance of forty-nine and seventy-nine hundredths (49.79) feet to intersect the southwestern property corner of the subject property; thence terminating. Be all measurements a little more or less.

This easement being more clearly shown and delineated on an easement drawing for Off-Site Water For Hidden Cove, drawing 7 of 9, dated June 30, 2015, prepared by Associated E & S, Inc., for the City of Columbia, South Carolina, and being on file in the office of the Department of Utilities and Engineering, City of Columbia, South Carolina under City File #334-21.

A copy of said easement drawing being attached hereto and made a part hereof as Exhibit "A".

HMG
EASEMENT #7 OF 9

APPROVED AS TO FORM

NR 8 25 15
Legal Department City of Columbia, SC

TO HAVE AND TO HOLD the aforesaid rights to the Grantee, its successors and assigns, as aforesaid, forever.

And the Grantor does hereby bind the Grantor and Grantor's successors and assigns to warrant and forever defend all and singular the said premises unto the Grantee, its successors and assigns against the Grantor and Grantor's successors and assigns and against every person whomsoever lawfully claiming, or to claim, the same or any part thereof.

WITNESS the hand and seal of the Grantor by the undersigned this _____ day of _____, 2015.

WITNESSES:

COUNTY OF RICHLAND

(1st Witness Signature) _____ BY: _____ (Signature)

NAME: _____ (Print Name)

(2nd Witness Signature) _____ TITLE: _____ (Print Title)

STATE OF _____)

COUNTY OF _____)

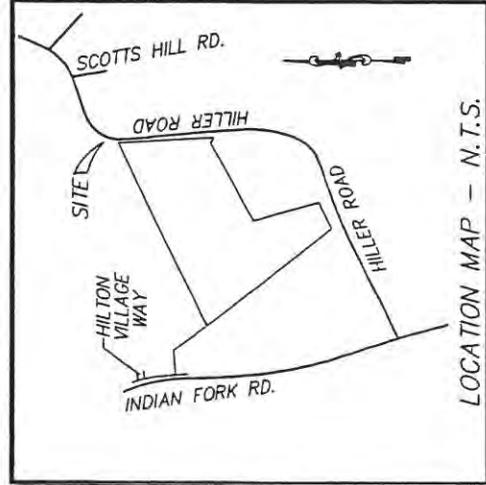
ACKNOWLEDGMENT

The foregoing instrument was acknowledged before me this _____ day of _____, 2015 by _____ (Name & Title of Officer) of _____ (City & State) on behalf of the within-named Grantor.

(Notary's Signature)

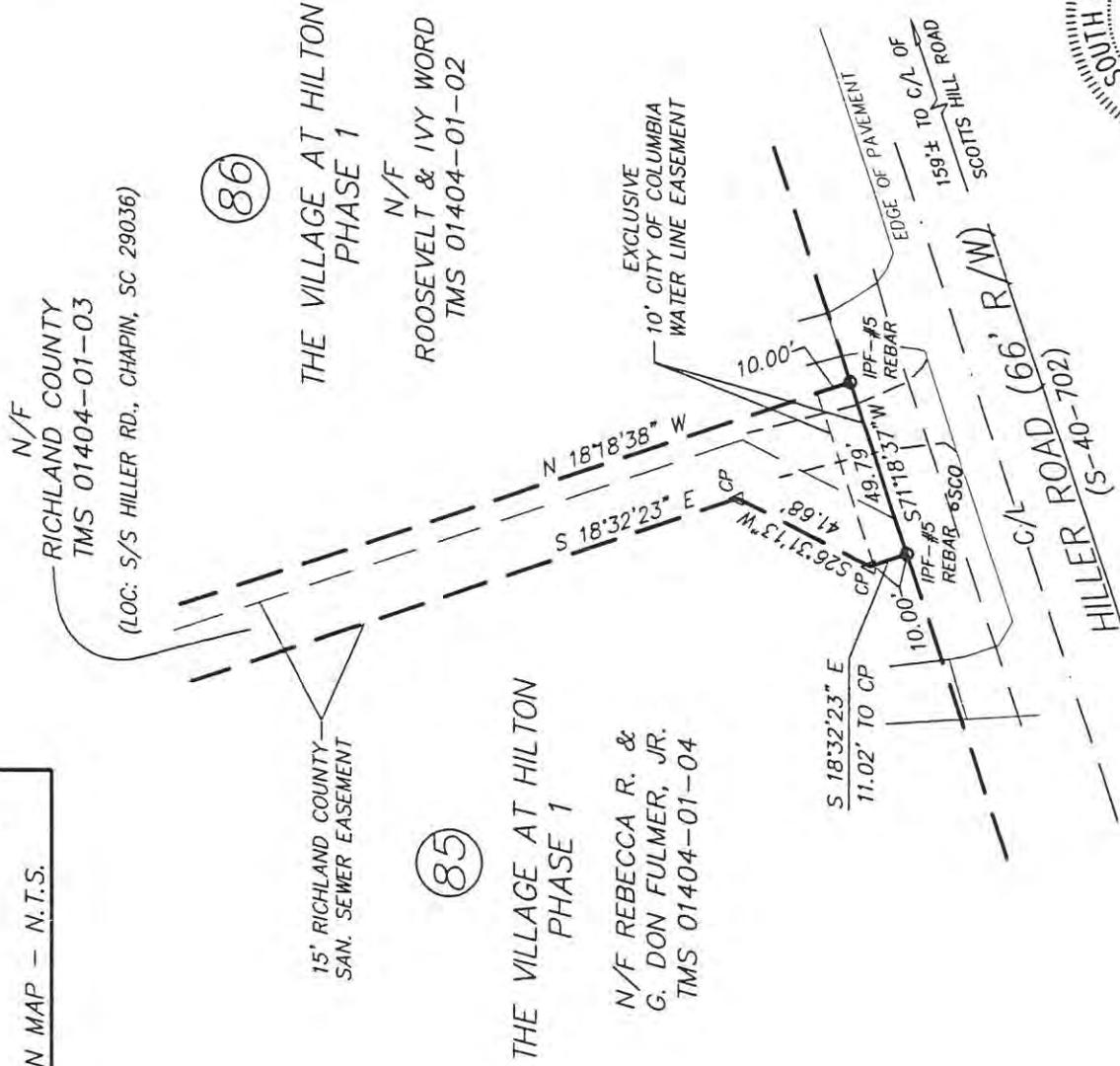
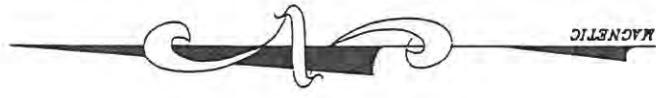
NOTARY PUBLIC FOR THE STATE OF _____ (State)

MY COMMISSION EXPIRES: _____ (Date)



CP = CALCULATED POINT
 IPF = IRON PIN FOUND
 IPS = IRON PIN SET
 TMS = TAX MAP SHEET
 R/W = RIGHT OF WAY
 N/F = NOW OR FORMERLY
 O/H = OVERHEAD
 WM = WATER METER
 PP = POWER POLE
 TB = TELEPHONE BOX
 CTV = CABLE TV

OWNER:
 COUNTY OF RICHLAND
 2020 HAMPTON STREET
 COLUMBIA, SC 29201



(86)

(85)



OFF-SITE WATER FOR HIDDEN COVE
 WATER LINE EASEMENT PLAT PREPARED FOR
CITY OF COLUMBIA

SITE LOCATED IN RICHLAND COUNTY, NEAR HILTON, SOUTH CAROLINA

SCALE: 1" = 50'



DATE: JUNE 30, 2015

REFERENCES:

1. RICHLAND COUNTY TAX MAP 01404; 2015 EDITION

CERTIFICATION:

I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "B" SURVEY AS SPECIFIED THEREIN.

LARRY W. SMITH, S.C.P.L.S. NO. 3724

ASSOCIATED E & S, INC.

A 79-15 g 800 VIOLET STREET, WEST COLUMBIA, SOUTH CAROLINA, 29169 - PH. 791-1550

ATTORNEY CERTIFICATION

I, _____, an attorney licensed to practice in the State of _____ do hereby certify that I supervised the execution of the attached Off-Site Water Easement 7 of 9 for – Hidden Cove with County of Richland as Grantor and the City of Columbia, as Grantee this _____ day of _____, 20_____.

State Bar Number: _____



CITY OF COLUMBIA

Department of Utilities and Engineering Division of Engineering

P.O. Box 147 | Columbia, South Carolina 29217
Phone: 803-545-3400 Fax: 803-988-8199

September 28, 2015

Re: **Revision** - Proposed Water Main Construction
Plans for Hidden Cove Subdivision; (Hillier Road);
Power Engineering; Plans dated June 23, 2015;
City File #334-21 (R-1)

Great Southern Homes
Attn: Scott Morrison
90 N. Royal Tower Drive
Irmo, SC 29063

Dear Mr. Morrison:

The revisions to the above referenced plans received September 28, 2015 are approved with the conditions of our previous approval letter dated June 29, 2015 remaining in effect.

The following are the approved revisions:

1. Revisions as shown on the above referenced plans showing an adjustment to the waterline to avoid the utility poles, guy wires and the wall at the entrance to Ashwood subdivision. A fire hydrant was also added at the entrance to Ashwood Subdivision.

Should you require additional information, please feel free to contact Denny Daniels at 545-3243.

Yours very truly,

Denny Daniels
Utility Reviewer

Cc: David Par P.E., Power Engineering



CITY OF COLUMBIA

Department of Utilities and Engineering

Division of Engineering

P.O. Box 147 | Columbia, South Carolina 29217

Phone: 803-545-3400 Fax: 803-988-8199

June 29, 2015

Re: Proposed Water Main Construction Plans for Hidden Cove Subdivision; (Hillier Road); Power Engineering; Plans dated June 23, 2015; City File #334-21

Great Southern Homes
Attn: Scott Morrison
90 N. Royal Tower Drive
Irmo, SC 29063

Dear Mr. Morrison:

The referenced plans received June 23, 2015 have been examined and are approved with the following exceptions and provisions:

1. Service to property outside the City limits which is not contiguous shall not be provided until a Declaration of Covenant, in such form as approved by the City of Columbia Legal Department, has been properly executed for public recording. The Declaration of Covenant must include, as an exhibit, a current copy of the recorded deed for the property and shall run with the land. Water service to all properties outside of the corporate limits of Columbia is provided subject to approval by Columbia City Council and such rules, regulations and policies as City Council may from time to time establish or amend. Please contact Special Services at 803-545-3400 for more information regarding the Declaration of Covenant.
2. Initial and continued delivery of water service to this property is subject to such ordinances, policies, rules and regulations as the City of Columbia may, from time to time, adopt or amend.
3. All work and materials must conform to City Specifications, latest revision at beginning of construction, and City and County Regulations.
4. The developer must provide the City Engineer forty-eight (48) hours notice prior to beginning construction. It is requested that this notice be given to Angelia Jones at 545-3247. Once the developer's contractor provides a work notice and the City confirms all preconstruction requirements have been met (permits, insurance, etc.), the contractor **must** hold an on-site pre-construction conference with the City inspector (Jeff Jeffers) **prior to** performing any work on the project. The purpose of this meeting is to allow the contractor and **inspector** to review the plans and approval letter, as well as discuss concerns either party may have. **This is a**

mandatory meeting, no exceptions! The contractor shall call the inspector at 803-600-8431 to schedule the meeting. The best time to contact the inspector is from 8:00 a.m. - 9:30 a.m.

5. The developer through his engineer must provide the project contractor a copy of this approval letter which must be maintained on the site until construction is completed (permit to operate issued).
6. In the event any of the work related to water on this project is to be performed within public street or road rights-of-way or in an existing City easement by other than City of Columbia forces, indemnification of the City in accordance with **Chapter 11, Article III, Section 11-71** of the City Code is required. Proof of insurance must be provided prior to beginning construction. Should additional information regarding this be required, please contact Ms. Susan Leitner at 545-3250.
7. All grading of areas where water lines are approved for construction must be completed prior to installation of the pipe. If for any reason the grades are changed, thereby reducing the required minimum cover over these lines, the developer shall bear the expense of correcting line depth to that specified by current City Regulations.
8. The developer through his engineer is responsible for conducting final inspections of systems to be deeded to the City for operation and maintenance. Inspections must be coordinated with the Department of Engineering Inspector.
9. The proposed water plans have been submitted to the South Carolina Department of Health and Environmental Control for permitting under the Delegated Review Program.
10. Post hydrants shall be installed on all dead end water mains greater than 200 feet in length. All post hydrants must meet current City Regulations (Part 16, Standard Detail). Where dead-end mains 8" or larger occur, they shall be provided with a hydrant for flushing purposes.
11. The developer shall be responsible for installation of individual services off of the proposed main(s). The developer/builder shall be responsible for maintaining the accessibility, visibility and functionality of all water service lines and water meter boxes until the water meter is installed by the City of Columbia. If the aforementioned requirements are violated, the developer/builder shall be held responsible for all associated costs for installation of new service connection at his own expense including but not limited to the payment for the new tap fee. The City may require the developer/builder to hire an independent contractor to install a new tap, meter box and associated appurtenances solely at his own cost. The developer must obtain a prior approval from City before allowing the contractor to install a tap on the City's active water main. Service will be provided following City acceptance of the water, DHEC granting a permit to operate and the owner's application, execution of Item #1, and payment of appropriate fees.

12. Static pressure will exceed 75 psi at elevations below pipe elevation 434 feet mean sea level. The developer shall be responsible for providing pressure-reducing devices to protect building plumbing systems.
13. The proposed water mains must be deeded to the City of Columbia prior to final acceptance of the system(s) for operation and maintenance.
14. The proposed water mains must be installed in private easements, which must be dedicated exclusively to the City of Columbia. They shall be, granted prior to final acceptance for operation and maintenance by the City and prior to the date the final plat for the subdivision is recorded. All easements required by the City must be shown on the record drawings and the final plat. A copy of the final plat must be submitted with the record drawings.
15. All easements shall be, granted prior to final acceptance of the water mains for operation and maintenance by City and prior to the date the final plat for the subdivision is recorded. All easements required by the City must be shown on the record drawings and the final plat. A copy of the final plat must be submitted with the record drawings. The City has experienced tremendous difficulties with destruction of existing water service fixtures. Therefore, if after payment of tap fees, the City of Columbia forces cannot locate the meter box for services, the developer and/or builder and/or owner will be required to pay an additional tap fee to the City of Columbia in order to facilitate a location/repair of existing service fixtures.
16. For projects being developed under bond, the bonded plat showing all utility easements to be granted to the City of Columbia must be submitted for approval. These easements must be dedicated exclusively to the City prior to final approval of the bonded plat and the selling of individual lots.
17. All water mains below 434 MSL pipe elevation must be ductile iron pipe.
18. All water mains within 15 feet of a proposed or existing building structure must be ductile iron pipe.
19. All water mains 12" and larger shall be ductile iron pipe.
20. **Please note their shall be an 8" water tee installed at the stub location at Ashwood Hill Drive instead of the 8" 90 fitting that is proposed. For more information feel free to contact me.**
21. The City of Columbia reserves the right to request additional easements as needed for access, ingress, egress, operation, maintenance and repair of the utilities to be conveyed to this City of Columbia for this project.
22. Construction plan approval is valid for only three (3) years. In the event improvements have not been completed within that time, plans

must be submitted for approval and shall be subject to ordinances and regulations in effect on that date.

Should you require additional information, please feel free to contact Denny Daniels at 545-3243.

Yours very truly,



Joseph D. Jaco, P.E.
Director of Utilities and Engineer

DD/dd

cc: David Parr, P.E., Power Engineering (emailed copy)

Water Supply Construction Permit Bureau of Water



Permission is Hereby Granted To: **GS JACOBS CREEK LLC**
10511 TWO NOTCH RD
ELGIN SC 29045

JUL 27 2015

POWER ENGINEERING CO., INC.

for the construction of a distribution system in accordance with the construction plans, specifications, design calculations and the SCDHEC Construction Permit Application signed by David B Parr, Professional Engineer, S.C. Registration Number: 15898.

Project Name: **HIDDEN COVE S/D** **County:** Richland
Location: NEAR INTERSECTION OF HILLER AND INDIAN FORK ROAD

Project Description: Installation of approximately 7578 LF of 8" water line, 183 LF of 4" water line, 6 fire hydrants and all necessary appurtenances to serve 72 lots.

Service By: Water will be provided by the Columbia City Of (System Number: 4010001).

Special Conditions:

1. All construction and materials for this project must conform to the Standard Specifications for the City of Columbia.
2. This construction permit is being issued based on the technical review being provided by the Columbia City Of under the Delegated Review Program. An approval to place in operation will not be granted if there are certain deficiencies that are noted regarding the requirements of R.61-58.

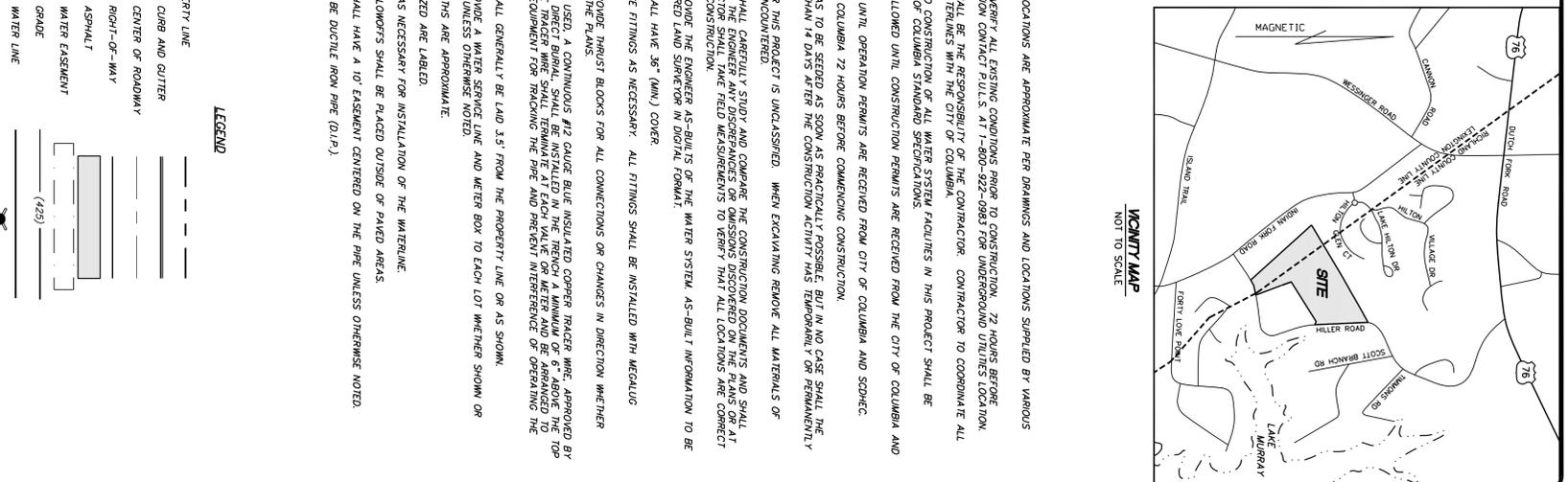
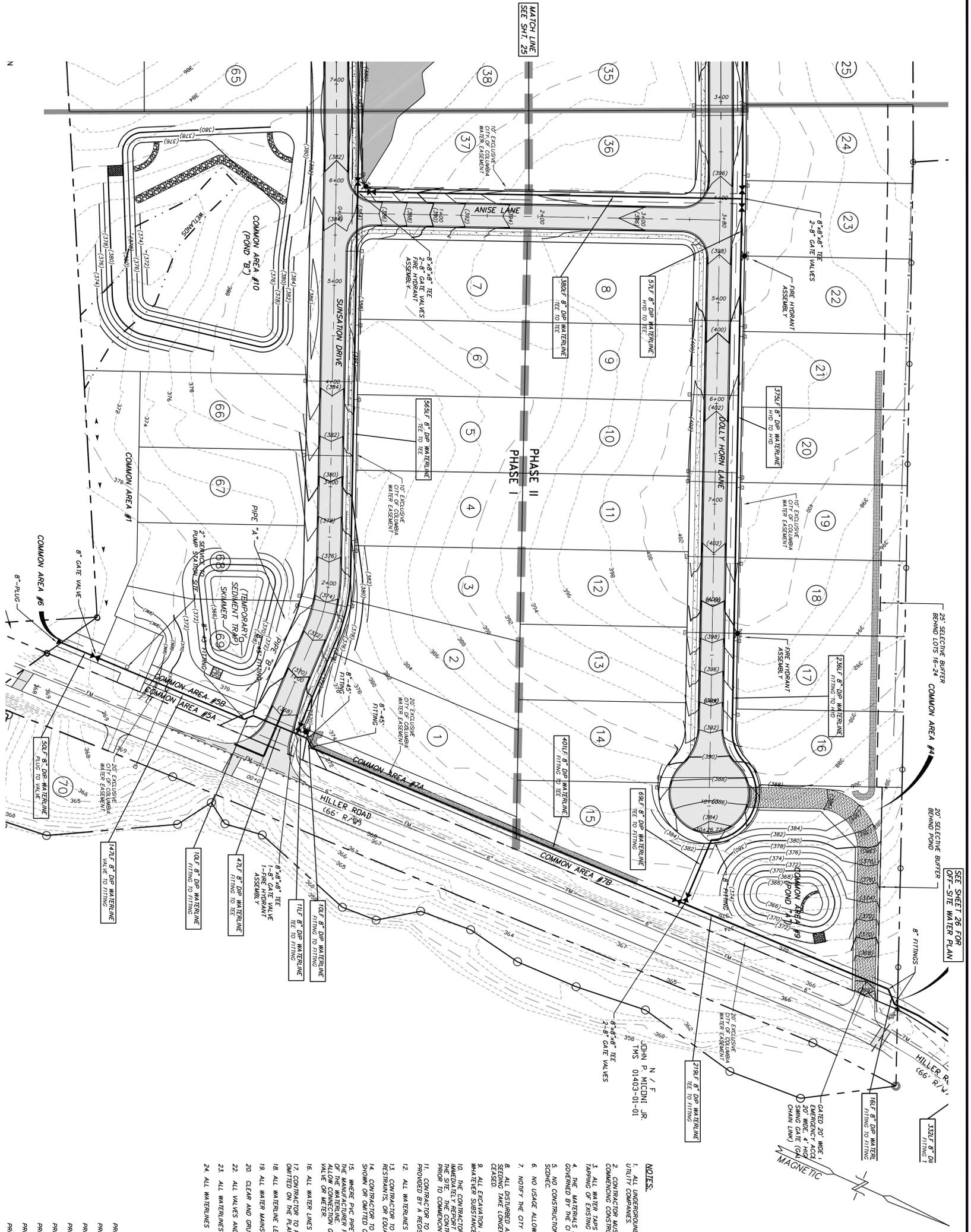
In accepting this permit, the owner agrees to the admission of properly authorized persons at all reasonable hours for the purpose of sampling and inspection.

NOTE: This is a permit for construction only and does not constitute State Department of Health and Environmental Control approval, temporary or otherwise, to place the system in operation. An Approval to Place in Operation is required and can be obtained following the completion of construction by contacting the COLUMBIA EQC OFFICE at 803-896-0620. Additional permits may be required prior to construction (e.g., stormwater).

Permit Number: 30532-WS
Date of Issue: July 17, 2015
Expiration Date: Construction must be completed and the Approval to Place in Operation granted prior to **July 17, 2018** or this permit will expire.


Ann R. Clark, Director
Stormwater, Construction, and Agriculture
Permitting Division

BMC(DRP)



REVISIONS	BY
MOVE METERS LOTS 69-70-71-72	D.H.C.
REVISIONS PER COUNTY	D.H.C.
06/16/15	D.H.C.
REUSE CITY WATER MAINS	D.H.C.
HAZARD ROAD 06/28/15	D.H.C.
REMOVED LOTS 15-24	D.H.C.
07/09/15	D.H.C.

PREPARED BY
POWER ENGINEERING COMPANY, INC.
 ENGINEERS - PLANNERS
 COLUMBIA, SC

GREAT SOUTHERN HOMES
HIDDEN COVE SUBDIVISION
WATER DISTRIBUTION PLAN
 RICHLAND COUNTY, NEAR HILTON, SOUTH CAROLINA

REVISIONS

DATE: 05-10-2015
 SCALE: 1" = 50'
 JOB NO.: 3853
 SHEET: 24
 OF 38 SHEETS

NOTES:

1. ALL UNDERGROUND LOCATIONS ARE APPROXIMATE PER DRAWINGS AND LOCATIONS SUPPLIED BY VARIOUS UTILITY COMPANIES.
2. CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION. 22 HOURS BEFORE COMMENCING CONSTRUCTION CONTACT P.U.S. AT 1-800-922-0893 FOR UNDERGROUND UTILITIES LOCATION.
3. ALL WATER TAPS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR TO COORDINATE ALL TAPPING OF EXISTING WATERLINES WITH THE CITY OF COLUMBIA.
4. THE MATERIALS AND CONSTRUCTION OF ALL WATER SYSTEM FACILITIES IN THIS PROJECT SHALL BE GOVERNED BY THE CITY OF COLUMBIA STANDARD SPECIFICATIONS.
5. NO CONSTRUCTION ALLOWED UNTIL CONSTRUCTION PERMITS ARE RECEIVED FROM THE CITY OF COLUMBIA AND SIGNED.
6. NO USAGE ALLOWED UNTIL OPERATION PERMITS ARE RECEIVED FROM CITY OF COLUMBIA AND SIGNED.
7. NOTIFY THE CITY OF COLUMBIA 72 HOURS BEFORE COMMENCING CONSTRUCTION.
8. ALL DISTURBED AREAS TO BE SEEDED AS SOON AS PRACTICALLY POSSIBLE, BUT IN NO CASE SHALL THE SEEDING BE LONGER THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY HAS TEMPORARILY OR PERMANENTLY CEASED.
9. ALL EXCAVATION FOR THIS PROJECT IS UNCLASSIFIED. WHEN EXCAVATING REMOVE ALL MATERIALS OF WHATEVER SUBSTANCE ENCOUNTERED.
10. THE CONTRACTOR SHALL CONDUCT A STUDY AND COMPARE THE CONSTRUCTION DOCUMENTS AND SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES AND RECORD THE LOCATIONS OF ALL UTILITIES AT THE SITE. THE CONTRACTOR SHALL TAKE FIELD MEASUREMENTS TO VERIFY THAT ALL LOCATIONS ARE CORRECT PRIOR TO COMMENCING CONSTRUCTION.
11. CONTRACTOR TO PROVIDE THE ENGINEER AS-BUILTS OF THE WATER SYSTEM AS-BUILT INFORMATION TO BE PROVIDED BY A REGISTERED LAND SURVEYOR IN DIGITAL FORMAT.
12. ALL WATERLINES SHALL HAVE 36" (MIN.) COVER.
13. CONTRACTOR TO USE FITTINGS AS NECESSARY. ALL FITTINGS SHALL BE INSTALLED WITH METAL GULF RESTRAINTS, OR EQUAL.
14. CONTRACTOR TO PROVIDE THROUST BLOCKS FOR ALL CONNECTIONS OR CHANGES IN DIRECTION WHETHER SHOWN OR OMITTED ON THE PLANS.
15. WHERE PVC PIPE IS USED, A CONTINUOUS #12 GAUGE BLUE INSULATED COPPER TRACER WIRE, APPROVED BY THE MANUFACTURER FOR DIRECT BURIAL, SHALL BE INSTALLED IN THE TRENCH A MINIMUM OF 6" ABOVE THE TOP OF THE PIPE AND SHALL BE CONNECTED TO THE WATER MAINS AT THE PROPERTY LINE AND AT THE INTERFERENCE OF DEBRIS OR THE VALVE OR METER.
16. ALL WATER LINES SHALL GENERALLY BE Laid 1.5' FROM THE PROPERTY LINE OR AS SHOWN.
17. CONTRACTOR TO PROVIDE A WATER SERVICE LINE AND METER BOX TO EACH LOT WHETHER SHOWN OR OMITTED ON THE PLANS UNLESS OTHERWISE NOTED.
18. ALL WATERLINE LENGTHS ARE APPROXIMATE.
19. ALL WATER MAINS SIZED ARE LABELED.
20. CLEAR AND GRUB AS NECESSARY FOR INSTALLATION OF THE WATERLINE.
22. ALL VALVES AND BLOWOFFS SHALL BE PLACED OUTSIDE OF PAVED AREAS.
23. ALL WATERLINES SHALL HAVE A 10' EASEMENT CENTERED ON THE PIPE UNLESS OTHERWISE NOTED.
24. ALL WATERLINES TO BE DUCTILE IRON PIPE (D.I.P.).

NOTE: ALL WATERLINES TO BE DUCTILE IRON PIPE.

NOTE: NO VALVES, HYDRANTS, MANHOLES OR STRUCTURES ALLOWED IN ROADWAY.

LEGEND

- PROPERTY LINE
- PROP. CURB AND GUTTER
- PROP. CENTER OF ROADWAY
- PROP. RIGHT-OF-WAY
- PROP. ASPHALT
- PROP. WATER EASEMENT
- PROP. GRADE
- PROP. WATER LINE
- PROP. HYDRANT
- PROP. GATE VALVE
- PROP. SERVICE

TAX MAP AND ZONING INFORMATION
 TMS #R00400-01-03
 ZONED: RS-LD

SITE INFORMATION
 TOTAL AREA = 37.4 ACRES
 TOTAL LOTS = 69
 MINIMUM LOT SIZE = 12,005 SQ. FT.
 AVERAGE LOT SIZE = 14,167 SQ. FT. (EXCLUDING LOTS 70 AND 71)

REFERENCE: TOPOGRAPHIC AND METEOROLOGICAL BOUNDARY INFORMATION TAKEN FROM A SURVEY PREPARED BY ASSOCIATED E. & S. INC. POWER ENGINEERING COMPANY ASSUMES NO RESPONSIBILITY FOR THE BOUNDARY, TOPOGRAPHIC OR METEOROLOGICAL INFORMATION ON THE SURVEY.

FLOOD STATEMENT: THE FLOOD INSURANCE RATE MAP PANEL #450290002D, K. DATED SEPTEMBER 29, 2010, HAS BEEN REVIEWED AND THE PROPERTY IS NOT IN A SPECIAL FLOOD HAZARD AREA.

WATER PROVIDER: CITY OF COLUMBIA
 201 BOX 17
 HILTON, SC 29927
 PHONE: (803) 545-3400

OWNER: GREAT SOUTHERN HOMES
 ATTN: SCOTT MORRISON
 3229 SWEET BLVD., SUITE A
 HILTON, SC 29928
 PHONE: (803) 216-8779
 FAX: (803) 216-8070
 EMAIL: dsom@powereng.net

ENGINEER: POWER ENGINEERING COMPANY, INC.
 3229 SWEET BLVD., SUITE A
 HILTON, SC 29928
 PHONE: (803) 216-8779
 FAX: (803) 216-8070
 EMAIL: dsom@powereng.net

DATE: 05-10-2015
SCALE: 1" = 50'
JOB NO.: 3853
SHEET: 24
OF 38 SHEETS

GRAPHIC SCALE
 (1 IN REPRESENTS)
 1 inch = 50 ft.

PROPERTY LINE
PROP. CURB AND GUTTER
PROP. CENTER OF ROADWAY
PROP. RIGHT-OF-WAY
PROP. ASPHALT
PROP. WATER EASEMENT
PROP. GRADE
PROP. WATER LINE
PROP. HYDRANT
PROP. GATE VALVE
PROP. SERVICE

NOTES:

1. ALL UNDERGROUND LOCATIONS ARE APPROXIMATE PER DRAWINGS AND LOCATIONS SUPPLIED BY VARIOUS UTILITY COMPANIES.
2. CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION. 22 HOURS BEFORE COMMENCING CONSTRUCTION CONTACT P.U.S. AT 1-800-922-0893 FOR UNDERGROUND UTILITIES LOCATION.
3. ALL WATER TAPS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR TO COORDINATE ALL TAPPING OF EXISTING WATERLINES WITH THE CITY OF COLUMBIA.
4. THE MATERIALS AND CONSTRUCTION OF ALL WATER SYSTEM FACILITIES IN THIS PROJECT SHALL BE GOVERNED BY THE CITY OF COLUMBIA STANDARD SPECIFICATIONS.
5. NO CONSTRUCTION ALLOWED UNTIL CONSTRUCTION PERMITS ARE RECEIVED FROM THE CITY OF COLUMBIA AND SIGNED.
6. NO USAGE ALLOWED UNTIL OPERATION PERMITS ARE RECEIVED FROM CITY OF COLUMBIA AND SIGNED.
7. NOTIFY THE CITY OF COLUMBIA 72 HOURS BEFORE COMMENCING CONSTRUCTION.
8. ALL DISTURBED AREAS TO BE SEEDED AS SOON AS PRACTICALLY POSSIBLE, BUT IN NO CASE SHALL THE SEEDING BE LONGER THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY HAS TEMPORARILY OR PERMANENTLY CEASED.
9. ALL EXCAVATION FOR THIS PROJECT IS UNCLASSIFIED. WHEN EXCAVATING REMOVE ALL MATERIALS OF WHATEVER SUBSTANCE ENCOUNTERED.
10. THE CONTRACTOR SHALL CONDUCT A STUDY AND COMPARE THE CONSTRUCTION DOCUMENTS AND SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES AND RECORD THE LOCATIONS OF ALL UTILITIES AT THE SITE. THE CONTRACTOR SHALL TAKE FIELD MEASUREMENTS TO VERIFY THAT ALL LOCATIONS ARE CORRECT PRIOR TO COMMENCING CONSTRUCTION.
11. CONTRACTOR TO PROVIDE THE ENGINEER AS-BUILTS OF THE WATER SYSTEM AS-BUILT INFORMATION TO BE PROVIDED BY A REGISTERED LAND SURVEYOR IN DIGITAL FORMAT.
12. ALL WATERLINES SHALL HAVE 36" (MIN.) COVER.
13. CONTRACTOR TO USE FITTINGS AS NECESSARY. ALL FITTINGS SHALL BE INSTALLED WITH METAL GULF RESTRAINTS, OR EQUAL.
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NOTE: ALL WATERLINES TO BE DUCTILE IRON PIPE.

NOTE: NO VALVES, HYDRANTS, MANHOLES OR STRUCTURES ALLOWED IN ROADWAY.

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- PROP. WATER EASEMENT
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- PROP. SERVICE

TAX MAP AND ZONING INFORMATION
 TMS #R00400-01-03
 ZONED: RS-LD

SITE INFORMATION
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 MINIMUM LOT SIZE = 12,005 SQ. FT.
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 EMAIL: dsom@powereng.net

ENGINEER: POWER ENGINEERING COMPANY, INC.
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DATE: 05-10-2015
SCALE: 1" = 50'
JOB NO.: 3853
SHEET: 24
OF 38 SHEETS

GRAPHIC SCALE
 (1 IN REPRESENTS)
 1 inch = 50 ft.

REFERENCE: TOPOGRAPHIC AND METEOROLOGICAL BOUNDARY INFORMATION TAKEN FROM A SURVEY PREPARED BY ASSOCIATED E. & S. INC. POWER ENGINEERING COMPANY ASSUMES NO RESPONSIBILITY FOR THE BOUNDARY, TOPOGRAPHIC OR METEOROLOGICAL INFORMATION ON THE SURVEY.

FLOOD STATEMENT: THE FLOOD INSURANCE RATE MAP PANEL #450290002D, K. DATED SEPTEMBER 29, 2010, HAS BEEN REVIEWED AND THE PROPERTY IS NOT IN A SPECIAL FLOOD HAZARD AREA.

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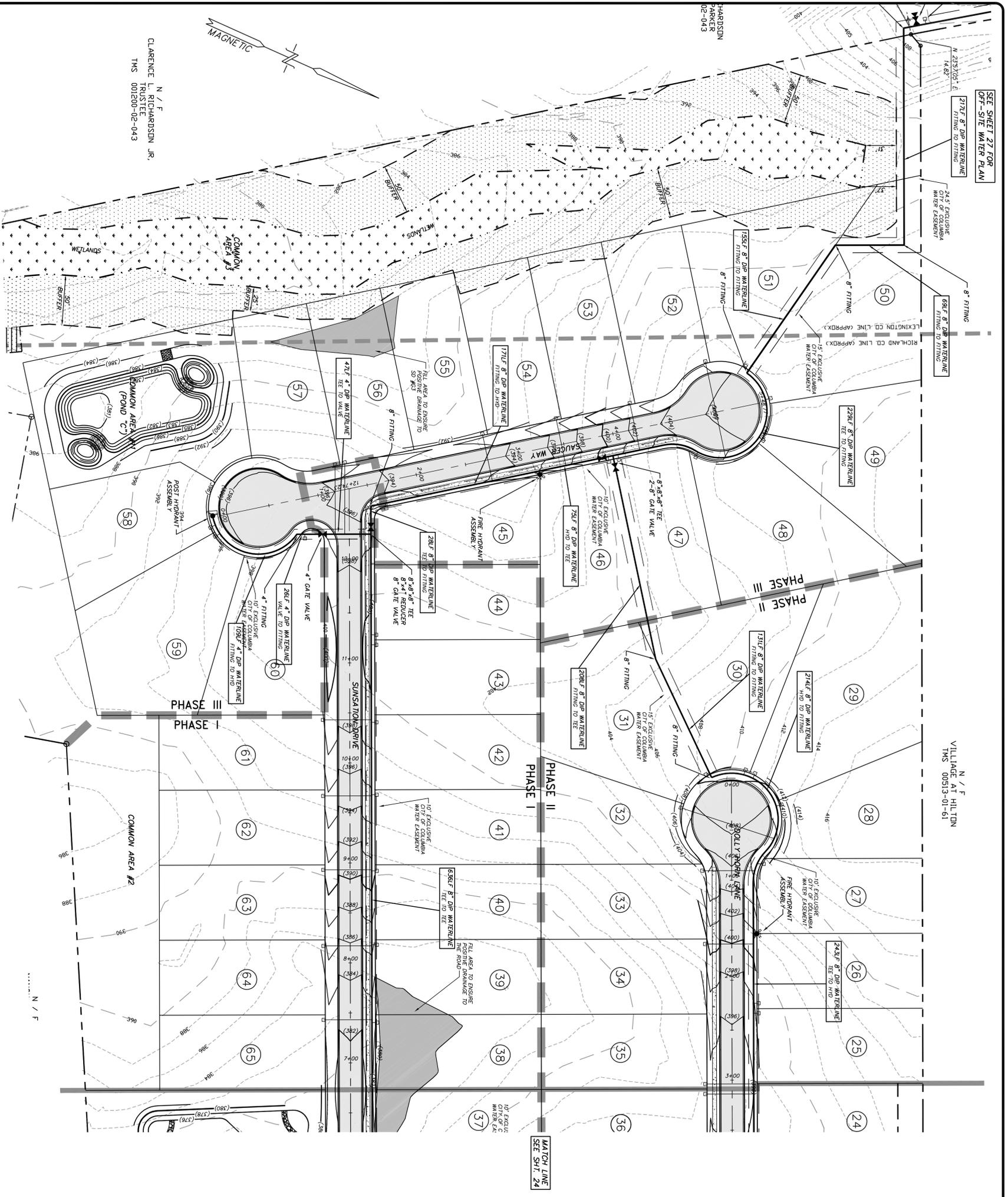
REFERENCE: TOPOGRAPHIC AND METEOROLOGICAL BOUNDARY INFORMATION TAKEN FROM A SURVEY PREPARED BY ASSOCIATED E. & S. INC. POWER ENGINEERING COMPANY ASSUMES NO RESPONSIBILITY FOR THE BOUNDARY, TOPOGRAPHIC OR METEOROLOGICAL INFORMATION ON THE SURVEY.

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SEE SHEET 27 FOR
OFF-SITE WATER PLAN

N / F
VILLAGE AT HILTON
TMS 00313-01-61

GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft.

N / F
CLARENCE L. RICHARDSON JR.
TMS
001200-02-043

FLOOD STATEMENT:
THE FEDERAL INSURANCE RATE MAP, PANEL #4500720020 K, DATED SEPTEMBER 29, 2010, HAS BEEN REVIEWED AND THE PROPERTY IS NOT IN A SPECIAL FLOOD HAZARD AREA.

REFERENCE:
TOPOGRAPHIC AND WETLAND BOUNDARY INFORMATION TAKEN FROM A SURVEY PREPARED BY ASSOCIATED E & S, INC. POWER ENGINEERING COMPANY ASSUMES NO RESPONSIBILITY FOR THE SURVEY BOUNDARY, TOPOGRAPHIC OR WETLANDS INFORMATION ON THE SURVEY.

WATER PROVIDER: CITY OF COLUMBIA
P.O. BOX 147
COLUMBIA, SC 29217
PHONE: (803) 343-3400

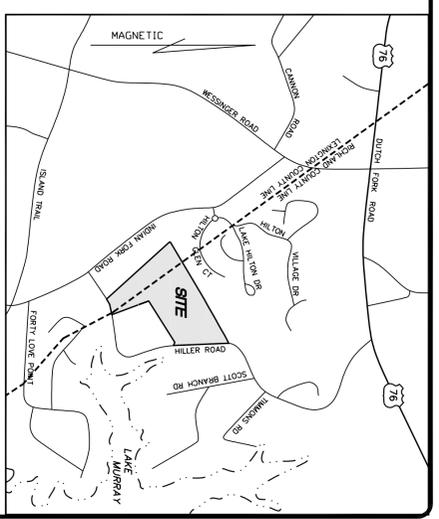
OWNER: GREAT SOUTHERN HOMES
ATTN: SCOTT MORRISON
90 N. ROYAL TOWER DRIVE
COLUMBIA, SC 29169
PHONE: (803) 699-4734
scott.morrison@gshhomes.com

ENGINEER: POWER ENGINEERING COMPANY, INC.
3229 SUNSET BLVD., SUITE 41
WEST COLUMBIA, S.C. 29169
PHONE: (803) 216-8777
EMAIL: info@powereng.net

TAX MAP AND ZONING INFORMATION

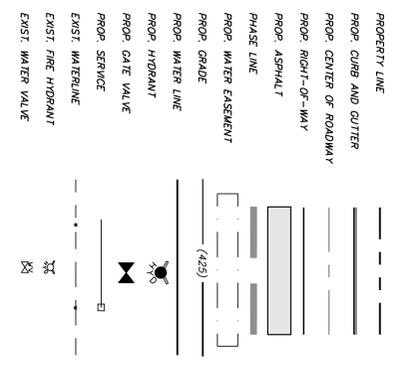
TMS #R00400-01-03
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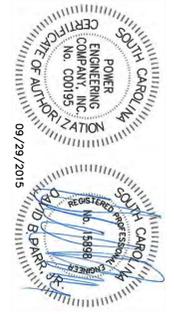
SEE NOTES ON SHEET 24

LEGEND



NOTE:
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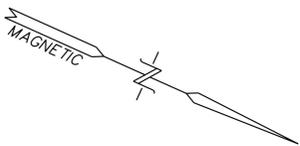
REVISIONS	BY
REVISIONS PER COUNTY	D.H.C.
06/16/15	
REVISIONS BETWEEN DAILY	D.H.C.
07/09/15	
REVISIONS BETWEEN	D.H.C.
08/20/15	

PREPARED BY
POWER ENGINEERING COMPANY, INC.
ENGINEERS - PLANNERS - SURVEYORS
COLUMBIA, SC CHARLOTTE, NC



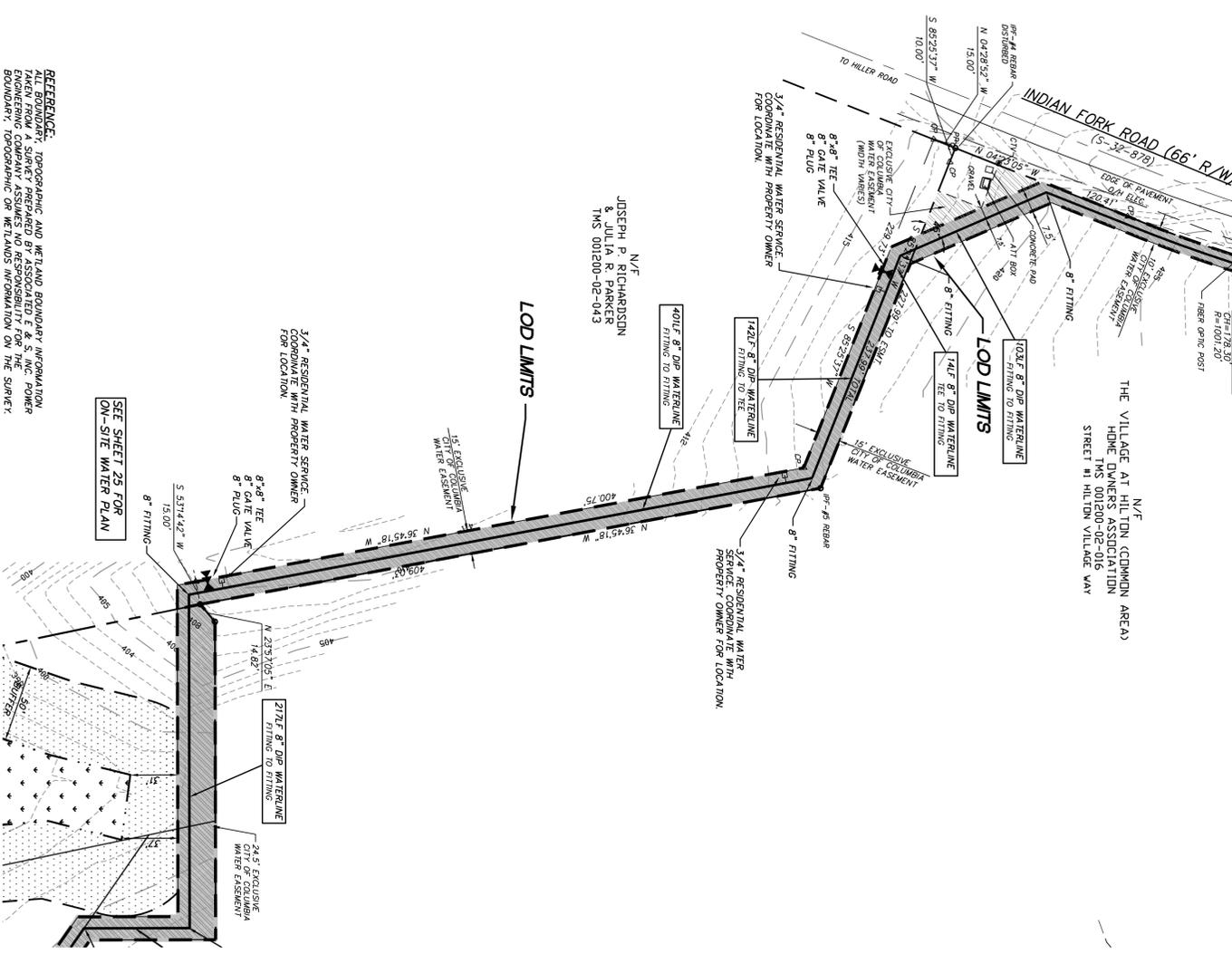
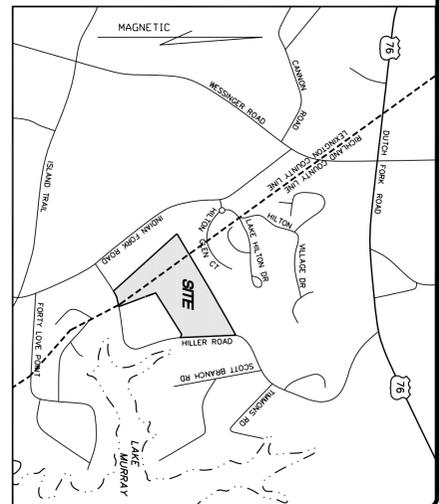
GREAT SOUTHERN HOMES
HIDDEN COVE SUBDIVISION
WATER DISTRIBUTION PLAN
RICHLAND COUNTY, NEAR HILTON, SOUTH CAROLINA

DRAWN	D.H.C.
CHECKED	D.B.P.
DATE	08-10-2015
SCALE	1" = 50'
JOB NO.	3653
SHEET	25
OF SHEETS	38



TAX MAP AND ZONING INFORMATION
TMS #R0400-01-03
ZONED: RS-LD

SITE INFORMATION
TOTAL AREA - 37 1/2 ACRES
TOTAL LOTS - 72
MINIMUM LOT SIZE - 12,005 SQ. FT.
AVERAGE LOT SIZE - 14,167 SQ. FT.
(EXCLUDING LOTS 71 AND 72)



REFERENCE:
 ALL ELEVATIONS, TOPOGRAPHIC AND WETLAND BOUNDARY INFORMATION TAKEN FROM A SURVEY PREPARED BY ASSOCIATED E & S, INC. POWER ENGINEERING COMPANY ASSUMES NO RESPONSIBILITY FOR THE BOUNDARY, TOPOGRAPHIC OR WETLAND INFORMATION ON THE SURVEY.

FLOOD STATEMENT:
 THE FEDERAL INSURANCE RATE MAP PANEL #4900790020 K, DATED SEPTEMBER 29, 2010, HAS BEEN REVIEWED AND THE PROPERTY IS NOT IN A SPECIAL FLOOD HAZARD AREA.

TAX MAP AND ZONING INFORMATION

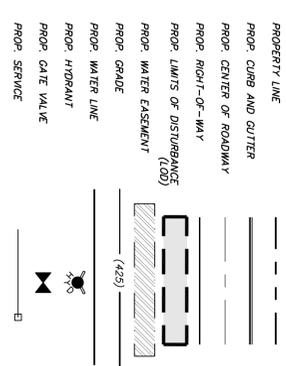
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NOTES:

1. ALL UNDERGROUND LOCATIONS ARE APPROXIMATE PER DRAWINGS AND LOCATIONS SUPPLIED BY VARIOUS UTILITY COMPANIES.
2. CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION. 72 HOURS BEFORE COMMENCING CONSTRUCTION CONTACT UTILITIES AT 1-800-922-0980 FOR UNDERGROUND UTILITIES LOCATION.
3. ALL WATER TAPS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR TO COORDINATE ALL TAPPING OF EXISTING WATERLINES WITH THE CITY OF COLUMBIA.
4. THE MATERIALS AND CONSTRUCTION OF ALL WATER SYSTEM FACILITIES IN THIS PROJECT SHALL BE GOVERNED BY THE CITY OF COLUMBIA STANDARD SPECIFICATIONS.
5. NO CONSTRUCTION ALLOWED UNTIL CONSTRUCTION PERMITS ARE RECEIVED FROM THE CITY OF COLUMBIA AND SCDHEC.
6. NO USAGE ALLOWED UNTIL OPERATION PERMITS ARE RECEIVED FROM CITY OF COLUMBIA AND SCDHEC.
7. NOTIFY THE CITY OF COLUMBIA 72 HOURS BEFORE COMMENCING CONSTRUCTION.
8. ALL DISTURBED AREAS TO BE SEED AS SOON AS PRACTICALLY POSSIBLE, BUT IN NO CASE SHALL THE SEEDING TAKE LONGER THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY HAS TEMPORARILY OR PERMANENTLY CEASED.
9. ALL EXCAVATION FOR THIS PROJECT IS UNCLASSIFIED. WHEN EXCAVATING REMOVE ALL MATERIALS OF WASTE SUBSTANCE ENCOUNTERED.
10. THE CONTRACTOR SHALL CAREFULLY STUDY AND COMPARE THE CONSTRUCTION DOCUMENTS AND SHALL IMMEDIATELY REPORT TO THE ENGINEER ANY DISCREPANCIES OR OMISSIONS DISCOVERED ON THE PLANS OR AT ANY TIME PRIOR TO COMMENCING CONSTRUCTION.
11. CONTRACTOR TO PROVIDE THE ENGINEER AS-BUILTS OF THE WATER SYSTEM AS-BUILT INFORMATION TO BE PROVIDED BY A REGISTERED LAND SURVEYOR IN DIGITAL FORMAT.
12. ALL WATERLINES SHALL HAVE 36" (MIN.) COVER.
13. CONTRACTOR TO USE FITTINGS AS NECESSARY. ALL FITTINGS SHALL BE INSTALLED WITH METALLIC RESTRAINTS, OR EQUAL.
14. CONTRACTOR TO PROVIDE THURST BLOCKS FOR ALL CONNECTIONS OR CHANGES IN DIRECTION WHETHER SHOWN OR OMITTED ON THE PLANS.
15. WHERE PVC PIPE IS USED, A CONTINUOUS #12 GAUGE BLUE INSULATED COPPER TRACER WIRE, APPROVED BY THE WATER UTILITIES DEPARTMENT, SHALL BE INSTALLED WITHIN THE PIPE. THE WIRE SHALL BE SPACED TO ALLOW CONNECTION OF EQUIPMENT FOR TRACKING THE PIPE AND PREVENT INTERFERENCE OF OPERATING THE VALVE OR METER.
16. ALL WATER LINES SHALL GENERALLY BE LAID 3.5' FROM THE PROPERTY LINE OR AS SHOWN.
17. CONTRACTOR TO PROVIDE A WATER SERVICE LINE AND METER BOX TO EACH LOT WHETHER SHOWN OR OMITTED ON THE PLANS UNLESS OTHERWISE NOTED.
18. ALL WATERLINE LENGTHS ARE APPROXIMATE.
19. ALL WATER MAINS SIZE ARE LABELED.
20. CLEAR AND GRAD AS NECESSARY FOR INSTALLATION OF THE WATERLINE.
22. ALL VALVES AND BLOWOFFS SHALL BE PLACED OUTSIDE OF PAVED AREAS.
23. ALL WATERLINES SHALL HAVE A 10' EASEMENT CENTERED ON THE PIPE UNLESS OTHERWISE NOTED.
24. ALL WATERLINES TO BE DUCTILE IRON PIPE (DIP).

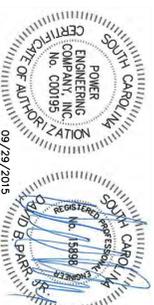
LEGEND



WATER PROVIDER: CITY OF COLUMBIA
 P.O. BOX 147
 COLUMBIA, SC 29217
 PHONE: (803) 545-3400

OWNER: GREAT SOUTHERN HOMES
 ATTN: SCOTT MORRISON
 901 N. ROYAL TOWER DRIVE
 COLUMBIA, SC 29207
 PHONE: (803) 599-4734
 scott.morrison@greatsouthernhomes.com

ENGINEER: POWER ENGINEERING COMPANY, INC.
 3229 SUNSET BLVD., SUITE A
 WEST COLUMBIA, S.C. 29169
 PHONE: (803) 218-0777
 FAX: (803) 218-0777
 EMAIL: don@powereng.net



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WATER DISTRIBUTION PLAN
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PREPARED BY
POWER ENGINEERING COMPANY, INC.
 ENGINEERS - PLANNERS
 COLUMBIA, SC

REVISIONS	BY
6-23-15	D.H.C.
8-10-15	D.B.P.
ADDED 1090 STORM DRAIN POWERLINES & FENCES	D.H.C.
07/29/15	D.H.C.
109-18-15	D.H.C.
109-18-15	D.H.C.
10-19-15	D.H.C.



November 12, 2014

Power Engineering, Inc.
Attn: David Parr
138 Westpark Blvd
Columbia, SC, 29210

RE: Hiller Road Subdivision
RCF # SD14-079
TMS # 00400-01-03
73 lots/ 37 acres

Dear Mr. Parr:

Please be advised the Sketch Plan entitled "**Hiller Road Subdivision**", dated **10/1/2014 with revisions through 11/3/2014**, is **approved**.

The following items must be addressed on the preliminary plans:

Andrea Bolling, Floodplain Coordinator (803-576-2150):

1. Approved for concept. Agreement with the wetland delineations shown on the plans will need to be provided from the Army Corps of Engineers with the preliminary plan submittal.

The following is noted for informational purposes:

1. Upon written notice of sketch plan approval for a phase, the applicant shall have a two (2) year vested right to proceed with the development of the approved subdivision phase under the regulations that are in place at the time of subdivision approval. Failure to submit an application for preliminary plan approval within this two (2) year period shall render the sketch plan approval void. **Approval of the above-referenced sketch plan will expire on November 12, 2016.** However, the applicant may apply to the planning department for a one (1) year extension of this time period no later than 30 days and no earlier than 120 days prior to the expiration of the sketch plan approval.
2. Preliminary plans may now be submitted as project type Major Subdivision Preliminary via eTrakit at <http://etrakit.rcgov.us/etrakit3/>

Sincerely,

Carroll Williamson
Land Development Administrator



September 03, 2015

POWER ENGINEERING COMPANY
138 Westpark Blvd
Columbia, SC 29210

RE: Hidden Oaks Subdivision
RCF # SD15-030
TMS # R00400-01-03

Dear POWER ENGINEERING COMPANY:

The above referenced project entitled "**Hidden Oaks Subdivision**", **dated 5/10/2015 with revisions through 8/18/2015**, has been reviewed and APPROVED in accordance with Section 26 of the Richland County Land Development Code.

Sincerely,

Staff
Richland County Development Services

Richland County Internet Mapping 7.2

Parcel Information:

<http://www.richlandmaps.com/apps/gmap/?base=satellite&taxid=R01404-01>
 Parcel Number: R01404-01-03
 Situs Address: S/S HILLER RD
 Primary Zoning: PDD
 Secondary Zoning:
 Tax District: 6UD
 NBHD Code: 118.19
 Assessed Value: 600
 Building Value: 0
 Land Value: 600
 Acreage: 0.260
 Owner Name: COUNTY OF RICHLAND
 Owner Address: 2020 HAMPTON STREET
 Owner Address:
 Owner City: COLUMBIA
 Owner State: SC
 Owner ZIP: 29201
 Bedrooms: 0
 Bathrooms: 0
 Year Built:
 Heated Sq Feet: 0 ft²
 Last Sale Date: October 2, 2002
 Last Sale Price: \$0
 Legal Description: PUMP STATION
 Legal Description: 50X41.7X214X37.3X70.4X--X40.2X
 Legal Description: 32.4X47.1X195.8
 Legal Description: #SU THE VILLAGE @ HILTON PH 1

Pointer: 34.132758, -81.293492

7:54 AM
10/12/2015

Wastewater Construction Permit Bureau of Water



PROJECT NAME: HIDDEN COVE SUBDIVISION	COUNTY: RICHLAND
LOCATION: Near the intersection of Hiller Grove Road and Indian Fork Road	

PERMISSION IS HEREBY GRANTED TO: GS-JACOBS CREEK LLC
90 N ROYAL TOWER DR
IRMO SC 29063

for the construction of a sanitary sewer system in accordance with the construction plans, specifications, design calculations and the Construction Permit Application signed by David Parr, Registered Professional Engineer, S.C. Registration Number: 15898.

PROJECT DESCRIPTION: Approximately 3647 LF of 8" PVC gravity sewer, 21 manholes, one duplex pump station and 27 LF of 4" force main to serve 70 residential lots.

TREATMENT FACILITY: The wastewater will be discharged to the RICHLAND COUNTY UTILITIES & SERVICES (NPDES permit SC0046621) at a design flow rate of 21000 gallons per day (GPD).

STANDARD CONDITION:

NOTE: In accepting this permit, the owner agrees to the admission of properly authorized persons at all reasonable hours for the purpose of sampling and inspection. This is a permit for construction only and does not constitute DHEC approval, temporary or otherwise, to place the system in operation. An Approval to Place in Operation is required and can be obtained following the completion of construction by contacting the COLUMBIA EQC OFFICE at 803-896-0620. Additional permits may be required prior to construction (e.g., Stormwater).

SPECIAL CONDITIONS:

1. This construction permit is being issued based on the technical review being provided by the RICHLAND COUNTY PUBLIC WORKS under the Delegated Review Program. An approval to place in operation will not be granted if there are certain deficiencies that are noted regarding the requirements of R.61-67.

PERMIT NUMBER:	39147-WW
ISSUANCE DATE:	October 14, 2015
EXPIRATION DATES:	Construction must be completed and the Approval to Place in Operation granted prior to October 14, 2018 or this permit will expire.


Ann R. Clark, Director
Stormwater, Construction, and Agriculture
Permitting Division

GBA (DRP)

Richland County Council Request of Action

Subject:

Comprehensive Youth Program

Notes:

Staff and the Clerk's Office are working in conjunction with the Sheriff's Department, Magistrate's Office, Solicitor's Office and the Alvin S. Glenn Detention Center to develop a plan of action regarding a comprehensive youth program. Once completed, Staff and the Clerk's Office will report this information back to the Committee for their review and action.

Richland County Council Request of Action

Subject:

Motions Related to the Development of a Diversity Statement and the Feasibility of Conducting a Workplace Diversity Study

Notes:

At the February 9, 2016 Council meeting, the following motions related to the development of a diversity statement and the feasibility of conducting a workplace diversity study were brought forth:

“Based on the recommendations of the diversity consultant, move that Council request staff to explore the feasibility of conducting a Workplace Diversity Study to include not simply a statistical analysis of the County workforce but also those factors brought up by Councilman Livingston regarding inclusion and accommodation. Upon receipt of the staff report, Council would then address if and when to move forward with this study and determine a means to pay for it. [PEARCE, DIXON and MANNING]”

“I move that Council develop a Diversity Statement for Richland County [MANNING]”

“Create a Diversity Statement for Richland County [MALINOWSKI]”

"Richland County is an Equal Opportunity Nondiscrimination Employer". I move that Richland County adapt these words as its Diversity Statement [JACKSON]”

Staff is working to move forward with the aforementioned motions. Staff will bring this item to the Committee for their consideration at a future Committee meeting.

Richland County Council Request of Action

Subject:

Motion to Have a Subcommittee Examine the County's EMS Services

Notes:

At the December 15, 2015 Special Called Council meeting, Mr. Rose brought forth the following motion:

“Move to have a subcommittee examine the County's EMS Services Department with input from EMS workers”

Staff is working to identify possible options for moving forward with Mr. Rose's motion. Staff will bring this item to the Committee for their consideration at a future Committee meeting.