



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

July 26, 2016 - 5:00 PM
2020 Hampton St.

Call to Order

Approval of Minutes

- 1 Regular Session: June 28, 2016 [PAGES 4-6]

Adoption of Agenda

Items for Action

- 2 Petition to Close Terramont Drive [PAGES 7-14]
- 3 Department of Public Works: Maintenance and Cleaning Project [PAGES 15-21]
- 4 Request for Easement – Hiller Road [PAGES 22-43]

Items Pending Analysis: No Action Required

- 5 Comprehensive Youth Program [PAGE 44]
- 6 Motions Related to the Development of a Diversity Statement and the Feasibility of Conducting a Workplace Diversity Study [PAGE 45]
- 7 Motion to Have a Subcommittee Examine the County's EMS Services [PAGE 46]
- 8 Motion to Develop Rental Ordinance(s) [PAGE 47]

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

June 28, 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 5:00 PM

APPROVAL OF MINUTES

Regular Session: May 24, 2016 – Mr. Malinowski moved, seconded by Mr. Jackson, to approve the minutes as distributed. The vote in favor was unanimous.

ADOPTION OF AGENDA

Mr. Malinowski moved, seconded by Mr. Jackson, to adopt the agenda as published. The vote in favor was unanimous.

ITEMS FOR ACTION

Recycling Collection Agreements with Richland District One, Richland District Two and District 5 of Lexington and Richland Counties – Mr. McDonald stated staff is requesting they be given the authority to explore and enter discussions with the school districts to provide recycling services previously provided by Sonoco. This item will come back to committee and Council for final approval.

Mr. Malinowski inquired about the school districts current collection costs and approximate cost per cart.

Mr. Curtis stated the cost for the carts is approximately \$50.57 and the school districts are currently are paying nothing for Sonoco's services.

Mr. Jackson moved, seconded by Mr. Malinowski, to forward to Council with a recommendation to authorize staff to engage in discussions and negotiations with the aforementioned school districts to provide recycling roll carts. The negotiations would establish reimbursement schedules to the County for both collections cost and roll cart purchase costs as well as defining any startup financial assistance to be provided by the county. The vote in favor was unanimous.

Council Members Present

Julie-Ann Dixon, Chair
District Nine

Bill Malinowski
District One

Damon Jeter
District Three

Norman Jackson
District Eleven

Others Present:

Tony McDonald
Warren Harley
Kevin Bronson
Brandon Madden
Michelle Onley
Roxanne Ancheta
Kim Roberts
Larry Smith
Daniel Driggers
Ismail Ozbek
Shahid Khan
Rudy Curtis
Geo Price
Donny Phipps
Dale Welch
Rob Perry

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

– Mr. Jackson stated the National Guard suggested to him the County request their assist with repairing of the roads and bridges caused by the recent flooding. Mr. Jackson’s recommendation is to explore engaging the National Guard for assistance.

Mr. Malinowski inquired about the liability to the County if the National Guard’s services are utilized.

Mr. McDonald stated if the County engages or participates in the repair of dams that have been breached and/or damaged during the flood, what does that mean for the County in regard to liability in the future?

Mr. Malinowski stated he does not believe the County should be requesting the National Guard’s assistance with repairing dams since the dams are private.

Mr. McDonald stated it is his understanding that a private organization or HOA cannot directly request and receive assistance from the National Guard because it is a State Government agency.

Mr. Malinowski moved, seconded by Mr. Jackson, to forward to Council with a recommendation to request engineering and construction assistance from the National Guard for dams located in the County that were damaged by the October flooding event. The vote in favor was unanimous.

Building Services: Adoption of the 2015 Code Editions – Mr. McDonald stated this is a routine request to update the building codes with the new editions put out by the State.

Mr. Phipps stated modifications to the State codes have to be adopted by the County.

Mr. Malinowski moved, seconded by Ms. Dixon, to forward to Council with a recommendation to 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. The vote in favor was unanimous.

City of Columbia Request for Easement – Decker Blvd. – Mr. McDonald stated the City of Columbia has requested an easement on a portion of County-owned property on Decker Boulevard to upgrade the existing waterlines in the area.

Mr. Malinowski inquired if this request will require a loop.

Mr. Khan stated this request is for an extension of water service and will not require looping.

Mr. Jeter moved, seconded by Ms. Dixon, to forward this item to Council without a recommendation. The vote was in favor.

Request for Easement – Hiller Road – Mr. McDonald stated this request is to construct waterlines on County-owned property, which is used for a County-owned and operated sewer pump station. The intent of the extension of the waterline is to provide service to the proposed Hidden Cove subdivision planned in District 1.

Mr. Malinowski requested the City of Columbia to define the purposes of looping. Is it for water quality to the customers or is it their objective for additional commercial ventures?

Mr. Jackson expressed his concern with the looping and the existing annexation laws.

Mr. Malinowski additionally requested a legal opinion on whether the proposed waterline be approved for water quality purposes only and not allow further expansion of the line to get more customers or be allowed to annex.

Mr. Smith stated there have been opinions published that indicate if the municipality provides water and the residents sign up for service the municipality would then have the ability to annex those residents.

Mr. Malinowski stated it was related to him there were high pressures tactics used to get the residents to sign the easement paperwork.

Mr. Malinowski moved, seconded by Mr. Jackson, to defer this item until the July committee meeting. 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 5:34 PM.

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

Richland County Council Request of Action

Subject:

Petition to Close Terramont Drive

Richland County Council Request of Action

Subject: Petition to Close Terramont Drive

A. Purpose

County Council is requested to approve, deny or make a recommendation with respect to a Petition for Road Closing regarding Terramont Drive in accordance with Richland County Code of Ordinances (Roads, Highways and Bridges) section 21-14. The road is more particularly described in the attached Petition For Road Closing and Abandonment filed in the case of *Columbia Automotive, LLC, d/b/a Midlands Honda v. Richland County, South Carolina*, Civil Action No.: 16-CP-40-3993.

B. Background / Discussion

Richland County Code of Ordinances (Roads, Highways and Bridges) section 21-14 requires the County Attorney to consult with the County’s Planning, Public Works and Emergency Services departments and to forward the request to abandon or close a public road or right-of-way to County Council for disposition. The petition was filed in circuit court on June 28, 2016. Terramont Drive is a dead-end road and Columbia Automotive/Midlands Honda owns all property that is served by Terramont Drive. The attached Petition provides additional details.

This property is located in County Council District 7.

C. Financial Impact

There is no apparent financial impact associated with this request.

D. Alternatives

1. Approve the request to close Terramont Drive.
2. Do not approve the request and contest the matter in circuit court.

E. Recommendation

As this is a litigation matter exempt from disclosure pursuant to S.C. Code of Laws Ann. Section 30-4-40(7), recommendation may be provided in accordance with the executive session prescriptions of 30-4-70.

Recommended by: Lauren S. Hogan

Department: Legal

Date: 7/7/2016

F. Reviews

(Please **SIGN** your name, ✓ the appropriate box, and support your recommendation before routing. Thank you!)

Finance

Reviewed by: Daniel Driggers

Date: 7/11/16

Recommend Council approval

Recommend Council denial

Comments regarding recommendation:

No recommendation made since it would be contingent upon the legal recommendation to be provided in executive session.

Public Works

Reviewed by: Ismail Ozbek

Date: 7/13/16

Recommend Council approval

Recommend Council denial

Comments regarding recommendation:

Emergency Services

Reviewed by: Michael Byrd

Date: July 13, 2016

Recommend Council approval

Recommend Council denial

Comments regarding recommendation: The Emergency Services Department has no objection.

Legal

Reviewed by: Elizabeth McLean

Date: 7/14/16

Recommend Council approval

Recommend Council denial

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

Administration

Reviewed by: Warren Harley

Date: 7/15/16

Recommend Council approval

Recommend Council denial

Comments regarding recommendation:

STATE OF SOUTH CAROLINA)
 COUNTY OF RICHLAND)
 Columbia Automotive, LLC, d/b/a Midlands)
 Honda,)
)
) Petitioner,)
)
 v.)
)
) Richland County, South Carolina,)
)
) Respondent.)

IN THE COURT OF COMMON PLEAS

Case No.:

**PETITION FOR ROAD CLOSING
 AND ABANDONMENT
 PURSUANT TO S.C. CODE OF LAWS
 SECTIONS 57-9-10 et seq.**

RICHLAND COUNTY
 FILED
 2016 JUN 28 PM 3:56
 JENNIFER W. MCBRIDE
 C.P. & G.S.

Columbia Automotive Company, LLC, d/b/a as Midlands Honda ("Midlands Honda") submits this petition pursuant to S.C. Code Ann. Sections 57-9-10 et seq., to request that Terramont Road, located in Richland County be closed and abandoned. In support of the petition Midlands Honda would show the following:

1. Midlands Honda is the owner of property in Richland County located at 124 Killian Commons Parkway (TMS R17400-09-17). That parcel is located at the intersection of I-77, Killian Road and Terramont Drive. Midlands Honda operates a Honda dealership on the parcel at 124 Killian Commons Parkway.
2. Terramont Drive is a one block long street that formerly connected Killian Road and Killian Commons Parkway. From the time that Midlands Honda began operations in 2007 through the summer of 2013 most of the customers of Midlands Honda reached the dealership from Terramont Drive. In the summer of 2013 the South Carolina Department of Transportation closed Terramont Drive by barricading both ends of the street. At a later time the barricades at the intersection with Killian Commons Parkway were removed. However, the closing of the

intersection of Terramont Drive and Killian Road is permanent and Terramont Drive is now a one block long, dead-end road.

3. On June 6, 2016 Midlands Honda acquired the lot located at 120 Killian Commons Parkway (TMS R17400-09-18). That lot is directly across Terramont Drive from the Midlands Honda dealership. It is the only other property that is served by Terramont Drive.

4. Terramont Drive is owned by Richland County. It was conveyed by a deed of all of the roads in Killian Commons Phase I by deed dated November 25, 2008 and recorded January 13, 2010 at RB1581, Page 1562, and shown on the plat recorded at RB1240, Page 3340.

5. As required by S.C. Code Ann. Section 57-9-10 (Supp. 2015) Midlands Honda has caused a classified advertisement to be published in a Richland County newspaper for three consecutive weeks giving notice to the public that it would be filing this petition for the closing and abandonment of Terramont Road.

6. As required by S.C. Code Ann. Section 57-9-10 (Supp. 2015) Midlands Honda has arranged for a sign to be posted along Terramont Road giving notice, in accordance with South Carolina Department of Transportation regulation R. 63-1000, that a petition to close and abandon Terramont Road has been filed.

7. Terramont Drive is now a one-block long, dead-end road that is no longer of any benefit to the public. Closing it would be in the public interest for several reasons.

- Closing and abandoning of Terramont Drive would have no effect on the ability of any member of the public to gain access to any property.
- No owner of property in Killian Commons would have access to his property limited or restricted in any way by the closing and abandoning of Terramont Drive.

- Closing and abandoning of Terramont Drive would relieve Richland County of the obligation to maintain the road and would return the property to the tax base.

8. WHEREFORE, based on the foregoing facts, petitioner Midlands Honda requests the following relief from this Court:

a) Pursuant to S.C. Code Ann. Section 57-9-20, entry of an order determining that it is in the best interests of all concerned that Terramont Road be abandoned and closed; and

b) Pursuant to S.C. Code Ann. Section 57-9-20 that Richland County be ordered to convey via quit-claim deed title to the roadway to Midlands Honda as the owner of both parcels that adjoin Terramont Road; and

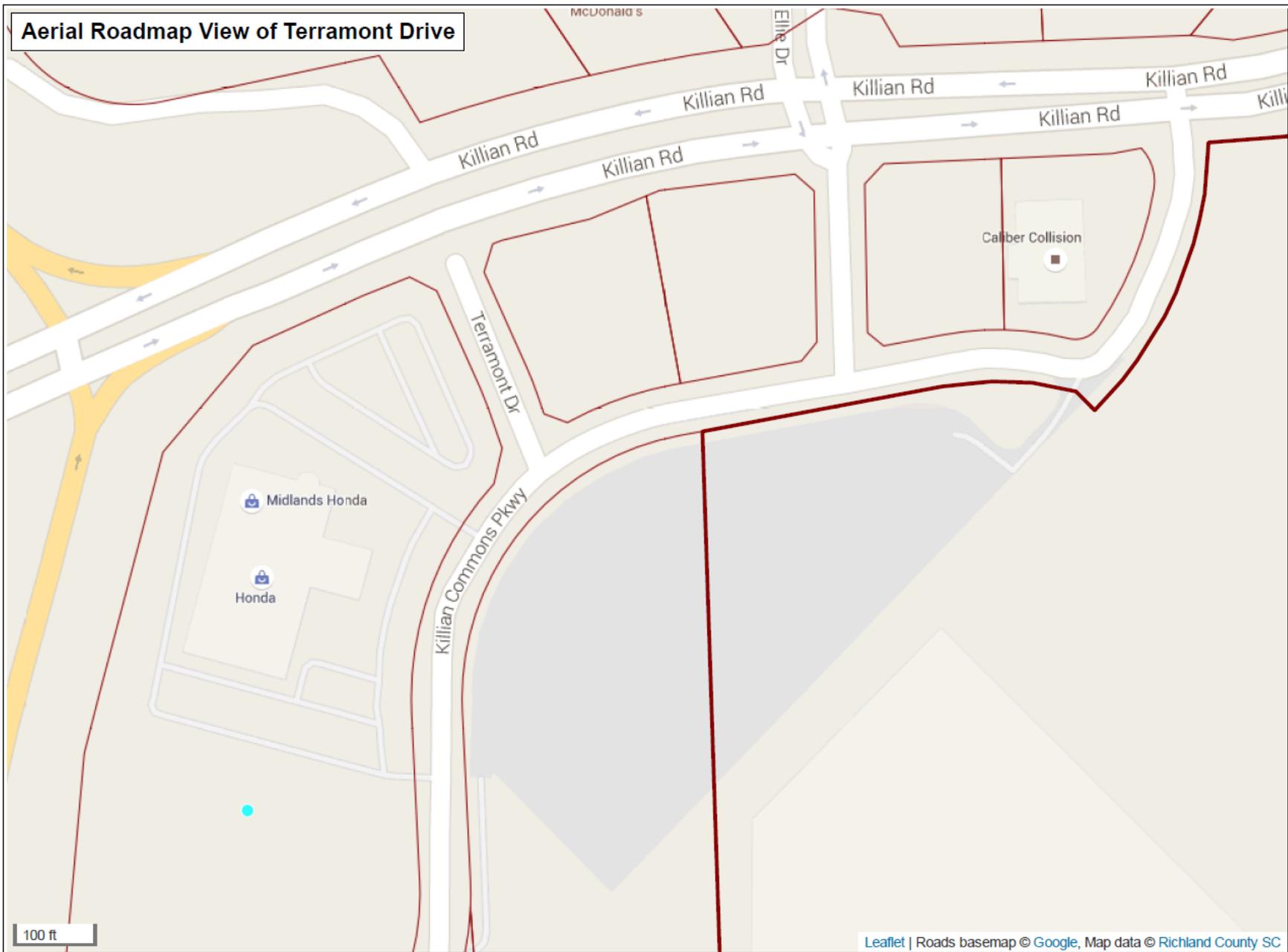
c) Such other and further relief as the Court determines is appropriate.



Frank R. Ellerbe, III [SC Bar # 1866]
ROBINSON, MCFADDEN & MOORE, P.C.
Post Office Box 944
Columbia, SC 29202
(803) 779-8900
Email: fellerbe@robinsonlaw.com

Counsel for Petitioner

June 28, 2016



Aerial Satellite Imagery View of Terramont Drive



Richland County Council Request of Action

Subject:

Department of Public Works: Maintenance and Cleaning Project

Richland County Council Request of Action

Subject: Department of Public Works: Maintenance and Cleaning Project

A. Purpose

County Council is requested to approve awarding the contract to Cooper Sand, Inc. in the amount of \$166,000 for the cleaning of sediment out of Greengate Pond, also known as Upper Pine Lake.

B. Background / Discussion

Richland County installed the Greengate Pond forebay. In October 2004 the Greengate Home Owners Association representative received a letter from the Public Works Director stating that it was the intent of the Public Works Department “to inspect the [Greengate Pond] forebay on an annual basis on or near the anniversary of our recent maintenance activity.” This intent included an expectation to maintain the pond’s forebay every 18 to 24 months. The forebay was inspected in 2008, but no maintenance occurred and the lack of maintenance resulted in an increased amount of sediment in the upper portion of the Greengate Pond.

In 2014, the Stormwater Division started the process to remove sediment from the upper portion of Greengate Pond. Due to the nature of removing the sediment from the pond and since the Public Works department does not have the equipment to remove all the sediment, a request for bids from contractors to remove the sediment went out in April 2015. In May 2015, a Statement of No Award was issued on the project as all bids received were deemed Non Responsive. In August 2015, multiple Public Works staff met with the Greengate HOA representative to discuss the next steps. During that meeting it was agreed that the Public Works Roads and Drainage staff would follow the current private pond maintenance policy and remove as much sediment as possible with its equipment from the banks of the southern end of the pond. Once County forces removed as much sediment as possible, the Stormwater Division would work on a new bid package and once again solicit quotes from contractors to remove the remaining sediment with the hope the bids will be less due to a smaller amount of sediment to be removed.

The Public Works Department completed their work in April 2016. The removal of the remaining sediment was put out for bid in May 2016. Final bids were received on May 26, 2016 in the amounts of \$625,000 from Richardson Construction, \$208,750 from L&J, Inc. and 166,000 from Cooper Sand.

This pond is located in County Council District 3.

C. Legislative / Chronological History

This is a staff initiated request.

D. Financial Impact

The lump sum bid for the project includes the following:

Mobilization	\$8,500
Sediment Removal	\$90,000

Sediment Hauling Cost	\$18,000
Landfill Tipping Fee	\$37,000
Clearing & Grubbing	\$2,760
Silt Fence	\$1,300
Silt Fence Outlets	\$1,000
Timber Matting, Corduroy and/or Geotextile	\$7,000
Clean up, Misc. Seeding, Mulching	\$500
TOTAL	\$166,060.00

Future costs will include the continued maintenance of the Greengate Pond forebay.

E. Alternatives

1. Approve the request to award the contract to Cooper Sand for the removal of sediment in Greengate Pond in the amount of \$166,000. This will alleviate the problem of excess sediment in the pond due to failure to maintain the forebay.
2. Do not approve the request to award the contract to Cooper Sand for the removal of sediment in Greengate Pond. This will leave the sediment in the pond.

F. Recommendation

It is recommended that Council approve the request to award the contract to Cooper Sand for the removal of sediment in Greengate Pond.

Recommended by: Synithia Williams
 Department: Public Works/Stormwater Division
 Date: 5/31/2016

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: 7/21/16
 Recommend Council approval Recommend Council denial
 Comments regarding recommendation:

Recommendation is based prior approval of project and funding is included in current budget.

Procurement

Reviewed by: Christy Swofford Date: 7/22/16
 Recommend Council approval Recommend Council denial
 Comments regarding recommendation:

Legal

Reviewed by: Elizabeth McLean

Date: 7/22/16

Recommend Council approval

Recommend Council denial

Comments regarding recommendation: Assuming that this project already received prior approval, this is a policy decision left to Council's discretion.

Administration

Reviewed by: Warren Harley

Date: 7/22/16

Recommend Council approval

Recommend Council denial

Comments regarding recommendation:



RICHLAND COUNTY
Department of Public Works
C. Laney Talbert Center
400 Powell Road

Columbia, South Carolina 29203

Voice: (803) 576-2400 Facsimile: (803) 576-2499

<http://www.richlandonline.com/departments/publicworks.htm>

October 27, 2004

Mr Miles Moriarty, President
Greengate Subdivision Lakefront Owners
Post Office Box 23505
Columbia, South Carolina 29223

Re: Your letter of September 22, 2004

Dear Mr Moriarty:

Thank you for your recent letter regarding maintenance of the sediment forebay at the Greengate Subdivision.

Our intention will be to inspect the forebay on an annual basis on or near the anniversary of our recent maintenance activity. We anticipate the need to possibly dredge every 18 to 24 months, but will confirm with annual inspections. Now that we have the tools, the access and the experience, I am confident that future efforts shall be of a much more routine nature.

Additionally, we are actively working on the drainage concerns mentioned in your letter. I have enclosed the most recent copy of our projects list for your reference.

Thank you for your interest in Richland County Public Works.

Sincerely,

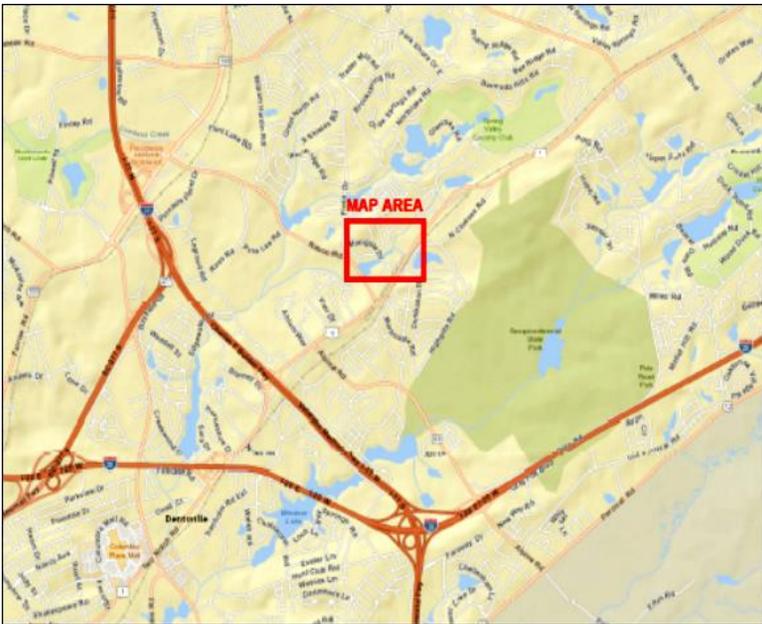
Richland County Public Works

A handwritten signature in black ink, appearing to read "Christopher S. Eversmann".

Christopher S. Eversmann, PE - *Director*
Director

encl

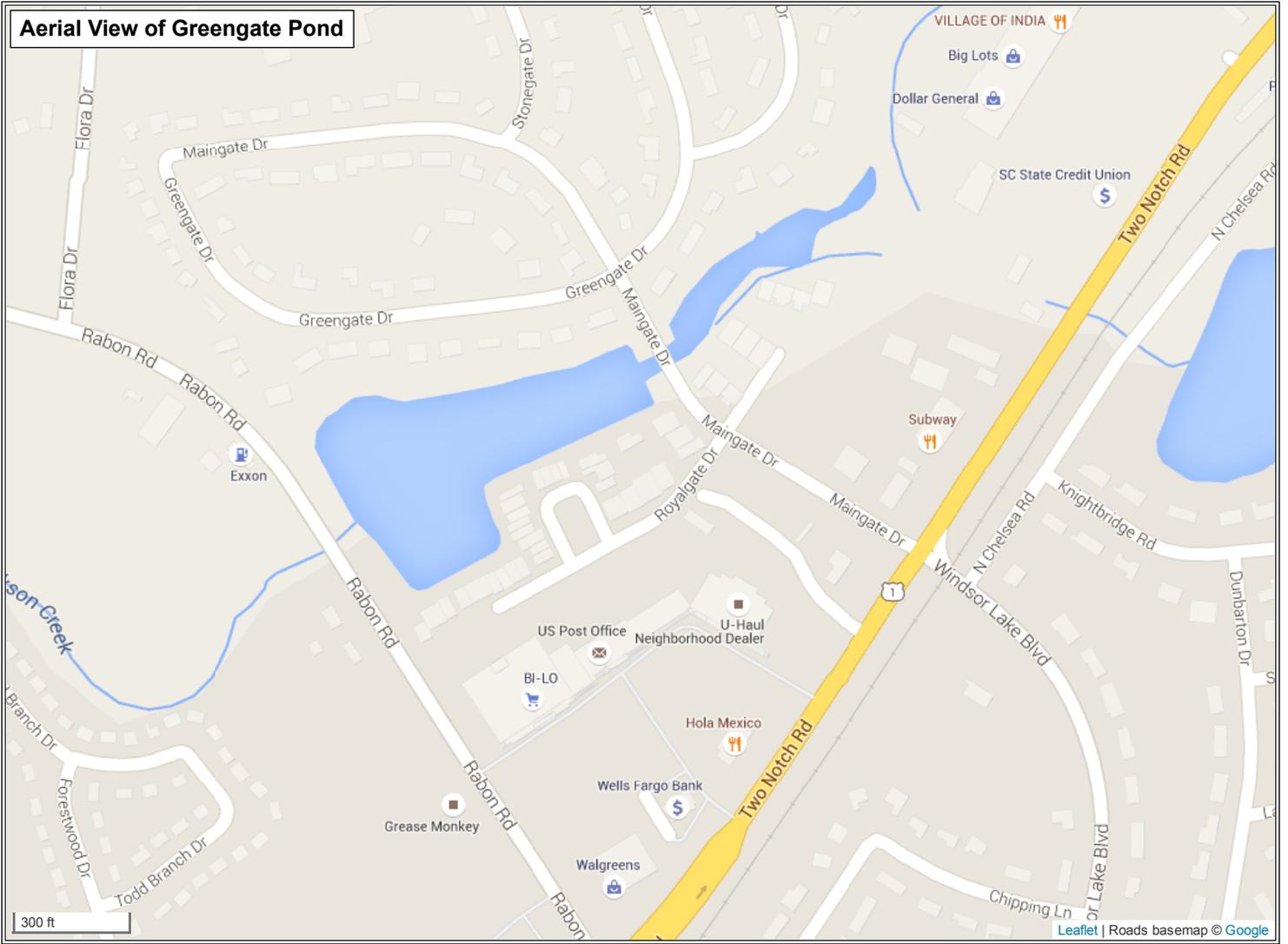
cc: (Mrs Joan Brady, County Council Representative, District # 8
Mrs Susan Brill, County Council Representative, District # 9
Mr Cary McSwain, County Administrator
Mr Tony McDonald, Assistant County Administrator
Mr "Rocky" Archer, PE, Stormwater Manager
Mr Darryl Buggs, Superintendent



REFERENCE:
GIS DATA LAYERS WERE OBTAINED FROM RICHLAND COUNTY GIS WEBSITE AND ESRI. THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY. ALL FEATURE
LOCATIONS DISPLAYED ARE APPROXIMATED. THEY AND ARE NOT BASED ON CIVIL SURVEY INFORMATION, UNLESS STATED OTHERWISE.

 Approximate Project Area

Aerial View of Greengate Pond



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

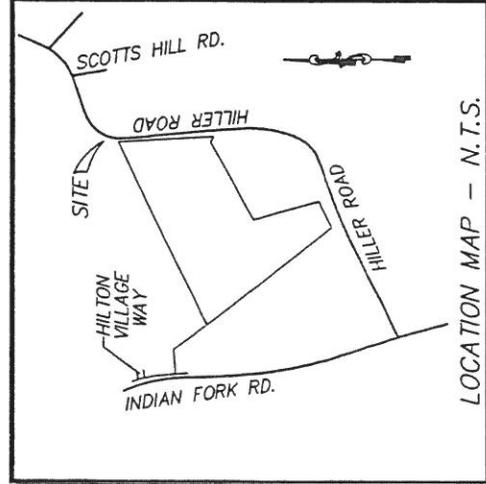
The foregoing instrument was acknowledged before me this _____ day of _____, 2015 by _____ (Name & Title of Officer) of _____ (City & State) on behalf of the within-named Grantor.

(Notary's Signature)

NOTARY PUBLIC FOR THE STATE OF _____ (State)

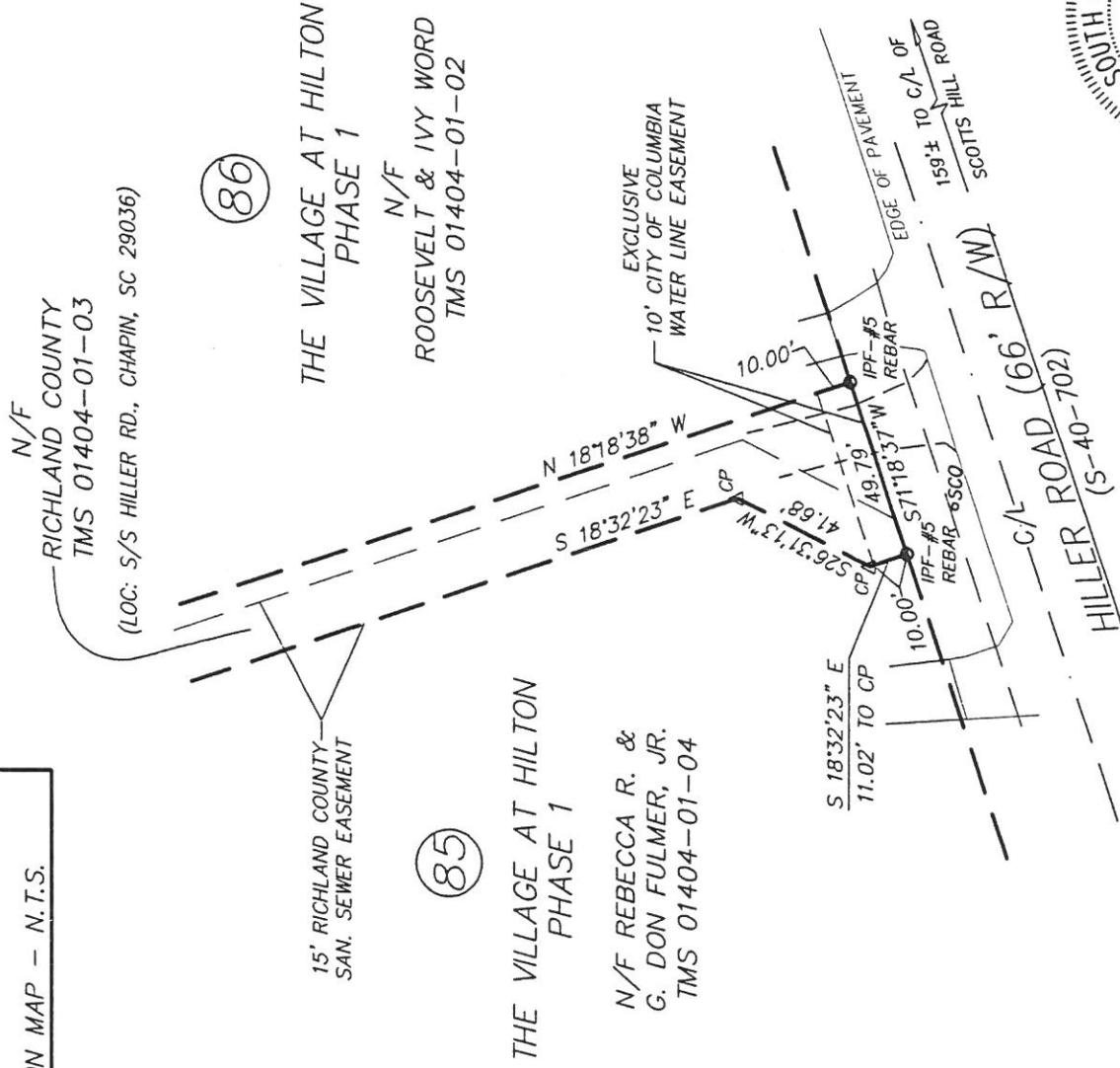
MY COMMISSION EXPIRES: _____ (Date)

EXHIBIT



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



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

SHEET 7 OF 9

CF# 334-21

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



RECEIVED

JUL 27 2015

POWER ENGINEERING CO., INC

Permission is Hereby Granted To:

GS JACOBS CREEK LLC
10511 TWO NOTCH RD
ELGIN SC 29045

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.

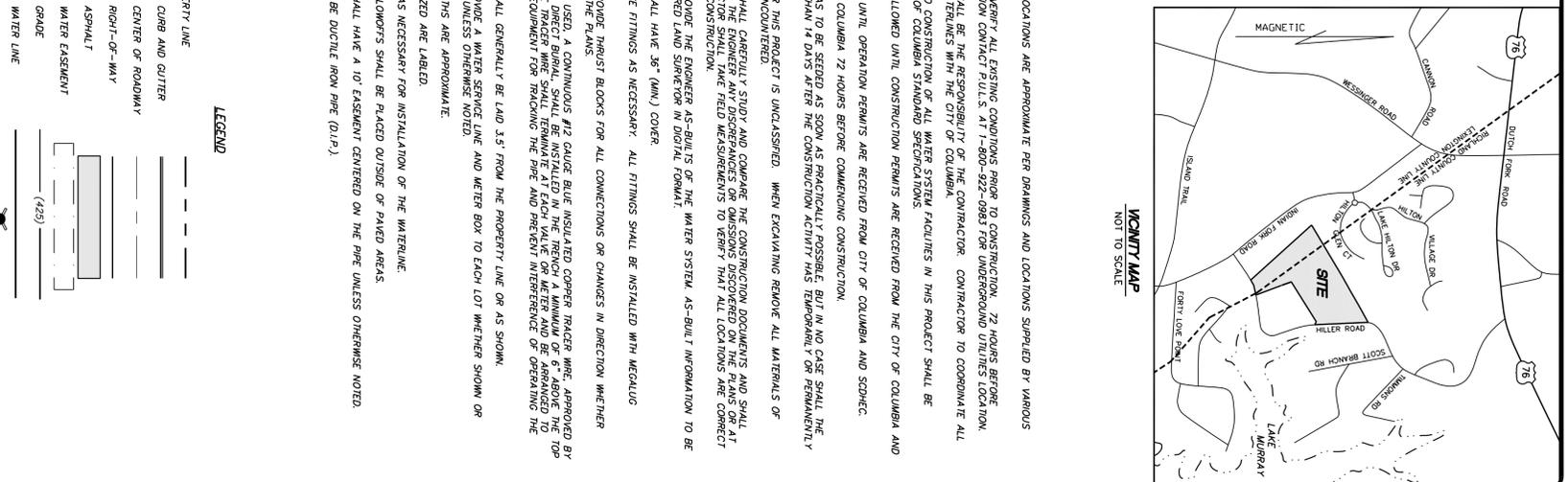
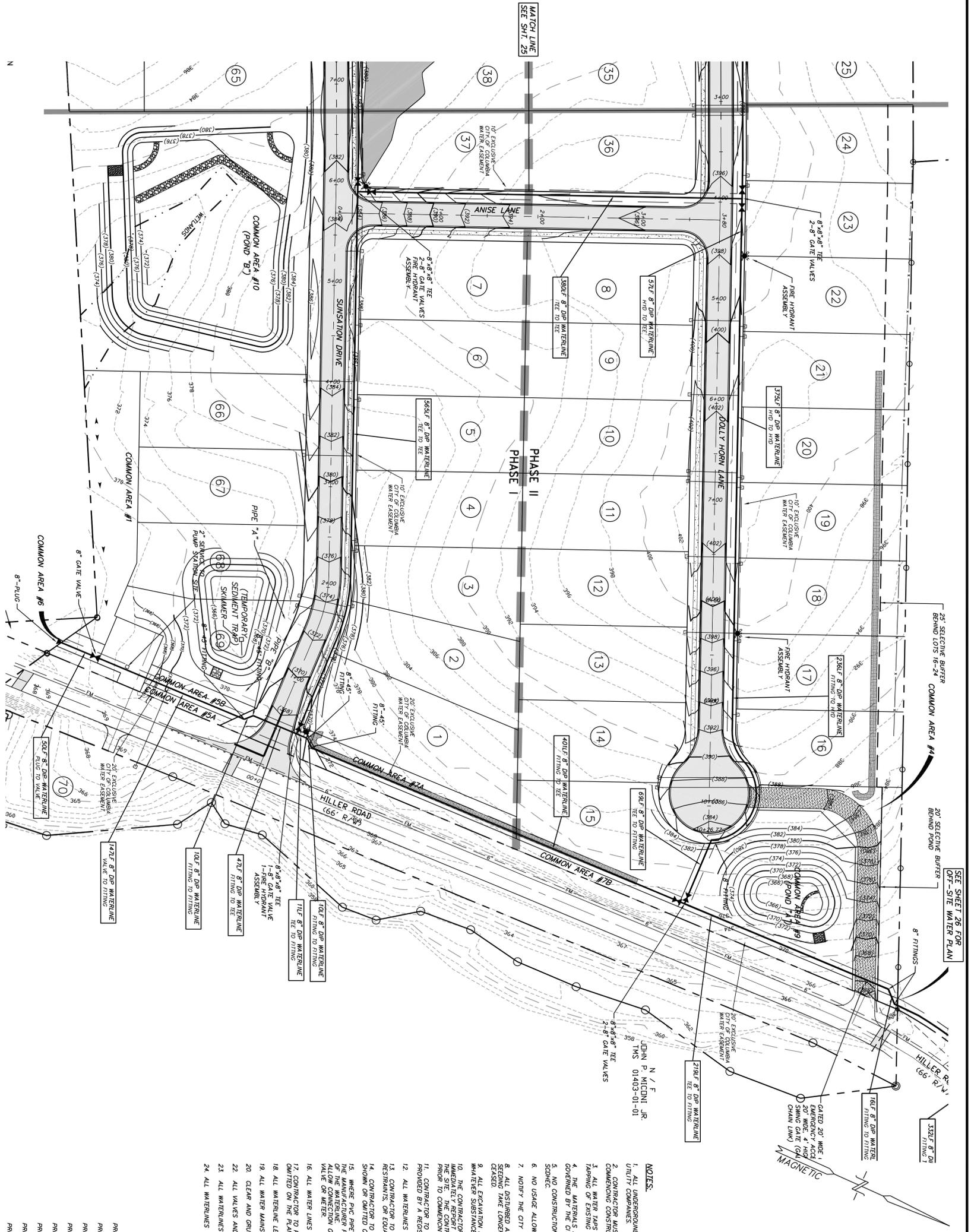
In accepting this permit, the owner agrees to the admission of properly authorized persons at all reasonable hours for the purpose of sampling and inspection.

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-#89 05-20-15	D.H.C.
REVISIONS PER COUNTY 06/16/15	D.H.C.
REUSE CITY WATER MAINS RIVER COUNTY 06/28/15	D.H.C.
REVISION LOTS 15-24 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.L.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 CONDUITS. 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 METALIC 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 ALL WATERLINES. THE CONTRACTOR SHALL TAKE FIELD MEASUREMENTS TO VERIFY THAT ALL LOCATIONS ARE CORRECT PRIOR TO COMMENCING CONSTRUCTION.
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 #49029002D, K. DATED SEPTEMBER 29, 2010, HAS BEEN REVIEWED AND THE PROPERTY IS NOT IN A SPECIAL FLOOD HAZARD AREA.

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

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

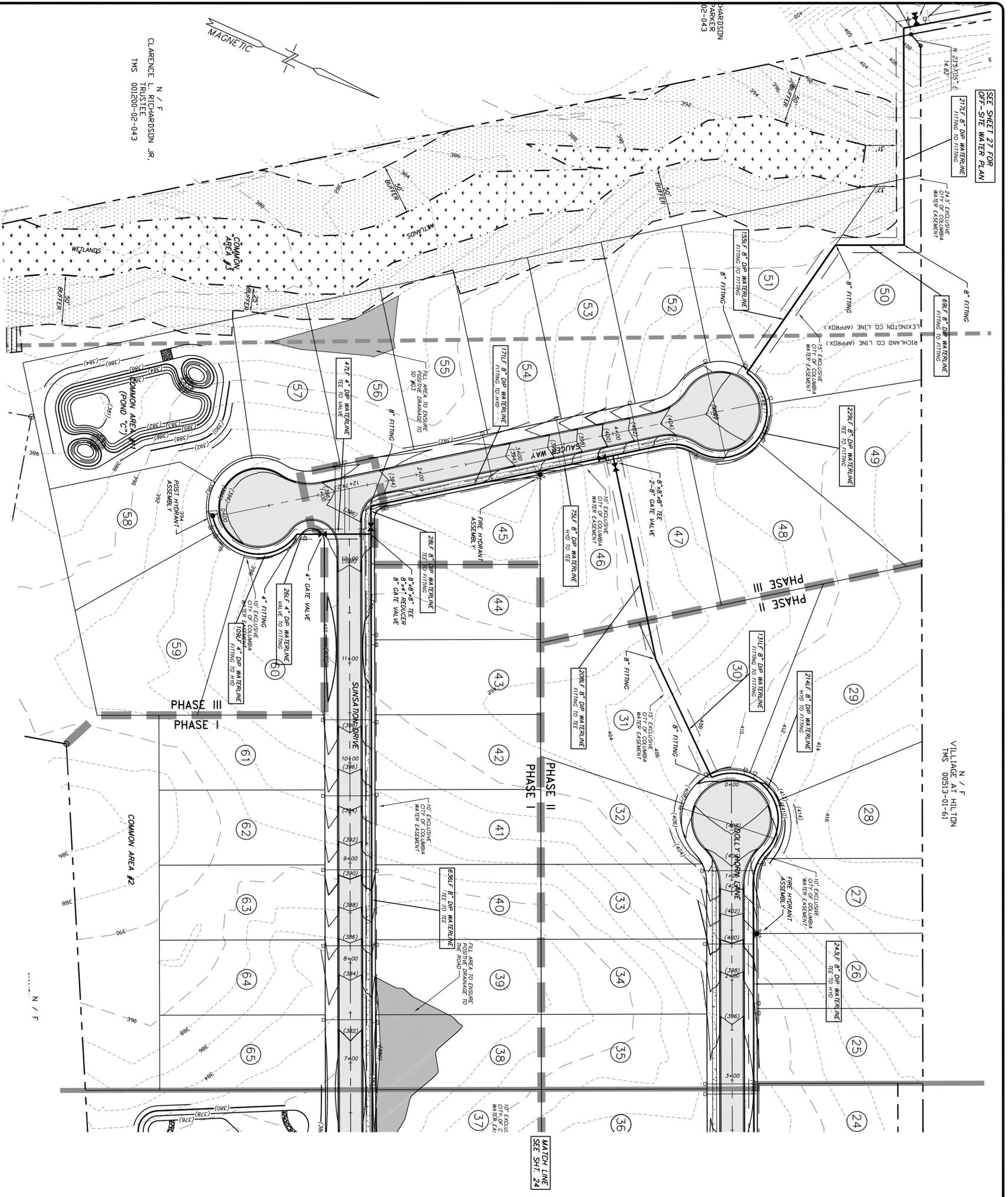
OWNER: GREAT SOUTHERN HOMES
 ATTN: SCOTT MORRISON
 3229 SWEET BLVD., SUITE A
 HILTON, SC 29928
 PHONE: (803) 216-8779
 FAX: (803) 216-8070
 EMAIL: dpm@powereng.net

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

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

REGISTERED PROFESSIONAL ENGINEER
 POWER ENGINEERING COMPANY, INC.
 NO. 000195
 09/29/2015

REGISTERED PROFESSIONAL ENGINEER
 SOUTH CAROLINA
 NO. 15888
 09/29/2015



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.
TRUSTEE
TMS 001200-02-043

FLOOD STATEMENT:
THE FEDERAL INSURANCE RATE MAP, PANEL #4300720020 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

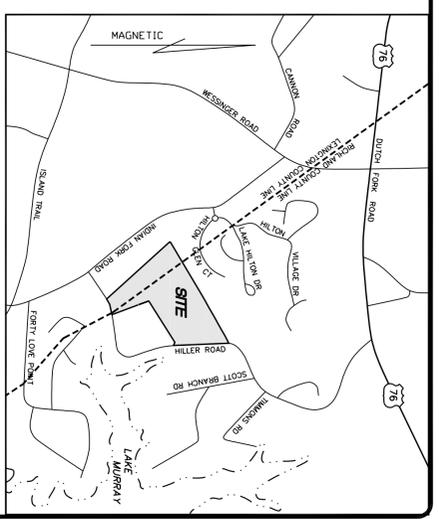
OWNER: GREAT SOUTHERN HOMES
ATTN: SCOTT MORRISON
90 N. ROYAL TOWER DRIVE
COLUMBIA, SC 29169
PHONE: (803) 699-4734
scott.morrison@gsh.com

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

TAX MAP AND ZONING INFORMATION

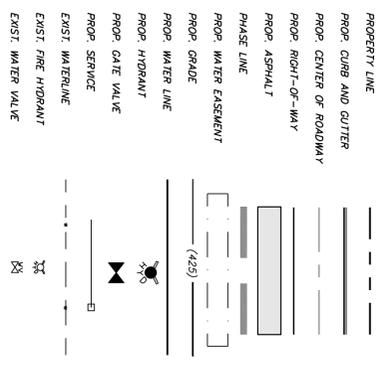
TMS #R00400-01-03
ZONED: RS-LD

SITE INFORMATION
TOTAL AREA = 37± ACRES
TOTAL LOTS = 69
MINIMUM LOT SIZE = 12,005 SQ. FT.
AVERAGE LOT SIZE = 14,167 SQ. FT.
(EXCLUDING LOTS 70 AND 71)

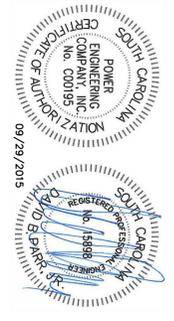


SEE NOTES ON SHEET 24

LEGEND



NOTE:
NO VALVES, HYDRANTS, MANHOLES OR STRUCTURES ALLOWED IN ROADWAY.
NOTE:
ALL WATERLINES TO BE DUCTILE IRON PIPE.



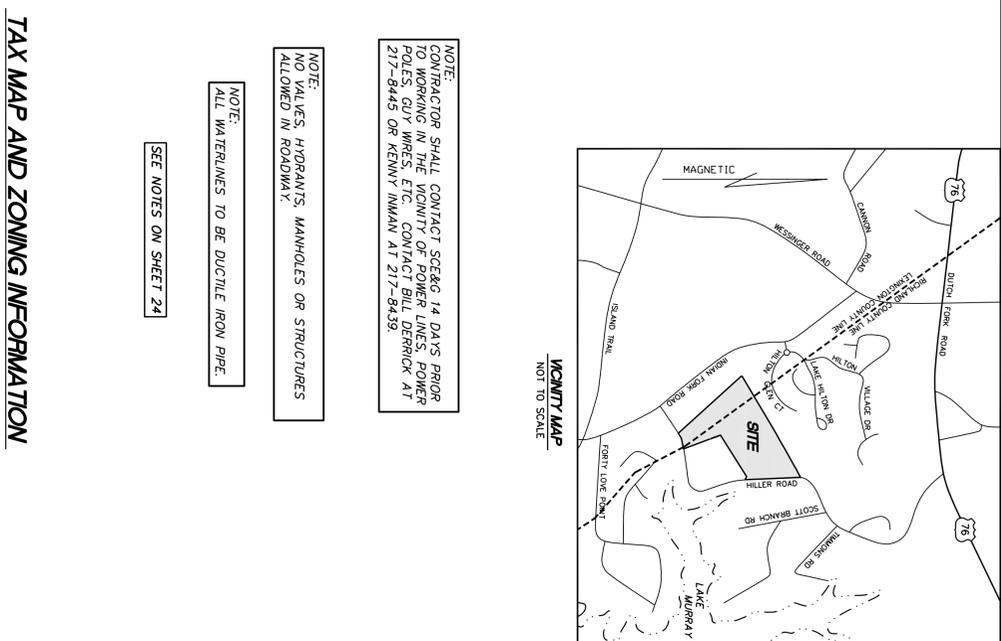
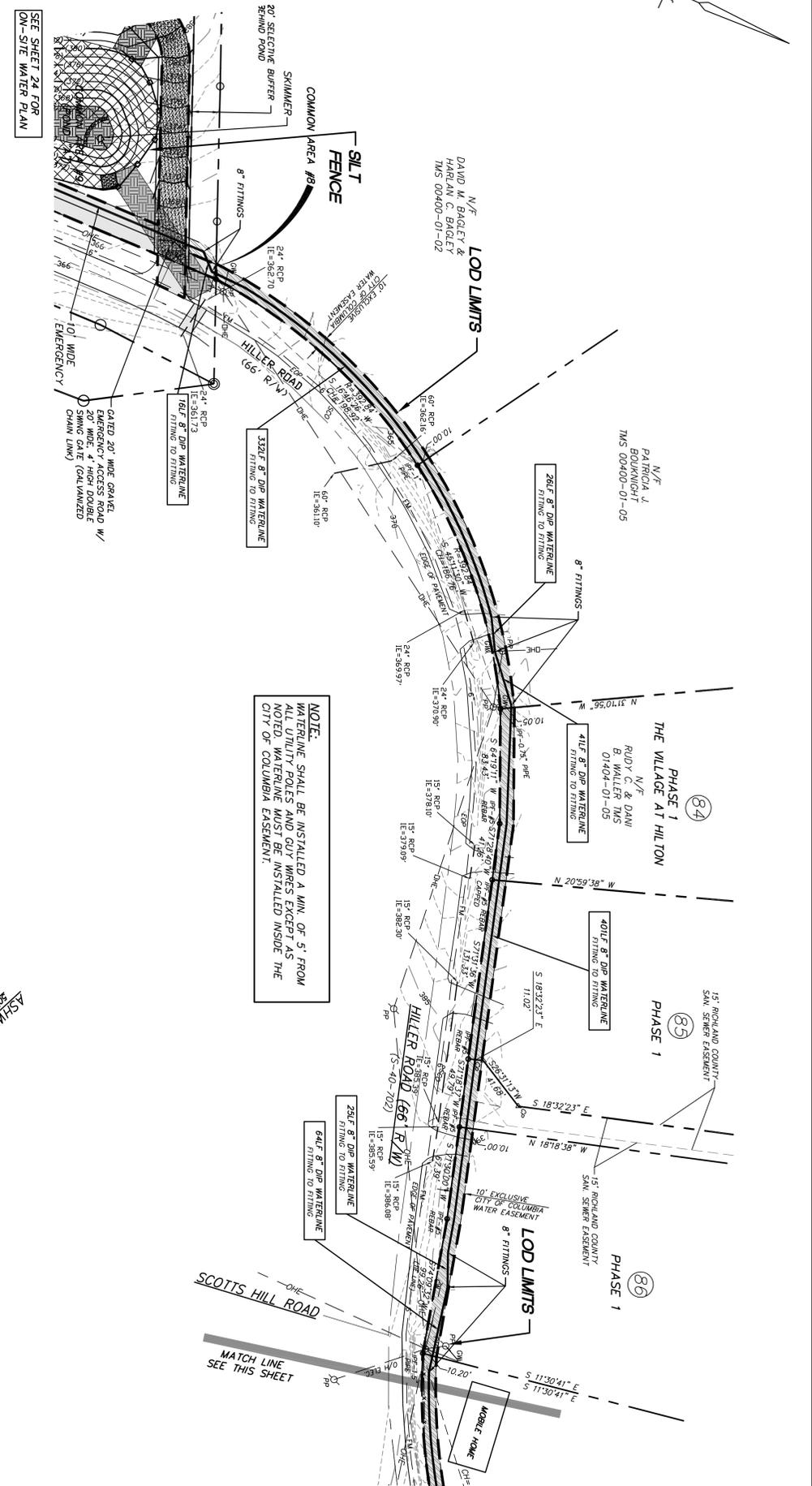
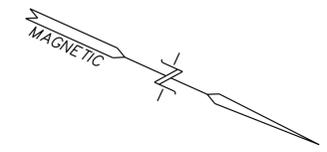
REVISIONS	BY
REVISIONS PER COUNTY	D.H.C.
06/16/15	
REVISED LOTS 25-32 AND WATERLINE BETWEEN DALLY WATERLINE	D.H.C.
07/09/15	
REVISED WATERLINE BEHIND LOT 25 AND BUFFER	D.H.C.
08/12/15	



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

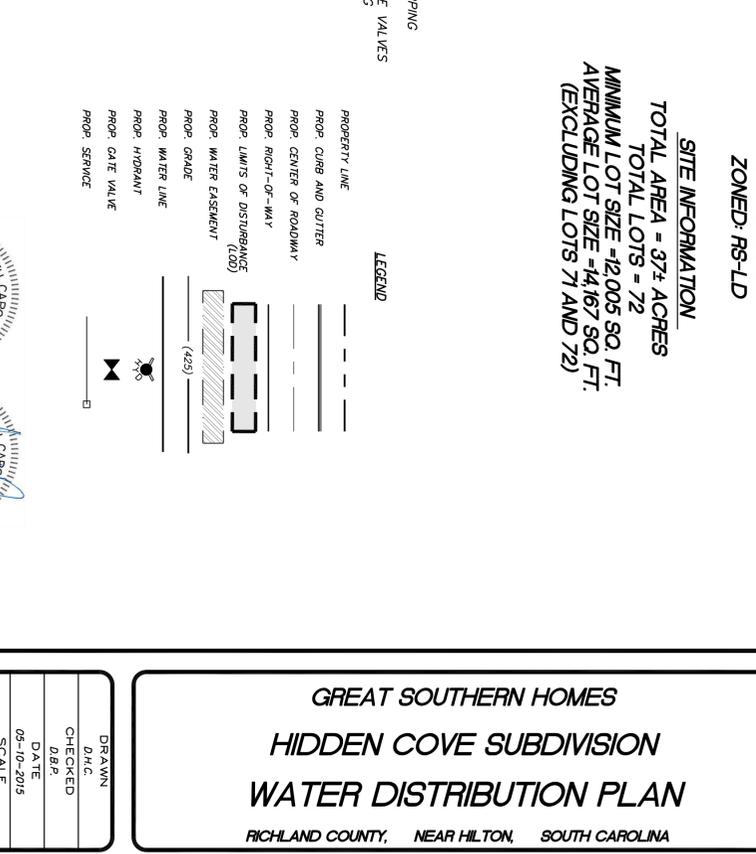
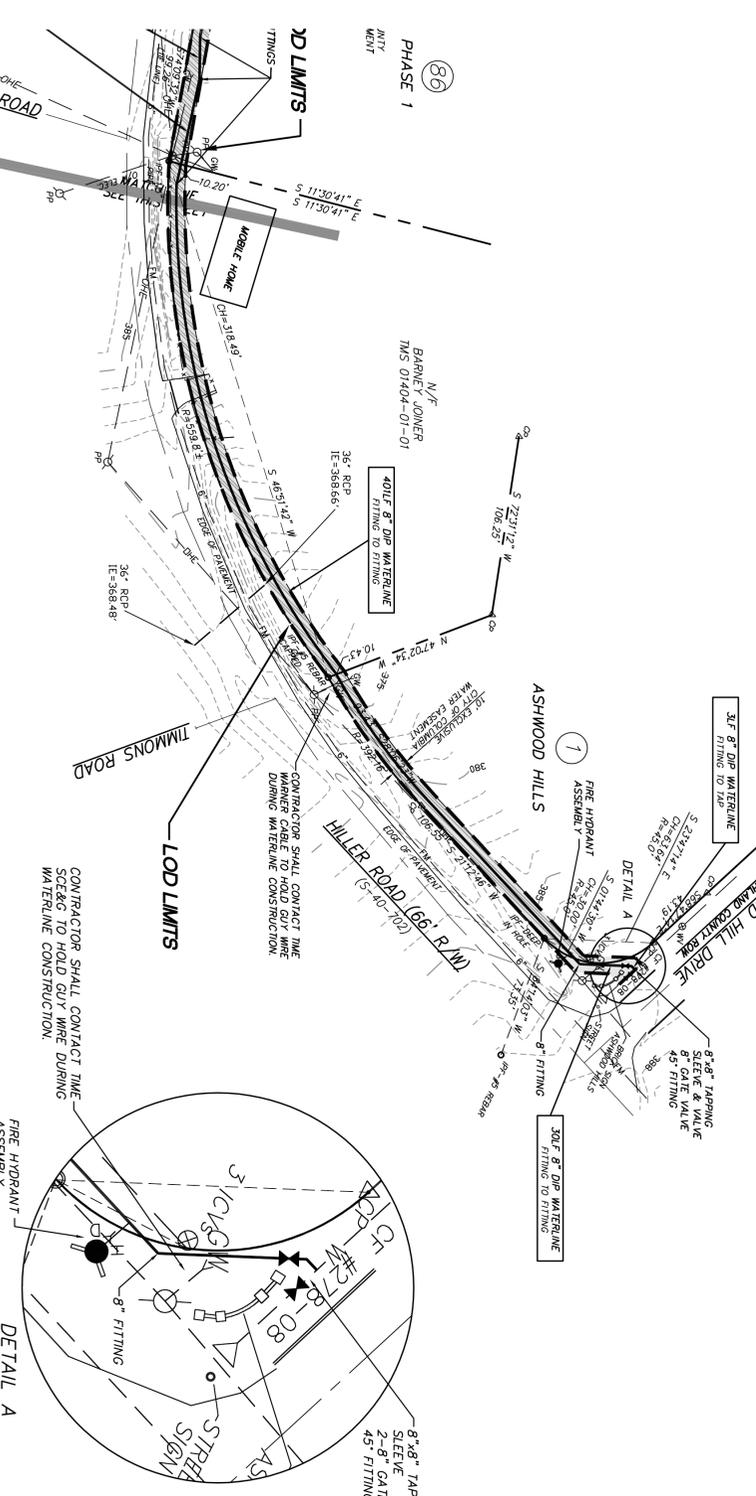
DRAWN	D.H.C.
CHECKED	D.B.P.
DATE	08-10-2015
SCALE	1" = 50'
JOB NO.	3653
SHEET	25
OF SHEETS	38



REVISIONS	BY
ADD DRIVEWAY CROSSINGS 05-20-15	D.H.C.
REVISIONS PER COUNTY 08/16/15	D.H.C.
ADDED TOPO, STORM DRAIN, POWERLINES & FENCES	D.H.C.
REVISED WATERLINE LOCATION TO AVOID UTILITY POLES & GUY WIRES 08/18/15	D.H.C.

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

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



REFERENCE: 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 #450079G000 K, DATED SEPTEMBER 29, 2010, HAS BEEN REVIEWED AND THE PROPERTY IS NOT IN A SPECIAL FLOOD HAZARD AREA.

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

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

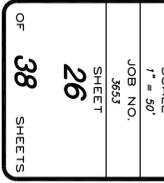
OWNER: GREAT SOUTHERN HOMES
 ATTN: SCOTT MORRISON
 1400 SC 29065
 PHONE: (803) 599-4734
 scottmorrison@greatsouthernhomes.com

ENGINEER: POWER ENGINEERING COMPANY, INC.
 3229 SUNSET BLVD., SUITE A
 WEST COLUMBIA, S.C. 29389
 PHONE: (803) 216-8070
 EMAIL: don@powereng.net

PROFESSIONAL ENGINEER
 SOUTH CAROLINA
 POWER ENGINEERING COMPANY, INC.
 NO. C00195
 09/29/2015

PROFESSIONAL ENGINEER
 SOUTH CAROLINA
 NO. 15888
 09/29/2015

DRAWN: D.H.C.
CHECKED: D.B.B.
DATE: 09-10-2015
SCALE: 1" = 50'
JOB NO.: 3653
SHEET: 26
OF 38 SHEETS



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

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



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:

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 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
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]”

The Interim County Administrator will address these matters.

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 has resolved this matter.

Richland County Council Request of Action

Subject:

Motion to Develop Rental Ordinance(s)

Notes:

At the May 17, 2016 Council meeting, Councilmembers Dickerson, Dixon, Jackson and Rose brought forth the following motion:

“Move Council adopt rental regulations ordinance in Richland County.”

Staff is vetting this motion. Once staff review is complete, this item will be presented to Council for their review and action.