

ORDINANCE NO.: 2016-085

Annexing 1286 Beechfern Circle, 1291 Beechfern Circle, 1335 Beechfern Circle, 1340 Beechfern Circle, 1341 Beechfern Circle, Detention Pond, 40 Foot Buffer, 1311 Beechfern Circle, 1292 Beechfern Circle (Open Area), Richland County TMS# 25815-01-30, 25815-02-34, 25815-02-27, 25815-01-21, 25815-02-26, 25815-01-20, 25815-01-19, 25815-05-06, 25815-02-31 and 25815-01-29

WHEREAS, a proper petition has been filed with the City Council by one hundred (100%) percent of the property owners of the within described property under the provisions of South Carolina Ann. Sec. 5-3-150; and,

WHEREAS, it appears to City Council that the annexation of the property would be in the best interest of the property owners and the City of Columbia; NOW, THEREFORE,

BE IT ORDAINED by the Mayor and City Council of the City of Columbia, South Carolina, this 18th day of October, 2016, that the property described herein is hereby annexed to and becomes a part of the City of Columbia effective immediately. This property shall be assigned interim zoning of PUD-R (Planned Unit Development – Residential District), apportioned to City Council District 4, Census Tract 114.07, contains 6.82 acres, and shall be assigned an interim land use classification of Urban Edge Residential – Large Lot (UER-2).

PROPERTY DESCRIPTION: See Attached Exhibit "A"

Richland County TMS NO.: 25815-01-30, 25815-02-34, 25815-02-27, 25815-01-21
25815-02-26, 25815-01-20, 25815-01-19, 25815-05-06,
25815-02-31 and 25815-01-29

Also included in the territory hereby annexed are all contiguous portions of all public rights of way, streets and highways.

Requested by:

Assistant City Manager Gentry



Mayor

Approved by:

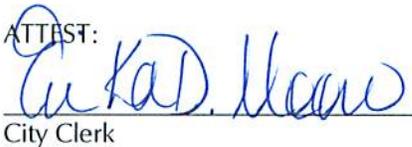


City Manager

Approved as to form:



City Attorney

ATTEST:


City Clerk

Introduced: 9/20/2016

Final Reading: 10/18/2016

EXHIBIT "A"
PROPERTY DESCRIPTION
ORDINANCE NO.: 2016-085

All that certain piece, parcel or lot of land, together with any improvements thereon, if any, situate, lying and being near the City of Columbia, in the County of Richland, State of South Carolina, and shown and delineated as Lot 67 on a Bonded Plat of Woodcreek Farms Areas, Section A-11, The Park-Phase 3-A by Belter & Associates, Inc. dated June 16, 2015, as revised, and recorded September 9, 2015 in the Office of the ROD for Richland County in Record Book 2057 at Page 671. Reference being made to said plat for a complete and accurate description thereof.

ALSO: All that certain piece, parcel or lot of land, together with any improvements thereon, if any, situate, lying and being near the City of Columbia, in the County of Richland, State of South Carolina, and shown and delineated as Lot 75 on a Bonded Plat of Woodcreek Farms Areas, Section A-11, The Park-Phase 3-A by Belter & Associates, Inc. dated June 16, 2015, as revised, and recorded September 9, 2015 in the Office of the ROD for Richland County in Record Book 2057 at Page 671, the plat being incorporated by reference for a more complete and accurate description of the property. All measurements being a little more or less.

ALSO: All that certain piece, parcel or lot of land, together with any improvements thereon, if any, situate, lying and being near the City of Columbia, in the County of Richland, State of South Carolina, and shown and delineated as Lot 77 on a Bonded Plat of Woodcreek Farms Areas, Section A-II The Park-Phase 3-A by Belter & Associates, Inc. dated June 16, 2015, as revised, and recorded September 9, 2015 in the Office of the ROD for Richland County in Record Book 2057 at Page 671. Being shown on a more recent plat as Lot 77, Woodcreek Farms Area A-11, The Park, Phase 3-A, prepared for Devang Mehta and Alicia Mehta by Inman Land Surveying Company, Inc. dated January 4, 2016, to be recorded. Plat being incorporated by reference for a more complete and accurate description of the property.

ALSO: All that certain piece, parcel or lot of land, together with any improvements thereon, if any, situate, lying and being near the City of Columbia, in the County of Richland, State of South Carolina, and shown as Detention Pond Parcel, 40' Buffer, Beechfern Circle 50' R/W, Lot 80, and Open Area (Detention Pond Access) on a plat prepared for Woodcreek Farms Area A-11 The Park – Phase 3-A dated June 16, 2015, last revised July 15, 2015, and recorded on September 9, 2015 in the Office of the Register of Deeds for Richland County in Book 2057 Page 671, the Plat being incorporated by reference for a more complete and accurate description of the property. All measurements being a little more or less.

ALSO: All that certain piece, parcel or lot of land, together with any improvements thereon, if any, situate, lying and being near the City of Columbia, in the County of Richland, State of South Carolina, and shown and delineated as Lot 84 on a Bonded Plat of Woodcreek Farms Areas, Section A-11, The Park-Phase 3-A by Belter & Associates, Inc. dated June 16, 2015, as revised, and recorded September 9, 2015 in the Office of the ROD for Richland County in Record Book 2057 at Page 671, the plat being incorporated by reference for a more complete and accurate description of the property. All measurements being a little more or less.

ALSO: All that certain piece, parcel or lot of land, together with any improvements thereon, if any, situate, lying and being near the City of Columbia, in the County of Richland, State of South Carolina, and shown and delineated as Lot 85 on a Bonded Plat of Woodcreek Farms Areas, Section A-11, The Park-Phase 3-A by Belter & Associates, Inc. dated June 16, 2015, as revised, and recorded September 9, 2015 in the Office of the ROD for Richland County in Record Book 2057 at Page 671, the plat being incorporated by reference for a more complete and accurate description of the property. All measurements being a little more or less.

MEMORANDUM

Office of the City Manager

TO: Department Heads

FROM: Teresa Wilson, City Manager

DATE: April 18, 2016

RE: **Property Address: The Park, Phase Three**
Richland County TMS: 25815-01-19, 25815-01-20, 25815-01-21, 25815-01-22, 25815-01-23, 25815-01-24, 25815-01-25, 25815-01-26, 25815-01-27, 25815-01-28, 25815-01-29, 25815-01-30, 25815-02-26, 25815-02-27, 25815-02-28, 25815-02-29, 25815-02-30, 25815-02-31, 25815-02-32, 25815-02-33, 25815-02-34, 25815-02-35, and 25815-05-06

Owner(s):

Two Parks, LLC 1712 Woodcreek Farms Rd, Elgin, SC 29045; Two Parks, LLC 1712 Woodcreek Farms Rd, Elgin, SC 29045; Romeus Loren P & Bettina L, /JTWRS, 1340 Beechfern Cir., Elgin, SC 29045; Ulven Jonathan, 1334 Beechfern Cir., Elgin, SC 29045; Lavigne Nancy N., 1328 Beechfern Cir., Elgin, SC 29045; Gomez, Jorge A. & Maria C., /JTWRS, 1322 Beechfern Cir., Elgin, SC 29045; NVR Inc., 7 Technology Cir. STE 150, Columbia, SC 29203; NVR Inc., 7 Technology Cir. STE 150, Columbia, SC 29203; NVR Inc., 7 Technology Cir. STE 150, Columbia, SC 29203; Two Parks, LLC 1712 Woodcreek Farms Rd, Elgin, SC 29045; Baxley Carolyn Walden &, /Christian B. JTWRS, 1286 Beechfern Cir., Elgin, SC 29045; NVR Inc., 7 Technology Cir. STE 150, Columbia, SC 29203; Torres Omar & Madisa, 1335 Beechfern Cir, Elgin, SC 29045; NVR Inc., 7 Technology Cir. STE 150, Columbia, SC 29203; Two Parks, LLC 1712 Woodcreek Farms Rd, Elgin, SC 29045; NVR Inc., 7 Technology Cir. STE 150, Columbia, SC 29203; Two Parks, LLC 1712 Woodcreek Farms Rd, Elgin, SC 29045; Two Parks, LLC 1712 Woodcreek Farms Rd, Elgin, SC 29045; Two Parks, LLC 1712 Woodcreek Farms Rd, Elgin, SC 29045; Mehta Devang & Alicia, /JTWRS, 1291 Beechfern Cir., Elgin, SC 29045; NVR Inc., 7 Technology Cir. STE 150, Columbia, SC 29203; Two Parks, LLC 1712 Woodcreek Farms Rd, Elgin, SC 29045

Current Use: Undeveloped
Proposed Use: Residential
Current County Land Use: Neighborhood (Medium Density)
Proposed Land Use: Urban Edge Residential Large Lot (UER-2)
Current County Zoning: PDD
Proposed City Zoning: PUD-R
Reason for Annexation: Secondary / Municipal Services
City Council District: 4
Census Tract: 114.07

The Planning & Development Services advises that the above referenced property has been offered for annexation. Attached, please find a map or drawing reflecting the property. You are directed to forward your comments and/or recommendations regarding the issue of whether to annex or not to Planning & Development Services. Planning & Development Services will compile your comments for City Council consideration.

Planning & Development Services staff will see to it that this matter is placed on the May, 2016 Planning Commission's agenda. Planning & Development Services staff will notify the City Attorney of the Planning Commission's zoning recommendation by forwarding a copy of this form, completed, as soon as the Planning Commission has met.

(Continued on next page)

/dle

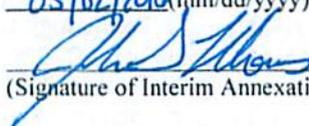
Attachments

cc: S Allison Baker, Sr Assistant City Manager
William Holbrook, Police Chief
Teresa Knox, City Attorney
Dana Higgins, City Engineer
Krista Hampton, Planning & Development Services
Deborah Livingston, Community Development Director
Roger Myers, Business License Administrator
Angela Adams, Water Customer Service
Jerry Thompson, Building Official
Susan Leitner, Engineering
Denny Daniels, Engineering
Carolyn Wilson, Police Planning & Research
Alfreda Tindall, Richland County 911 Addressing Coordinator

Missy Gentry, Assistant City Manager
Aubrey Jenkins, Fire Chief
Joseph Jaco, Utilities and Engineering
Robert Anderson, Public Works Director
Jeff Palen, Finance Director
George Adams, Fire Marshal
Brian Cook, Zoning Administrator
Kimberly Gathers, Columbia-Richland 911
David Hatcher, Housing Official
Richland County Solid Waste Collection
John Fellows, Planning Administrator
Zach Kay, Dev. Center Administrator

Planning Commission Zoning Recommendation: PUD-12 (Zoning classification) by 8-0 on 05/02/2016 (mm/dd/yyyy).

Planning Commission Land Use Recommendation: UER-2 (Land Use classification) by 8-0 on 05/02/2016 (mm/dd/yyyy).



(Signature of Interim Annexation Coordinator)

City of Columbia

The Park Phase 3A

Thursday, March 24, 2016



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroX, GeoEye, IGN, Aerotrig, IGN, IGP, swisstopo, and the GIS User Community

CITY OF COLUMBIA GIS DATA DISCLAIMER

The City of Columbia GIS data represented on this map or plan is the product of compilation, as produced by others. It is provided for informational purposes only and the City of Columbia makes no representation as to its accuracy. Its use without field verification is at the sole risk of the user.



Future Land Use Map

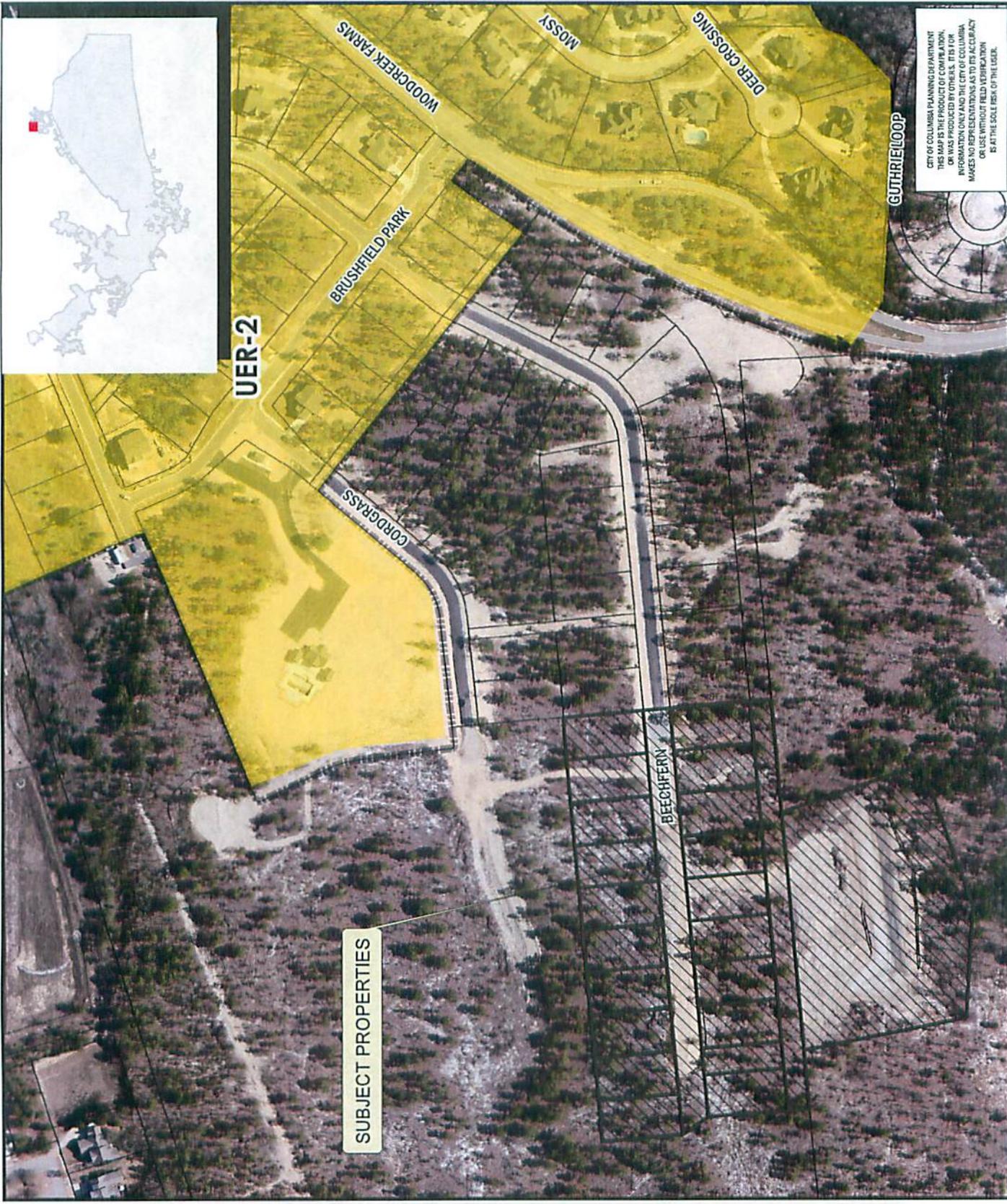
The Park Phase Three A. Interim FLU: UER-2

Department of Planning & Development Services

Legend

CITY LIMITS
PARCELS

- UCMk-1 - Urban Core Mixed Residential-1
- UCMk-2 - Urban Core Mixed Residential-2
- UEMk - Urban Edge Mixed Residential
- UEM-1 - Urban Edge Multi-Family
- UEM-2 - Urban Edge Residential Small Lot
- UEM-3 - Urban Edge Residential Large Lot
- UEB-1 - Urban Edge Residential Small Lot
- UEB-2 - Urban Edge Residential Large Lot
- UEC-1 - Urban Core Neighborhood Activity Center
- UEC-2 - Urban Core Community Activity Center
- UEC-3 - Urban Core Regional Activity Center
- UEC-4 - Urban Edge Regional Activity Center
- AC-1 - Neighborhood Activity Center
- AC-2 - Community Activity Center
- AC-3 - Regional Activity Center
- EC - Employment Campus
- IND - Industrial
- TU - Transportation & Utilities
- SD-1 - Sports/Amusement District
- SD-2 - Civic/Institutional District
- SD-3 - Central Business District
- SD-4 - Restaurants, Zoo and Garden
- SD-5 - Universities/Colleges
- SD-6 - Fort Jackson



CITY OF COLUMBIA PLANNING DEPARTMENT
 THIS MAP IS THE PRODUCT OF COMPILED
 OR WAS PRODUCED BY OTHERS. IT IS FOR
 INFORMATION ONLY AND THE CITY OF COLUMBIA
 MAKES NO REPRESENTATIONS AS TO ITS ACCURACY
 OR USE WITHOUT FIELD VERIFICATION
 IS AT THE SOLE RISK OF THE USER.

** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION

ORIGINAL PREPARATION DATE:
 This map was prepared by:
 Ahmed Abdullah
 March 22, 2016



Zoning Map

The Park, Phase Three A
 ZONING: Existing: PDD (County); Proposed: Interim PUD-R (City)

Department of Planning & Development Services

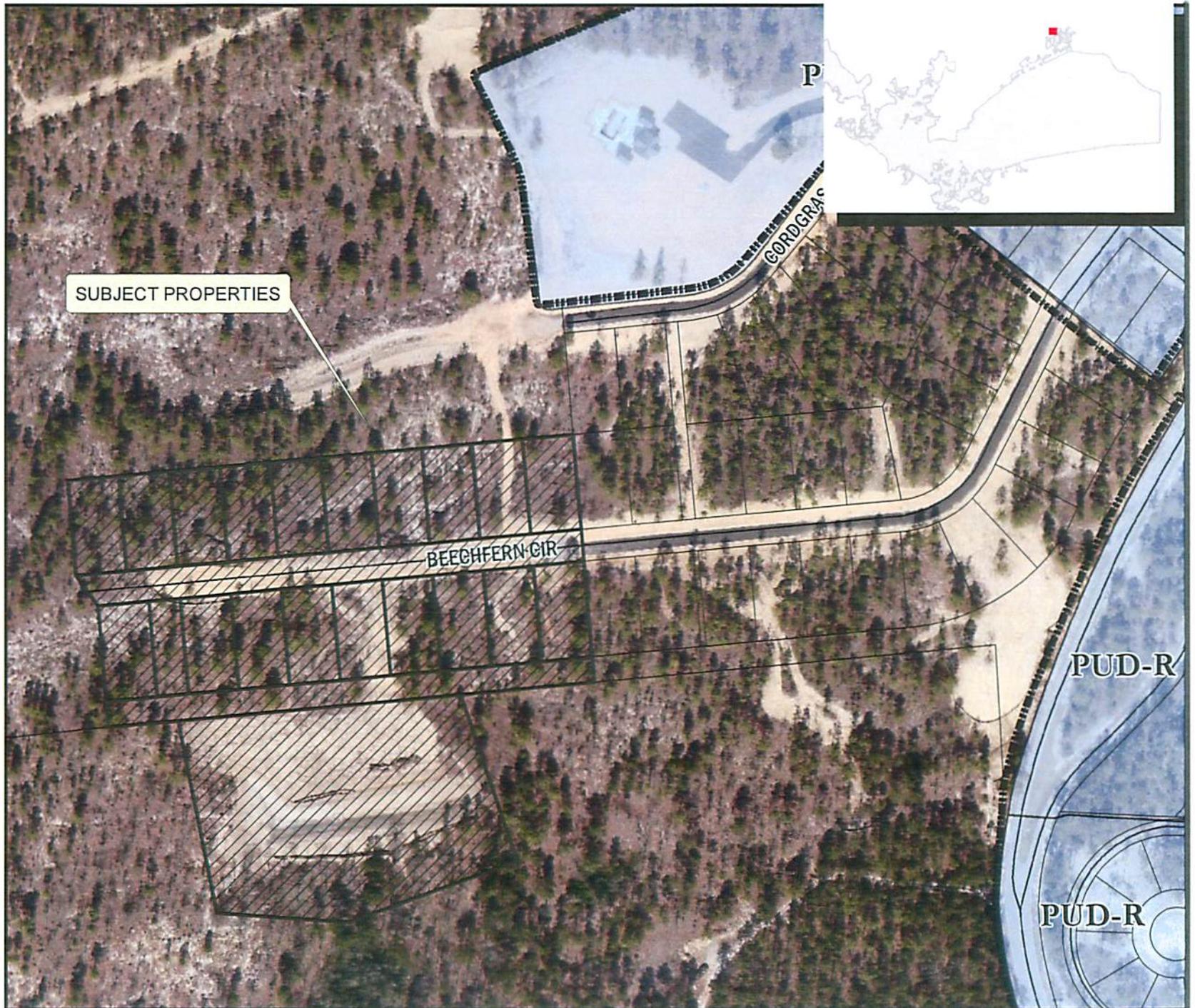
Legend

CITY LIMITS
 PARCELS

0 30 60 120 Feet

ORIGINAL PREPARATION/DATE:
 This map was prepared by:
 Ahmed Abdullah
 March 22, 2016

DISCLAIMER
 The City of Columbia Department of Planning and Development Services data represented on this map or plan is the product of compilation, as produced by others. It is provided for informational purposes only and the City of Columbia makes no representation as to its accuracy. Its use without field verification is at the sole risk of the user.



THE OWNER IS:
TWO PARKS, LLC
7712 WOODCREEK FARMS ROAD
ELGIN, S.C. 29124
TEL: (803)899-9797

THE ENGINEER IS:
WEC ENGINEERING, LLC
2171 TREMORA ROAD
COLUMBIA, S.C. 29226
TEL: (803)899-7728

THE SURVEYOR IS:
BELTER & ASSOCIATES, INC.
144 FERRISGATE BLVD.
PO BOX 731
RNO, S.C. 29683
TEL: (803)732-4004

THE SEWER OPERATOR IS:
PALMETTO OF RICHLAND COUNTY
1710 WOODCREEK FARM ROAD
ELGIN, S.C. 29124
TEL: (803)899-2422

THE WATER OPERATOR IS:
CITY OF COLUMBIA
POST OFFICE BOX 147
COLUMBIA, S.C. 29217
TEL: (803)245-3400

N/Y
TWO PARKS, LLC
FUTURE DEVELOPMENT
36.3 ACRES REMAINING IN TOTAL 28800-03-14

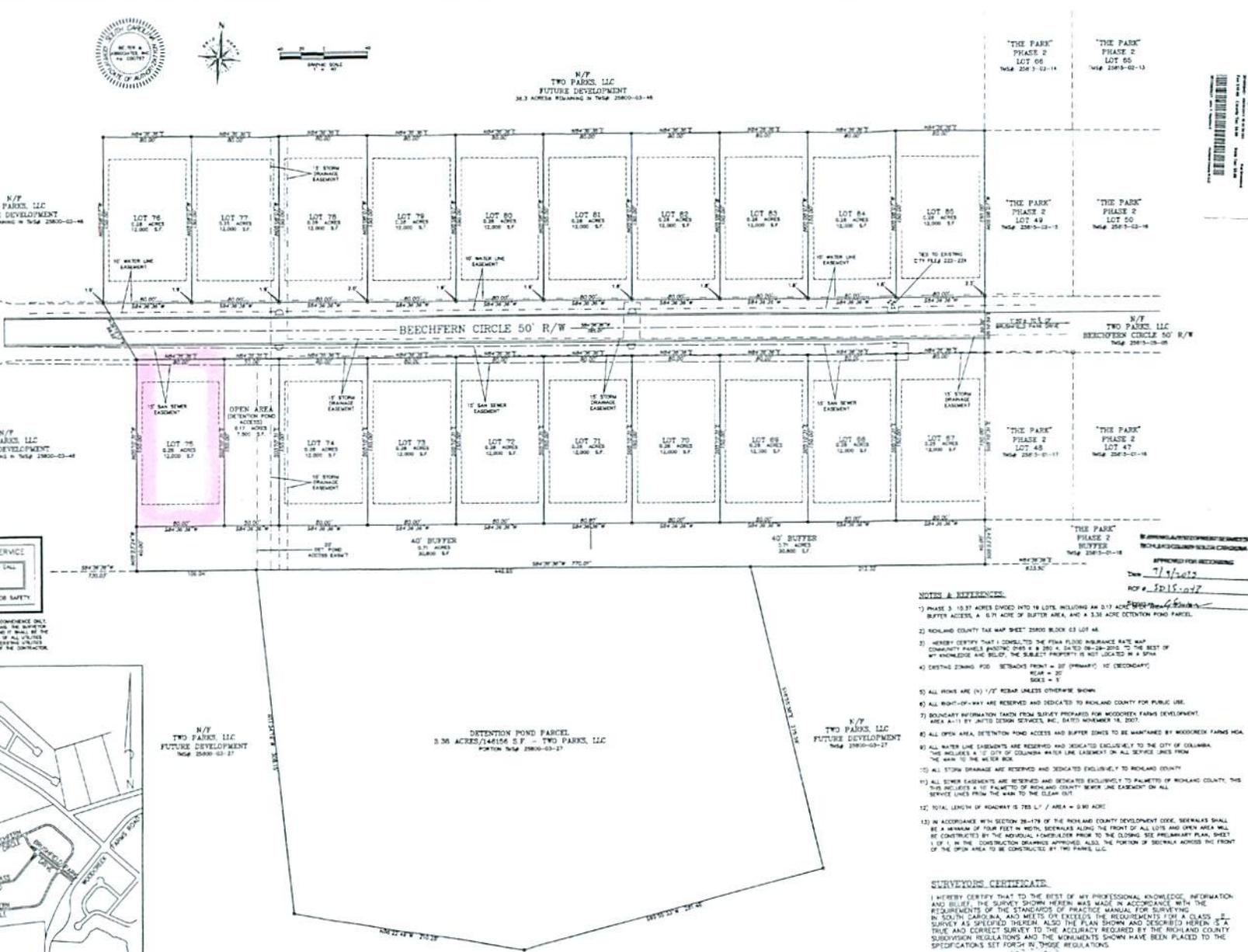
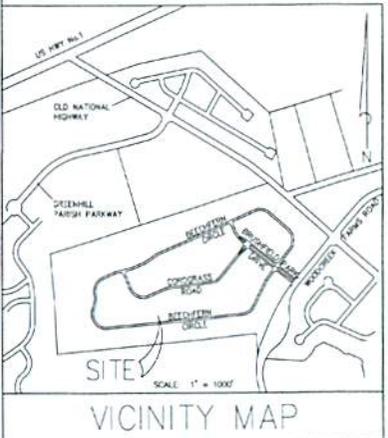
N/Y
TWO PARKS, LLC
FUTURE DEVELOPMENT
36.3 ACRES REMAINING IN TOTAL 28800-03-14

N/Y
TWO PARKS, LLC
FUTURE DEVELOPMENT
36.3 ACRES REMAINING IN TOTAL 28800-03-14

N/Y
TWO PARKS, LLC
FUTURE DEVELOPMENT
36.3 ACRES REMAINING IN TOTAL 28800-03-14

PALMETTO UTILITY LOCATION SERVICE
3 DAYS BEFORE DIGGING CALL
811
A ONE CALL SYSTEM FOR COMMUNITY AND JOB SAFETY

THE UTILITIES SHOWN ARE SHOWN FOR THE CONTRACTOR'S CONFORMANCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE SURVEYOR ASSUMES NO RESPONSIBILITY FOR THE LOCATION SHOWN, AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DITCHES SHALL BE OPENED AND MAINTAINED BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.



- NOTES & REFERENCES:**
- PHASE 3: 10.37 ACRES DIVIDED INTO 18 LOTS, INCLUDING AN 0.17 ACRE BUFFER ZONE PARCEL.
 - RICHLAND COUNTY TAX MAP SHEET 28800 BLOCK 03 LOT 46.
 - OWNER CERTIFY THAT I CONSULTED THE FIRM'S PLUMBING RATE MAP, COMMUNITY MAPS (ASTM/D 018 & 8 280 & 8 280 A, DATED 08-28-2013), TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL ZONING DISTRICT.
 - EXISTING ZONING: PUD. SETBACKS: FRONT = 20' (MINIMUM); REAR = 30' (MINIMUM); SIDE = 10' (MINIMUM).
 - ALL LOTS ARE (N) 1/2' REAR YARD SETBACKS SHOWN.
 - ALL RIGHT-OF-WAY ARE RESERVED AND DEDICATED TO RICHLAND COUNTY FOR PUBLIC USE.
 - DETAILED INFORMATION TAKEN FROM SURVEY PREPARED FOR WOODCREEK FARMS DEVELOPMENT, AREA A-11 BY JAMES DESIGN SERVICES, INC. DATED NOVEMBER 18, 2007.
 - ALL OPEN AREA, DETENTION POND ACCESS AND BUFFER ZONES TO BE MAINTAINED BY WOODCREEK FARMS HOA.
 - ALL WATER LINE EASEMENTS ARE RESERVED AND DEDICATED EXCLUSIVELY TO THE CITY OF COLUMBIA. THIS INCLUDES A 10' PALMETTO OF RICHLAND COUNTY WATER LINE EASEMENT ON ALL SERVICE LINES FROM THE MAIN TO THE WATER BOX.
 - ALL STORM DRAINAGE ARE RESERVED AND DEDICATED EXCLUSIVELY TO RICHLAND COUNTY.
 - ALL SEWER EASEMENTS ARE RESERVED AND DEDICATED EXCLUSIVELY TO PALMETTO OF RICHLAND COUNTY. THIS THIS INCLUDES A 10' PALMETTO OF RICHLAND COUNTY SEWER LINE EASEMENT ON ALL SERVICE LINES FROM THE MAIN TO THE CLEAN OUT.
 - TOTAL LENGTH OF ROADWAY IS 785.17' / AREA = 0.91 ACRES.
 - IN ACCORDANCE WITH SECTION 28-178 OF THE RICHLAND COUNTY DEVELOPMENT CODE, SEWERLINES SHALL BE A MINIMUM OF FOUR FEET IN WIDTH, BEGINNING ALONG THE FRONT OF ALL LOTS AND OPEN AREA WILL BE CONSTRUCTED BY THE INDIVIDUAL HOMEOWNER PRIOR TO THE CLOSING OF THE PRELIMINARY PLAN, SHEET 1 OF 1. IN THE CONSTRUCTION DRAWINGS APPROVED, ALSO, THE PORTION OF SEWERLINE ACROSS THE FRONT OF THE OPEN AREA TO BE CONSTRUCTED BY THE FARMER, LLC.

SURVEYOR'S CERTIFICATE:
I HEREBY CERTIFY 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 II SURVEY AS SPECIFIED THEREIN. ALSO, THE PLAN SHOWN AND DESCRIBED HEREIN IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE RICHLAND COUNTY SUBDIVISION REGULATIONS AND THE MONUMENTS SHOWN HAVE BEEN PLACED TO THE SPECIFICATIONS SET FORTH IN THOSE REGULATIONS.

WELSH W. BRANTON
DATE: 7/1/2017
SPLS 8312

DATE: 08-18-2018	DRAWN: WMB	CHECKED: C. BRANTON, JR.	SHEET: 1 OF 1
BONDED PLAT OF WOODCREEK FARMS AREA A-11 "THE PARK" - PHASE 3-A RICHLAND COUNTY, S.C.			
CITY FILE# 222-224 AAA-095			

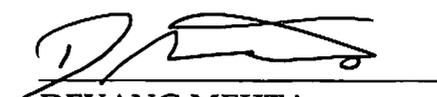
STATE OF SOUTH CAROLINA)
)
COUNTY OF RICHLAND) PETITION FOR ANNEXATION

The undersigned, being the owner(s) of the property described below hereby petition(s) the Mayor and City Council for annexation to the City of Columbia, South Carolina pursuant to S.C. Code Ann. Section 5-3-150, 1976, as amended.

Property Description: All that certain piece, parcel or lot of land, together with any improvements thereon, if any, situate, lying and being in the County of Richland, State of South Carolina, and being shown and delineated as Lot 77 on a Bonded Plat of Woodcreek Farms Area, Section A-11, "The Park" - Phase 3-A, by Belter & Associates, Inc.," dated June 16, 2015, as revised, and recorded September 9, 2015, in the Office of the ROD for Richland County Record Baal< 2057 at Page 671. Being shown on a more recent plat as Lot 77, Wood creek Farms, Area A-11 "The Park" Phase 3-A, prepared for Devang Mehta and Alicia Mehta by Inman Land Surveying Company, Inc., dated January 4, 2016, to be recorded. Plat being incorporated by reference for a more complete and accurate description of the property.

Richland County TMS: 25815-02-34

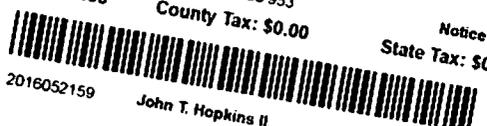
Property Address: 1291 Beechfern Circle


DEVANG MEHTA

Date: 6/8/16

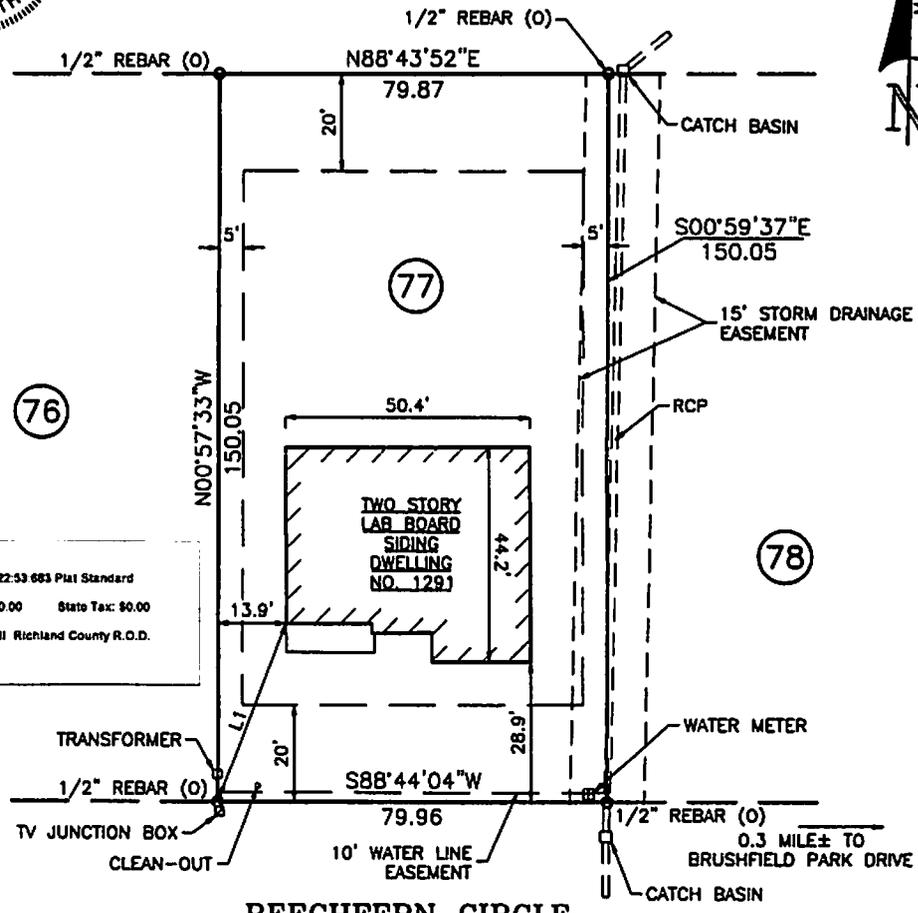

ALICIA MEHTA

Date: 6/9/16

Book 2129-3804
2016052159 07/18/2016 11:52:03 953
Fee: \$0.00 County Tax: \$0.00 Notice
State Tax: \$0.00

2016052159 John T. Hopkins II
Richland County R O D



**NOW OR FORMERLY
TWO PARKS, LLC**



Book 2088-1060
2016005668 2/2/2016 15:22:53 683 Plat Standard
Fee: \$5.00 County Tax: \$0.00 State Tax: \$0.00
2016005668 John T. Hopkins II Richland County R.O.D.

EASEMENT NOTE:
THERE IS A RESERVED 10' EXCLUSIVE CITY OF COLUMBIA WATER LINE EASEMENT FROM MAIN LINE TO SERVICE METER. THERE IS A RESERVED 10' EXCLUSIVE TO PALMETTO OF RICHLAND COUNTY ON SEWER SERVICE LINE FROM MAIN LINE TO CLEAN OUT.

LINE TABLE		
LINE	LENGTH	BEARING
L1	39.41	S19°46'23\"W

PLAT PREPARED FOR:
DEVANG MEHTA & ALICIA MEHTA
RICHLAND COUNTY, NEAR COLUMBIA, SOUTH CAROLINA

I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON 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; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

DATE: JANUARY 4, 2016
SCALE: 1"=30'
0' 15' 30' 60'

PROJECT NO.: 15356-01
TOTAL AREA = 0.28 ACRE
RATIO OF PRECISION = 1/10,000
AREA BY COORDINATE METHOD

~~EXEMPTION FROM REVIEW PROCESS~~
THIS PLAT IS A SURVEY OF AN EXISTING LOT OF RECORD WITH NO CHANGES TO EXISTING LOT LINES.

REFERENCES:
THE SAME BEING SHOWN AND DESIGNATED AS LOT NO. 77, ON BONDED PLAT OF THE WOODCREEK FARMS, AREA A-11, "THE PARK", PHASE 3-A, BY BELTER & ASSOCIATES, INC., DATED JUNE 16, 2015, REVISED JULY 15, 2015 AND RECORDED IN THE OFFICE OF REGISTER OF DEEDS FOR RICHLAND COUNTY IN RECORD BOOK 2057, PAGE 671.

Richard P. Inman
RICHARD P. INMAN, P.L.S. NO. 13385

NOTES:
1. THIS PROPERTY IS POSSIBLY SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD NOT SHOWN HEREON.
2. THIS PROPERTY MIGHT HAVE UNDERGROUND UTILITIES THAT ARE NOT VISIBLE AT THE SURFACE.
3. NO FLOOD ZONE INSPECTION AT THIS TIME.

INMAN LAND SURVEYING COMPANY, INC.
2223 BULL STREET COLUMBIA SOUTH CAROLINA 29201
PHONE 252-1797 FAX 252-1798

Book 2122-2330

2016045066 06/20/2016 13 40 48 240

Notice

Fee: \$0.00

County Tax: \$0.00

State Tax: \$0.00



2016045066

John T. Hopkins II

Richland County R O D

STATE OF SOUTH CAROLINA)
)
COUNTY OF RICHLAND)

PETITION FOR ANNEXATION

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Richland County TMS: 25815-02-27

Property Address: 1335 Beechfern Circle

Omara Torres
OMARA TORRES

Date: 5/27/16

Madisa Torres
MADISA TORRES

Date: 5/27/16

THE OWNER IS:
TWO PARKS, LLC
712 WOODCREEK FARMS ROAD
COLUMBIA, S.C. 29245
TEL: (803)899-9797

THE ENGINEER IS:
WCC ENGINEERING, LLC
5177 TREMOLAW ROAD
COLUMBIA, S.C. 29228
TEL: (803)599-7728

THE SURVEYOR IS:
BELTER & ASSOCIATES, INC.
144 FRANKFATE BLVD.
PO BOX 721
COLUMBIA, S.C. 29203
TEL: (803)732-4004

THE SEWER OPERATOR IS:
PALMETTO OF RICHLAND COUNTY
170 WOODCREEK FARM ROAD
LGA, SC 29043
TEL: (803)899-2422

THE WATER OPERATOR IS:
CITY OF COLUMBIA
POST OFFICE BOX 147
COLUMBIA, S.C. 29217
TEL: (803)242-3400

N/Y
TWO PARKS, LLC
FUTURE DEVELOPMENT
36.3 ACRES REMAINING IN TRAP 25800-03-18

N/Y
TWO PARKS, LLC
FUTURE DEVELOPMENT
36.3 ACRES REMAINING IN TRAP 25800-03-18

"THE PARK"
PHASE 2
LOT 66
12.87 ACRES
TRAP 25803-02-14

"THE PARK"
PHASE 2
LOT 65
12.87 ACRES
TRAP 25803-02-13

"THE PARK"
PHASE 2
LOT 49
12.87 ACRES
TRAP 25803-02-11

"THE PARK"
PHASE 2
LOT 50
12.87 ACRES
TRAP 25803-02-14

"THE PARK"
PHASE 2
LOT 48
12.87 ACRES
TRAP 25803-02-17

"THE PARK"
PHASE 2
LOT 47
12.87 ACRES
TRAP 25803-02-18

N/Y
TWO PARKS, LLC
FUTURE DEVELOPMENT
36.3 ACRES REMAINING IN TRAP 25800-03-18

N/Y
TWO PARKS, LLC
FUTURE DEVELOPMENT
36.3 ACRES REMAINING IN TRAP 25800-03-18

N/Y
TWO PARKS, LLC
FUTURE DEVELOPMENT
36.3 ACRES REMAINING IN TRAP 25800-03-18

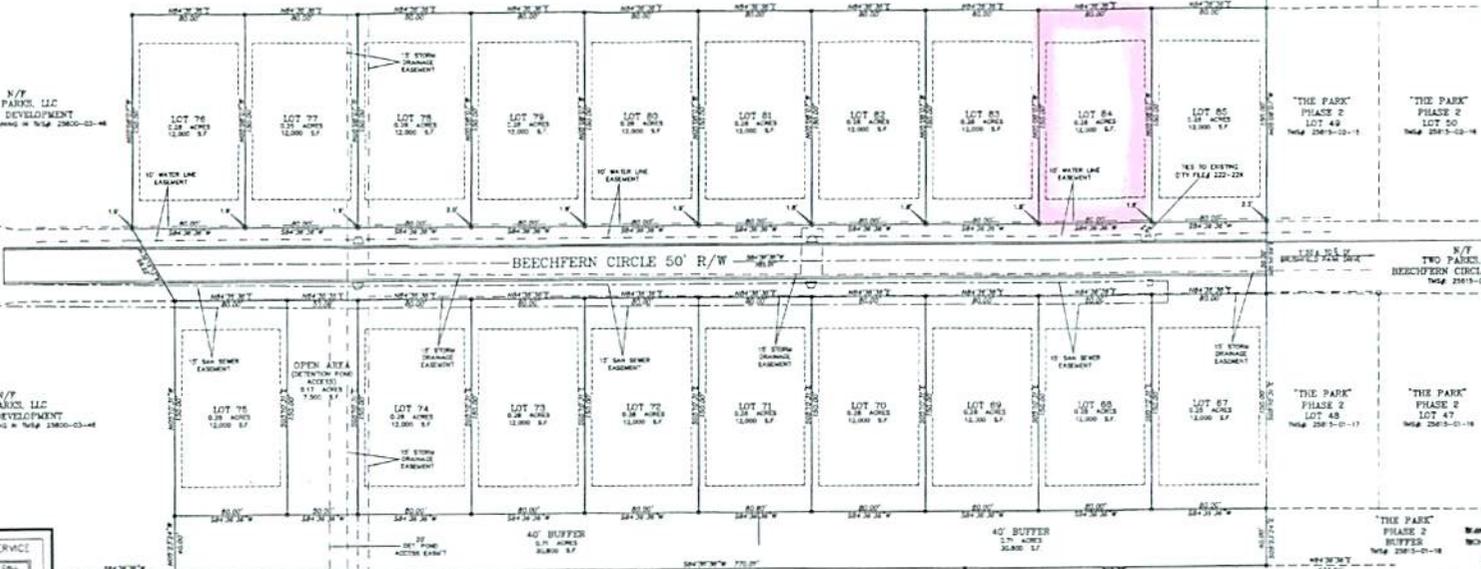
N/Y
TWO PARKS, LLC
FUTURE DEVELOPMENT
36.3 ACRES REMAINING IN TRAP 25800-03-18

N/Y
TWO PARKS, LLC
FUTURE DEVELOPMENT
36.3 ACRES REMAINING IN TRAP 25800-03-18

N/Y
TWO PARKS, LLC
FUTURE DEVELOPMENT
36.3 ACRES REMAINING IN TRAP 25800-03-18

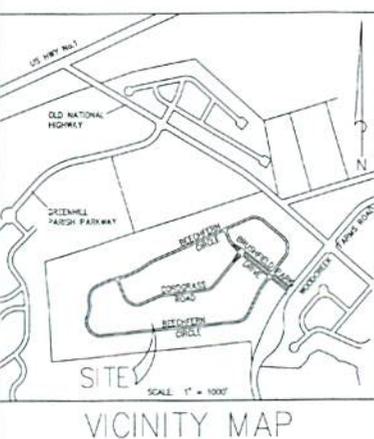
N/Y
TWO PARKS, LLC
FUTURE DEVELOPMENT
36.3 ACRES REMAINING IN TRAP 25800-03-18

N/Y
TWO PARKS, LLC
FUTURE DEVELOPMENT
36.3 ACRES REMAINING IN TRAP 25800-03-18



PALMETTO UTILITY LOCATION SERVICE
1 DAY BEFORE DIGGING CALL
811
A ONE CALL SYSTEM FOR COMMUNITY AND JOB SAFETY

THE UTILITIES SHOWN ARE SHOWN FOR THE CONTRACTOR'S CONVENIENCE ONLY. BELTER & ASSOCIATES, INC. DOES NOT WARRANT THE ACCURACY OF THESE UTILITIES. THE CONTRACTOR SHALL VERIFY THE LOCATION, DEPTH AND DEPTH OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION. BELTER & ASSOCIATES, INC. SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES OR TO PERSONS OR PROPERTY CAUSED BY ANY CONSTRUCTION.



N/Y
TWO PARKS, LLC
FUTURE DEVELOPMENT
TRAP 25800-02-27

DETENTION POND PARCEL
3.36 ACRES/146156 S.F. - TWO PARKS, LLC
PORTION TRAP 25800-02-27

N/Y
TWO PARKS, LLC
FUTURE DEVELOPMENT
TRAP 25800-02-17

- NOTES & REFERENCES:**
- PHASE 3 13.37 ACRES DIVIDED INTO 18 LOTS INCLUDING AN 8.17 ACRE BUFFER ACCESS A 5.71 ACRE OF BUFFER AREA, AND A 3.36 ACRE DETENTION POND PARCEL.
 - RICHLAND COUNTY TAX MAP SHEET 28800 BLOCK 63 LOT 46.
 - HEREBY CERTIFY THAT I CONSULTED THE PLAT FILED UNDER SERVICE RATE MAP COUNTY PARCEL BIRTH: 0364 A.B. 290 A. DATED 08-20-2008 TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE SUBJECT PROPERTY IS NOT LOCATED IN A WPA.
 - EXISTING ZONING: PUD - SETBACKS FROM Y: 20' (PRIMARY); 10' (SECONDARY); REAR = 20'; SIDE = 5'.
 - ALL LOTS ARE (N) 1/2' REAR LINES OTHERWISE SHOWN.
 - ALL RIGHT-OF-WAY ARE RESERVED AND DEDICATED TO RICHLAND COUNTY FOR PUBLIC USE.
 - REGULATORY INFORMATION TAKEN FROM SURVEY PREPARED FOR WOODCREEK FARMS DEVELOPMENT, AREA A-11 BY UNITED DESIGN SERVICES, INC. DATED NOVEMBER 16, 2007.
 - ALL OPEN AREA, DETENTION POND ACCESS AND BUFFER ZONES TO BE MAINTAINED BY WOODCREEK FARMS NEA.
 - ALL WATER LINE EASEMENTS ARE RESERVED AND DEDICATED EXCLUSIVELY TO THE CITY OF COLUMBIA. THIS INCLUDES A 10' WIDTH OF COLUMBIA WATER LINE EASEMENT ON ALL SERVICE LINES FROM THE MAIN TO THE WATER METER.
 - ALL STORM DRAINAGE ARE RESERVED AND DEDICATED EXCLUSIVELY TO RICHLAND COUNTY.
 - ALL SEWER EASEMENTS ARE RESERVED AND DEDICATED EXCLUSIVELY TO PALMETTO OF RICHLAND COUNTY. THIS INCLUDES A 10' WIDTH OF RICHLAND COUNTY SEWER LINE EASEMENT ON ALL SERVICE LINES FROM THE MAIN TO THE CLEAN OUT.
 - TOTAL LENGTH OF ROADWAY IS 785.17' / AREA = 3.80 ACRES.
 - IN ACCORDANCE WITH SECTION 26-178 OF THE RICHLAND COUNTY DEVELOPMENT CODE, SIDEWALKS SHALL BE A MINIMUM OF FOUR FEET IN WIDTH, SIDEWALKS ALONG THE FRONT OF ALL LOTS AND OPEN AREA SHALL BE CONSTRUCTED BY THE APPLICANT PRIOR TO THE CLOSING. SEE PRELIMINARY PLAN, SHEET 1 OF 1. IN THE CONSTRUCTION DRAWINGS APPROVED BY THE RICHLAND COUNTY SUBDIVISION REGULATIONS AND THE INSTRUMENTS SHOWN AND DESCRIBED HEREIN, A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE RICHLAND COUNTY SUBDIVISION REGULATIONS AND THE INSTRUMENTS SHOWN HAVE BEEN PLACED TO THE SPECIFICATIONS SET FORTH IN THESE REGULATIONS.

SURVEYORS CERTIFICATE:
I HEREBY CERTIFY 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 OF A CLASS "B" SURVEY AS SPECIFIED THEREIN. ALSO THE PLANS SHOWN AND DESCRIBED HEREIN, A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE RICHLAND COUNTY SUBDIVISION REGULATIONS AND THE INSTRUMENTS SHOWN HAVE BEEN PLACED TO THE SPECIFICATIONS SET FORTH IN THESE REGULATIONS.

DATE: 7/1/2017
WILIAM M. BRADSTON
SCPLS 8312

DATE: 06-16-2018	SCALE: 1" = 40'	NO. OF SHEETS: 1	OF: 1
DRAWN: WMB	BONDED PLAT OF		
CHECKED: G. WADLEY, JR.	WOODCREEK FARMS AREA A-11		
SHEET: 1	"THE PARK" - PHASE 3-A		
DATE: 06-16-2018	RICHLAND COUNTY		
NO. OF SHEETS: 1	NEAR COLUMBIA, S.C.		
PLAT BOOK: 2017-02-22K	CITY FILE# 222-22K		
REVISION: 1	AAA-090		
REVISION: 2	1 (07-10-18) REVISED PER RICHLAND COUNTY COMMENTS (DP)		
REVISION: 3	1 (07-10-18) REVISED PER CITY OF COLUMBIA COMMENTS (DP)		

BELTER & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
144 FRANKFATE BLVD.
COLUMBIA, S.C. 29203
PHONE: (803) 732-4004

STATE OF SOUTH CAROLINA)
)
COUNTY OF RICHLAND) PETITION FOR ANNEXATION

The undersigned, being the owner(s) of the property described below hereby petition(s) the Mayor and City Council for annexation to the City of Columbia, South Carolina pursuant to S.C. Code Ann. Section 5-3-150, 1976, as amended.

Property Description: All that certain piece, parcel or lot of land, together with any improvements thereon, if any, situate, lying and being in the County of Richland, State of South Carolina, and being shown and delineated as Lot 85 on a Bonded Plat of Woodcreek Farms Area, Section A-11, "The Park" - Phase 3-A, by Belter & Associates, Inc., dated June 16, 2015, as revised, and recorded September 9, 2015, in the Office of the ROD for Richland County Record Book 2057 at Page 671, the Plat being incorporated by reference for a more complete and accurate description of the property. All measurements being a little more or less.

Richland County TMS: 25815-02-26

Property Address: 1341 Beechfern Circle

Elaina N. Miller
ELAINA N. MILLER

Date: 25 May 2016

Lamont Miller
LAMONT MILLER

Date: May 25, 2016

Book 2122-2334

2016045068 06/20/2016 13:40:48:377

Fee: \$0.00 County Tax: \$0.00 Notice
State Tax: \$0.00



2016045068 John T. Hopkins II Richland County R.O.D.

THE OWNER IS:
TWO PARKS, LLC
712 WOODCREEK FARMS ROAD
ELGIN, S.C. 29045
TEL: (803)899-9797

THE ENGINEER IS:
W.C. ENGINEERING, LLC
5217 TREMOLY ROAD
COLUMBIA, S.C. 29226
TEL: (803)899-7728

THE SURVEYOR IS:
BELTER & ASSOCIATES, INC.
144 FRANKS/DALE BLVD.
PO BOX 731
INGO, S.C. 29065
TEL: (803)732-4004

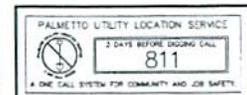
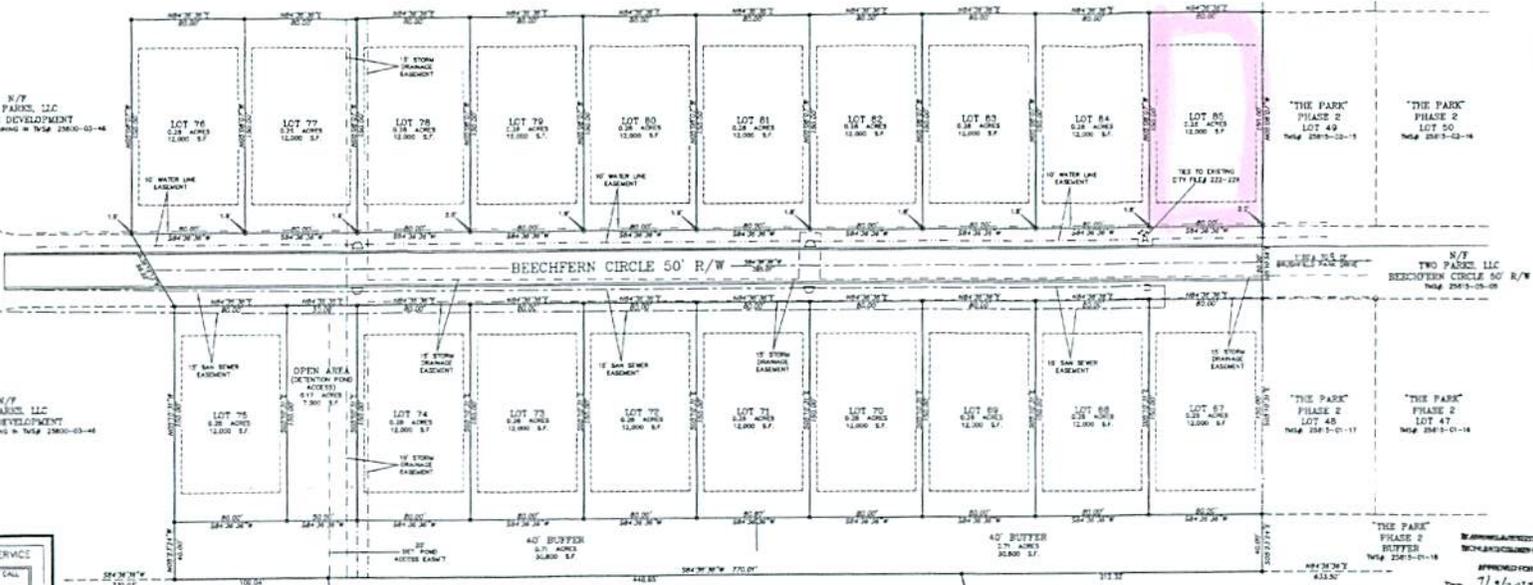
THE SEWER OPERATOR IS:
CITY OF COLUMBIA
POST OFFICE BOX 147
COLUMBIA, S.C. 29217
TEL: (803)545-3400

THE WATER OPERATOR IS:
CITY OF COLUMBIA
POST OFFICE BOX 147
COLUMBIA, S.C. 29217
TEL: (803)545-3400

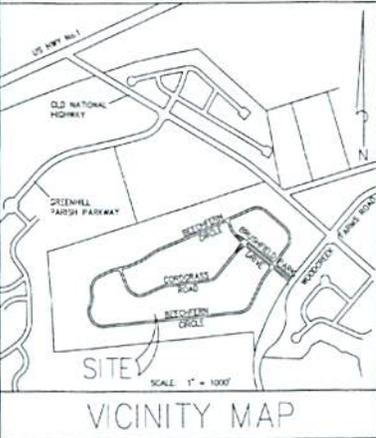
N/Y
TWO PARKS, LLC
FUTURE DEVELOPMENT
36.3 ACRES INCLUDING IN TRAP 28600-03-14



N/Y
TWO PARKS, LLC
FUTURE DEVELOPMENT
36.3 ACRES INCLUDING IN TRAP 28600-03-14



THE UTILITIES SHOWN ARE SHOWN FOR THE CONTRACTOR'S CONVICTION ONLY. BELTER & ASSOCIATES, INC. DOES NOT GUARANTEE THE ACCURACY OF THESE UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO ANY EXCAVATION. BELTER & ASSOCIATES, INC. SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES CAUSED BY THE CONTRACTOR'S NEGLIGENCE OR MISFEASANCE.



N/Y
TWO PARKS, LLC
FUTURE DEVELOPMENT
TRAP 28600-03-27

DETENTION POND PARCEL
3.36 ACRES/146156 S.F. - TWO PARKS, LLC
PORTION TRAP 28600-03-27

N/Y
TWO PARKS, LLC
FUTURE DEVELOPMENT
TRAP 28600-03-27

NOTES & REFERENCES:

- 1) PHASE 3 - 10.37 ACRES DIVIDED INTO 18 LOTS INCLUDING AN 0.17 ACRE BUFFER ACCESS, A 0.71 ACRE BUFFER AREA, AND A 2.53 ACRE DETENTION POND PARCEL.
- 2) RICHMOND COUNTY THE MAP SHEET CROSS REFERENCE IS LOT 48.
- 3) VERIFY CERTIFY THAT I CONSULTED THE FINAL PLUGG INSURANCE RATE MAP COMMUNITY PANELS PASSTO OVER 6 & 200 A, DATED 08-28-2016 TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE SUBJECT PROPERTY IS NOT LOCATED IN A FEMA 4) EXISTING ZONING CODE "REAR'S FRONT" - 20' (PRIMARY) 10' (SECONDARY) REAR = 20' SIDE = 20'
- 5) ALL TYPES ARE (1) 1/2" REBAR UNLESS OTHERWISE SHOWN.
- 6) ALL RIGHT-OF-WAY ARE RESERVED AND DEDICATED TO RICHMOND COUNTY FOR PUBLIC USE.
- 7) BOUNDARY INFORMATION TAKEN FROM SURVEY PREPARED FOR WOODCREEK FARMS DEVELOPMENT, AREA A-11 BY JAYTO DESIGN SERVICES, INC. DATED NOVEMBER 18, 2007.
- 8) ALL OPEN AREA, DETENTION POND ACCESS AND BUFFER ZONES TO BE MAINTAINED BY WOODCREEK FARMS, INC.
- 9) ALL WATER LINE EASEMENTS ARE RESERVED AND DEDICATED EXCLUSIVELY TO THE CITY OF COLUMBIA. THIS INCLUDES A 10' PALMETTO OF RICHMOND COUNTY SEWER LINE EASEMENT ON ALL SERVICE LINES FROM THE MAN TO THE METER BOX.
- 10) ALL STORM DRAINAGE ARE RESERVED AND DEDICATED EXCLUSIVELY TO RICHMOND COUNTY.
- 11) ALL SEWER EASEMENTS ARE RESERVED AND DEDICATED EXCLUSIVELY TO PALMETTO OF RICHMOND COUNTY. THIS INCLUDES A 10' PALMETTO OF RICHMOND COUNTY SEWER LINE EASEMENT ON ALL SERVICE LINES FROM THE MAN TO THE CLEAN OUT.
- 12) TOTAL LENGTH OF ROADWAY IS 785 L.F. / AREA = 2.80 ACRES.
- 13) IN ACCORDANCE WITH SECTION 26-178 OF THE RICHMOND COUNTY DEVELOPMENT CODE, SIDEWALKS SHALL BE A MINIMUM OF FOUR FEET IN WIDTH. SIDEWALKS ALONG THE FRONT OF ALL LOTS AND OPEN AREA WILL BE CONSTRUCTED BY THE HOMEOWNER PRIOR TO THE CLOSING. SEE PRELIMINARY PLAN, SHEET 1 OF 1, IN THE CONSTRUCTION DRAWINGS APPROVED. ALSO, THE PORTION OF SIDEWALK ADJACENT TO THE FRONT OF THE OPEN AREA TO BE CONSTRUCTED BY TWO PARKS, LLC.

SURVEYORS CERTIFICATE:

I HEREBY CERTIFY 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. ALSO, THE PLAN, MAP AND DESCRIBED HEREIN IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE RICHMOND COUNTY SUBDIVISION REGULATIONS AND THE REQUIREMENTS SHOWN HAVE BEEN PLACED TO THE SPECIFICATIONS SET FORTH IN THOSE REGULATIONS.

WILLIAM M. BRANTON
DATE: 7/1/2024
SOPLS 4312

NO.	DATE	REVISION
1	07-10-15	REVISED PER CITY OF COLUMBIA COMMENTS (COP)
2	07-15-15	REVISED PER RICHMOND COUNTY COMMENTS (COP)

PAGE	NO.	DATE	REVISION
1	1		

DATE	SCALE	DRAWN	BY
06-18-2023	1" = 40'	WMB	WMB

SHEET	NO.	OF
1	1	1

144 FRANKS/DALE BLVD
INGO, S.C. 29065
(803) 732-4004

BELTER & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS

BONDED PLAT OF
WOODCREEK FARMS AREA A-11
"THE PARK" - PHASE 3-A

RICHMOND COUNTY
CITY FILE# 222-024
AAA-095

STATE OF SOUTH CAROLINA)
)
COUNTY OF RICHLAND)

PETITION FOR ANNEXATION

The undersigned, being the owner(s) of the property described below hereby petition(s) the Mayor and City Council for annexation to the City of Columbia, South Carolina pursuant to S.C. Code Ann. Section 5-3-150, 1976, as amended.

Property Description: All that certain piece, parcel or lot of land, together with any improvements thereon, if any, situate, lying and being near the City of Columbia, in the County of Richland, State of South Carolina, and shown as Detention Pond Parcel, 40' Buffer, Beechfern Circle 50' R/W, Lot 80, and Open Area (Detention Pond Access) on a plat prepared for Woodcreek Farms Area A-11 The Park - Phase 3-A dated June 16, 2015, last revised July 15, 2015, and recorded on September 9, 2015 in the Office of the Register of Deeds for Richland County in Book 2057 Page 671.

Richland County TMS: 25815-01-20, 25815-01-19, 25815-05-06, 25815-02-31, 25815-01-29
Property Addresses: Detention Pond, 40 Foot Buffer, 1311 Beechfern Circle, 1292 Beechfern Circle (Open Area)

Two Parks LLC

BY: 
Signature
H. P. Clark
(Print or Type Name)

Date: 8-9-16

Its: Manager Member
(Print or Type Title)

Book 2138-1267
2016059904 08/16/2016 13 08 00 633
Fee: \$0.00 County Tax: \$0.00 Notice
State Tax: \$0.00

2016059904 John T. Hopkins II Richland County R O D

