

ORIGINAL
STAMPED IN RED

ORDINANCE NO.: 2016-101

*Annexing 513 Cordgrass Road, 1379 Beechfern Circle and 1398 Beechfern Circle,
Richland County TMS# 25815-02-07, 25815-02-20 and 25815-01-07*

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 6th day of December, 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 0.96 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.: 25815-02-07, 25815-02-20 and 25815-01-07

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

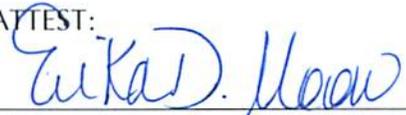
Approved as to form:



City Attorney

Introduced: 11/15/2016

Final Reading: 12/6/2016

ATTEST:


City Clerk

EXHIBIT "A"
PROPERTY DESCRIPTION
ORDINANCE NO.: 2016-101

All that certain piece, parcel or lot of land, with improvements thereon, if any, situate, lying and being near the City of Columbia, in the County of Richland, State of South Carolina, containing 0.42 acres, more or less, being shown and delineated as Lot 60 on a Final Plat of Woodcreek Farms Section A-II, "The Park"- Phase 2, by United Design Services, Inc., dated November 7, 2012, last revised June 24, 2013, recorded in the Office of the Register of Deeds for Richland County in Book 1875, at Page 2256, and having such boundaries and measurements as are shown on said plat.

ALSO: 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 54 on a Final Plat of Woodcreek Farms, Section A-11, "the Park – Phase 2, by United Design Services, Inc., dated November 7, 2012, as revised, and recorded March 26, 2014, in the Office of the ROD for Richland County Record Book 1934 at Page 3060, 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 of lot of land, together with any improvements thereon, situate, lying and being in the County of Richland, State of South Carolina, and being shown and delineated as Lot 39 on a Final Plat of Woodcreek Farms, Section A-11, "The Park- Phase 2", by United Design Services, Inc., dated November 7, 2012, as revised, and recorded March 26, 2014, in the Office of the ROD for Richland County Record Book 1934 at Page 3060. The Plat being incorporated herein 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: October 20, 2016

RE: **Property Address:** 513 Cordgrass Road, 1379 Beechfern Circle, 1398 Beechfern Circle
Richland County TMS#: 25815-02-07, 25815-02-20, 25815-01-07
Owner(s): : Martin J. Keane, Susan C. Keane, Asuncion Valentin, Juan Manuel Flores Moreno, Leticia Ceballos Godefroy
Current Use: Residential lots
Proposed Use: Residential lots
Current County Land Use: Neighborhood (Medium Density)
Proposed City 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.

This matter was reviewed by Planning Commission along with additional lots at their April 4, 2016 regular meeting.

/dle

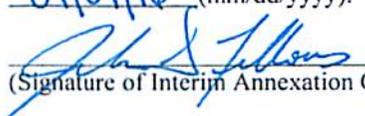
Attachments

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
Gloria Saaed, 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
Jan Alonso, Finance Director

Missy Gentry, Assistant City Manager
Aubrey Jenkins, Fire Chief
Joseph Jaco, Utilities and Engineering
Robert Anderson, Public Works Director
Jeff Palen, Assistant City Manager/CFO
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
Alfreda Tindall, Richland Co. 911 Addressing Coordinator

Planning Commission Zoning Recommendation: PUD-R (Zoning classification) by 7-0 on 04/04/16 (mm/dd/yyyy).

Planning Commission Land Use Recommendation: UER-2 (Land Use classification) by 7-0 on 04/04/16 (mm/dd/yyyy).


(Signature of Interim Annexation Coordinator)



02/18/2013

© 2013 Pictometry

Future Land Use Map

513 Cordgrass Road, 1379 Beechfern Circle, 1398 Beechfern Circle; TMS# 25815-02-07, 25815-02-20, 25815-01-07
 Existing Richland County FLU: Neighborhood (Medium Density); Proposed FLU: UER-2

Department of Planning & Development Services

Legend

CITY LIMITS
 PARCELS

- UCMB 1 - Urban Core Mixed Residential-1
- UCMB 2 - Urban Core Mixed Residential-2
- UCME - Urban Edge Mixed Residential
- UEMF - Urban Edge Multi-Family
- UCR 1 - Urban Core Residential Small Lot
- UCR 2 - Urban Core Residential Large Lot
- UER 1 - Urban Edge Residential Small Lot
- UER 2 - Urban Edge Residential Large Lot
- UCAC 1 - Urban Core Neighborhood Activity Center
- UCAC 2 - Urban Core Community Activity Center
- UCAC 3 - Urban Edge Community Activity Center
- UCAC 4 - Urban Core Regional Activity Center
- UCAC 5 - 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/Neighborhood District
- SD 3 - Central Business District
- SD 4 - Herbaceous Zee and Garden
- SD 5 - Universities/Colleges
- SD 6 - First Jackson

0 25 50 100 Feet

ORIGINAL PREPARATION DATE:
 This map was prepared by:
 Leigh DeForth
 October 20, 2016



CITY OF COLUMBIA PLANNING DEPARTMENT
 THIS MAP IS THE PRODUCT OF COMPILED DATA,
 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

Zoning Map

Department of Planning & Development Services

513 Cordgrass Road, 1379 Beechfern Circle, 1398 Beechfern Circle; TMS# 25815-02-07, 25815-02-20, 25815-01-07; Existing Richland County Zoning: PDD; Proposed Zoning: PUD-R



** DATA SOURCE - CITY OF COLUMBIA GIS DIVISION

Legend

	CITY LIMITS
	PARCELS
	D-1
	RS-1
	C-3
	RS-1A
	RS-1B
	O-3A
	C-4
	C-5
	RS-3
	RD
	RD-2
	M-1
	RD-C
	RG-1A
	PUD-L
	RD-2
	PUD-LE
	RD-3
	PUD-LR
	UTD
	PUD-R
	Mk-1
	Mk-2
	OUT OF CITY

0 25 50 100 Feet

ORIGINAL PREPARATION DATE:
This map was prepared by:
Leigh DeForth
October 20, 2016

DISCLAIMER:
The City of Columbia Department of Planning and Development Services does not warrant the accuracy of the information contained in this map or plan. 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 user's risk.



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, with improvements thereon, if any, situate, lying and being near the City of Columbia, in the County of Richland, State of South Carolina, containing 0.42 acres, more or less, being shown and delineated as Lot 60 on a Final Plat of Woodcreek Farms Section A-II, "The Park" - Phase 2, by United Design Services, Inc., dated November 7, 2012, last revised June 24, 2013, recorded in the Office of the Register of Deeds for Richland County in Book 1875, at Page 2256, and having such boundaries and measurements as are shown on said plat.

Richland County TMS: 25815-02-07

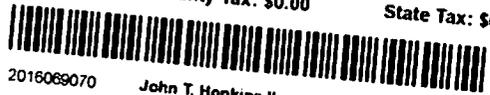
Property Address: 513 Cordgrass Road


MARTIN J. KEANEY

Date: 27 AUG 16

SUSAN C. KEANEY

Date: _____

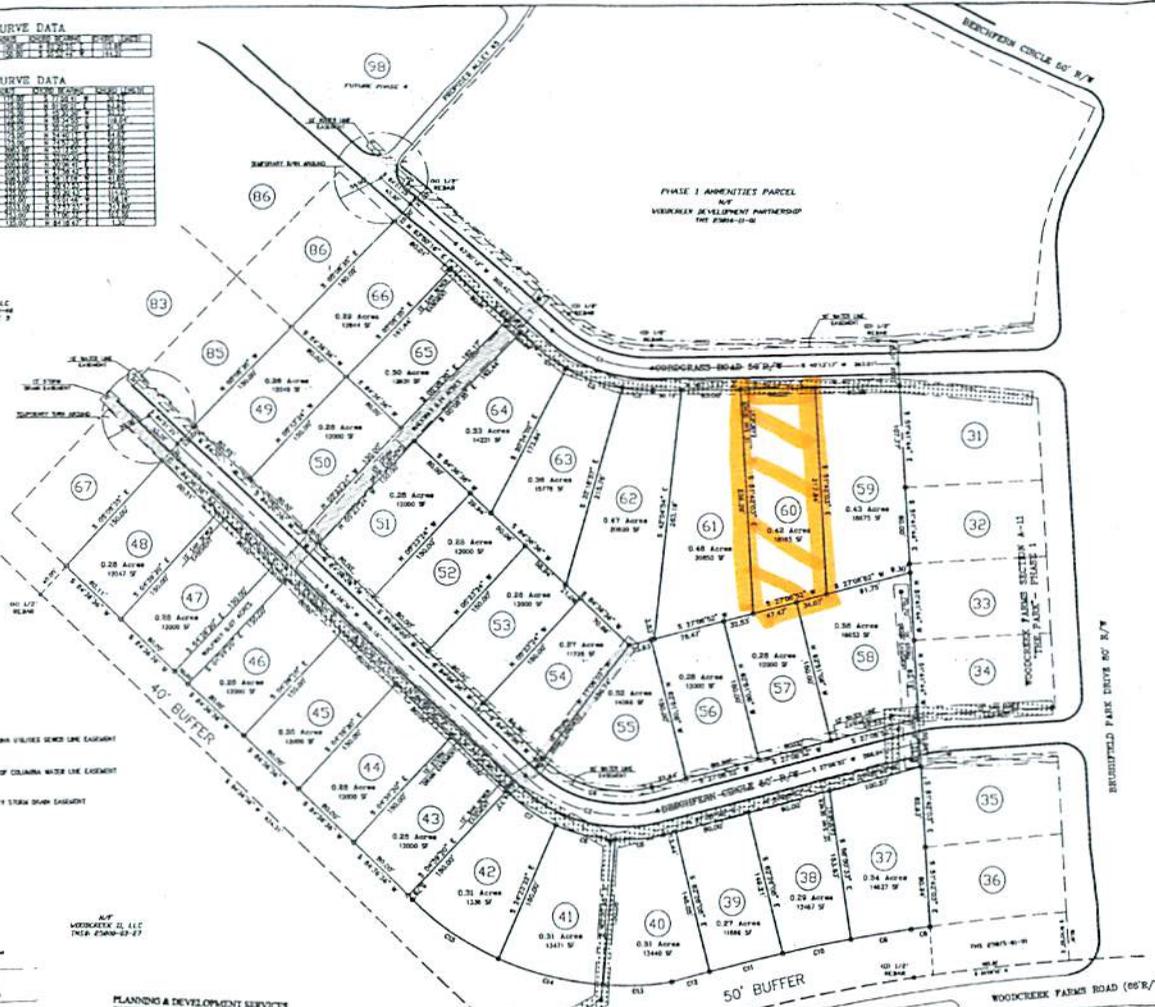
Book 2146-3159
2016069070 09/14/2016 15 27 48 780
Fee: \$0.00 County Tax: \$0.00 Notice
State Tax: \$0.00

2016069070 John T. Hopkins II Richland County R O D

ROADWAY CURVE DATA

STATION	PC	PT	PI	LC	EA	EB	EC	EA	EB	EC
1+00.00	1+00.00	1+00.00	1+00.00	1+00.00	1+00.00	1+00.00	1+00.00	1+00.00	1+00.00	1+00.00

LOT LINE CURVE DATA

STATION	PC	PT	PI	LC	EA	EB	EC	EA	EB	EC
1+00.00	1+00.00	1+00.00	1+00.00	1+00.00	1+00.00	1+00.00	1+00.00	1+00.00	1+00.00	1+00.00



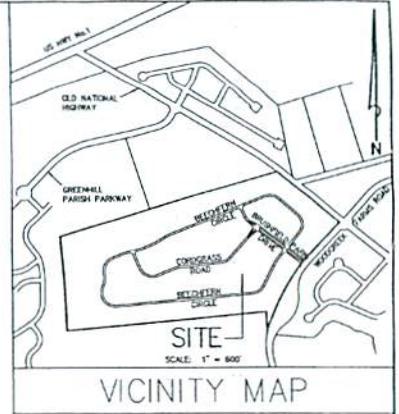
THE OWNER IS:
TWO PARKS, LLC
3710 WOODCREEK FARMS ROAD
ELGIN, SC 29942
TEL: (803)499-9193

THE SEWER OPERATOR IS:
M SOUTH CAROLINA UTILITIES INC
3710 WOODCREEK FARMS RD
ELGIN, SC 29942
TEL: (803)499-2422

THE WATER OPERATOR IS:
CITY OF COLUMBIA
POST OFFICE BOX 147
COLUMBIA, SC 29217
TEL: (803)253-2400

THE ENGINEER IS:
MCC ENGINEERING, LLC
2517 TREMELM ROAD
FOREST ACRES, SC 29706
TEL: (803)499-7728

THE SURVEYOR IS:
UNITED DESIGN SERVICES, INC.
140 FRANKFURT BLVD
SPRING, SC 29583
TEL: (803)755-9142



- NOTES & REFERENCES:**
- PHASE 2 13.87 ACRES DIVIDED INTO 36 LOTS INCLUDING 0.21 ACRES OF COMMON AREA/PARKWAY
 - PORTRAIT OF NEIGHBORHOOD COUNTY TAX MAP SHEET 2000 BLOCK 03 LOT 28
 - EXISTING ZONING: PUD - NETWORK FROM 2.25 (MINIMUM) TO 10 (MAXIMUM) FEET
 - ALL LOTS ARE NEW BY RECORDS UNLESS OTHERWISE NOTED
 - ALL ROAD RIGHTS-OF-WAY TO BE DEDICATED EXCLUSIVELY TO NEIGHBORHOOD COUNTY FOR PUBLIC USE (WIDTH OF R.O.W. = 100.0 FT / AREA OF NEW R.O.W. = 1.75 ACRES)
 - ALL WATER LINE EASEMENTS TO BE DEDICATED EXCLUSIVELY TO THE CITY OF COLUMBIA. THIS INCLUDES A 10' CITY OF COLUMBIA WATER LINE EASEMENT ON ALL SERVICE LINES FROM THE MAIN TO THE WATER BOX
 - ALL WATER LINE EASEMENTS TO BE DEDICATED TO M SOUTH CAROLINA UTILITIES, INC. THIS INCLUDES A 10' M SOUTH CAROLINA, INC. SERVICE LINE EASEMENT ON ALL SERVICE LINES FROM THE MAIN TO THE CLEAN OUT
 - ALL COMMON AREAS AND BUFFER ZONES TO BE MAINTAINED BY WOODCREEK FARMS, INC.
 - ALL UTILIZATION REQUIREMENTS TO BE MAINTAINED BY WOODCREEK FARMS, INC.
 - AS AGREEMENT WITH SECTION 10.11 OF THE NEIGHBORHOOD DEVELOPMENT CODE, SERVICES SHALL BE A MINIMUM OF FOUR FEET IN WIDTH, INSTALLED ALONG THE FRONT OF ALL LOTS WILL BE CONSTRUCTED BY THE APPLICANT, MAINTAINED PRIOR TO THE CLOSING, SITE PRELIMINARY PLANS SHEET 1 OF 1, IN THE CONSTRUCTION PHASE APPROVED
 - BOUNDARY INFORMATION FROM THIS FINAL SURVEY PREPARED FOR WOODCREEK FARMS DEVELOPMENT, AREA A-11, BY UNITED DESIGN SERVICES, INC. DATED NOVEMBER 16, 2007



DATE: 10/17/2010
PROJECT: WOODCREEK FARMS SECTION A-11
SHEET NO. 1 OF 1

PLANNING & DEVELOPMENT SERVICES
RICHLAND COUNTY SOUTH CAROLINA

APPROVED FOR RECORDING:
Date: 10/17/2010
RCS # 52-05-201

NOTES:
THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE EXAMINATION BY AN ATTORNEY. NO ABSTRACT TITLE SEARCH, NOR TITLE COMMITMENT SEARCH WERE FURNISHED. THERE MAY BE OTHER RECORDS OR UNRECORDED SETBACKS, EASEMENTS, RESTRICTIONS OR RIGHTS-OF-WAY THAT MAY AFFECT THIS PROPERTY THAT WERE NOT OBSERVED OR NOT SHOWN ON THIS SURVEY.
THIS SURVEY IS BASED ON REFERENCED PLATS OF RECORD AND EXISTING EVIDENCE AND CONDITIONS OBSERVED THE DATE OF THIS SURVEY.
SURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT SURVEYED OR MAPPED OR CONSIDERED AS PART OF THIS SURVEY. NO EVIDENCE OF SETTLEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONDITIONS, CONTAMINANTS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.
EASEMENTS LOCATIONS SHOWN ARE APPROXIMATE.

UNITED DESIGN SERVICES, INC.
LAND SURVEYING SERVICES
140 FRANKFURT BLVD., RMC, SC 29943 (803)400-4300

I HAVE CONSULTED THE FLOOD INSURANCE RATE MAP PANEL 45090C DMS & DATED 08-22-2010 AND FLOOD INSURANCE RATE MAP PANEL 45090C DMS & DATED 08-28-2010 AND TO THE BEST OF MY KNOWLEDGE & BELIEF, THE PROPERTY IS LOCATED IN ZONE "X" AS SHOWN THEREON.
I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE SURVEYING STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND LISTED OR EXCEEDS THE REQUIREMENTS FOR A CLASS 2 SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO KNOWN OBSTRUCTIONS OR PROJECTIONS OTHER THAN SHOWN.

WOODCREEK FARMS SECTION A-11
"THE PARK" - PHASE 2
RICHLAND COUNTY - NEW COLUMBIA, SC



NO.	DATE	REVISION / DESCRIPTION	BY
1	8/25/10	REVISED PER CITY OF COLUMBIA	MSD
2	4/14/12	REVISED PER NEIGHBORHOOD COUNTY	MSD

DATE: 11/07/2010
T.M. & P. 25000-03-28
PORTION OF
CITY PLAN # 223-23a
DWS # US-454-PH2
SHEET
1 OF 1



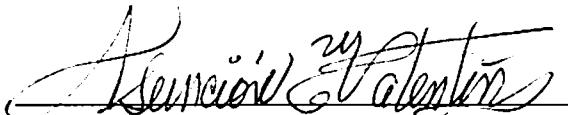
STATE OF SOUTH CAROLINA)
)
COUNTY OF RICHLAND)

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Richland County TMS: 25815-02-20
Property Address: 1379 Beechfern Circle


Asuncion Valentin

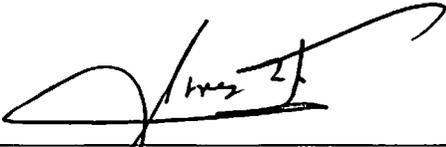
Date: 8/31/16

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

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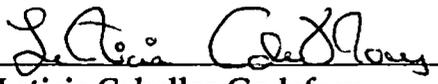
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Richland County TMS: 25815-01-07
Property Address: 1398 Beechfern Circle



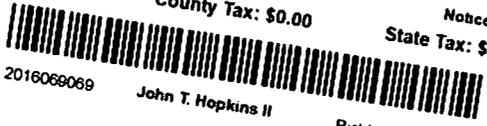
Juan Manuel Flores Moreno

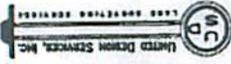
Date: 08-26-2016



Leticia Ceballos Godefroy

Date: 08-26-2016

Book 2146-3157
2016069069 09/14/2016 15 27 48 720
Fee: \$0.00 County Tax: \$0.00 Notice
State Tax: \$0.00

2016069069 John T. Hopkins II Richland County R O D



UNITED DESIGN SERVICES, INC.
 10000 W. 10TH AVENUE, SUITE 100, DENVER, CO 80202
 (303) 751-1000
 FAX (303) 751-1001
 WWW.UDSINC.COM

WOODCREEK FARMS SECTION A-11 "THE PARK" - PHASE 2



NO.	DATE	DESCRIPTION / REVISION
1	12/15/10	ISSUED FOR PERMITTING
2	01/15/11	REVISIONS TO PERMITTING
3	02/15/11	REVISIONS TO PERMITTING

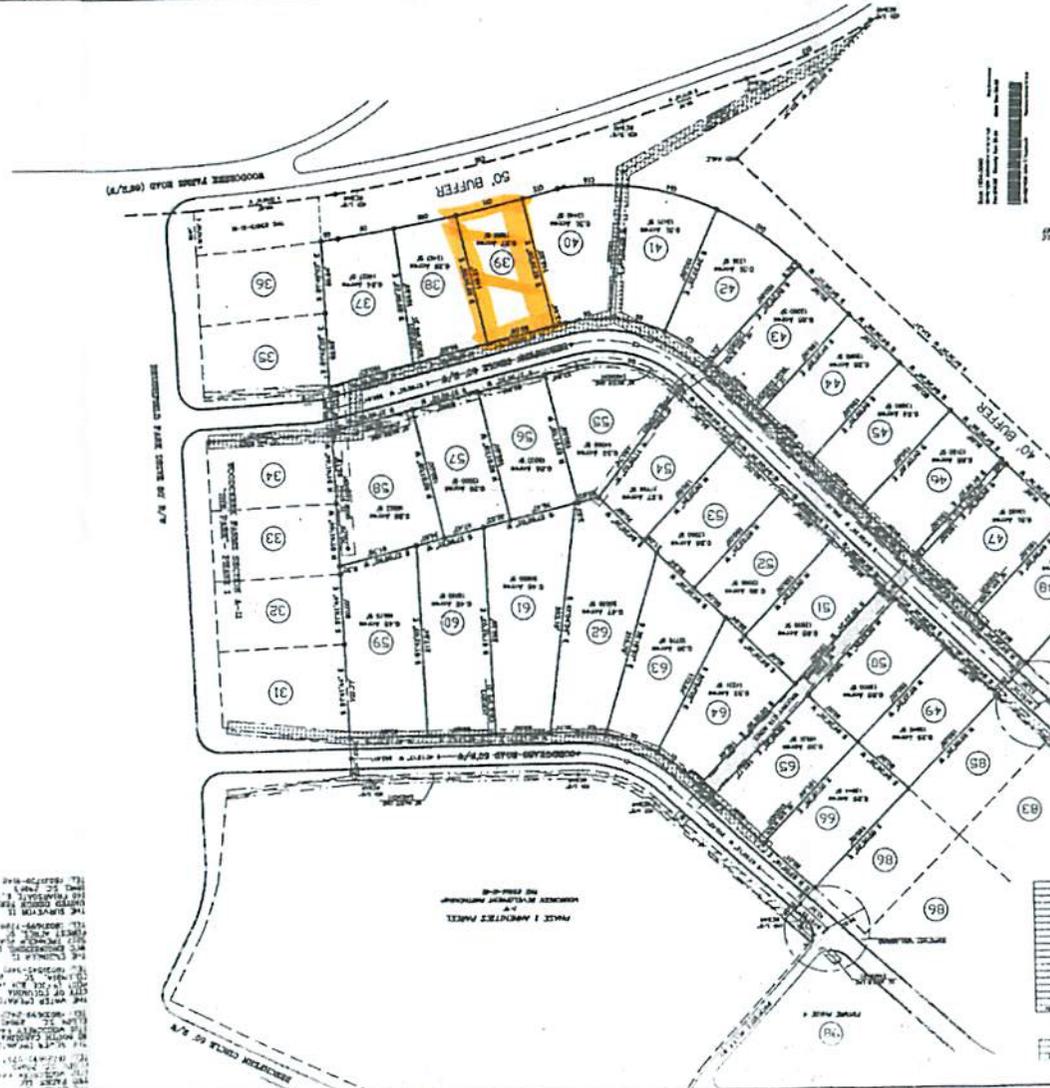


DATE: 12/15/10
 SCALE: 1" = 40'

THIS PLAN IS A PRELIMINARY DESIGN AND IS SUBJECT TO CHANGE WITHOUT NOTICE. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES. THE DESIGNER SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS PLAN OR FOR ANY CONSEQUENCES ARISING THEREFROM. THE DESIGNER SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO PERSONS OR PROPERTY ARISING FROM THE USE OF THIS PLAN.

PLANNING & DEVELOPMENT SERVICES
 10000 W. 10TH AVENUE, SUITE 100, DENVER, CO 80202
 (303) 751-1000
 FAX (303) 751-1001
 WWW.UDSINC.COM

LEGEND:
 [Symbol] EXISTING LOT LINES
 [Symbol] EXISTING LOT LINES WITH THE BUFFER
 [Symbol] NEW LOT LINES WITH THE BUFFER



LOT LINE CURVE DATA

LOT NO.	BEARING	DISTANCE	CHORD BEARING	CHORD DISTANCE
31	N 0° 0' 0" E	100.00	N 0° 0' 0" E	100.00
32	N 45° 0' 0" E	100.00	N 45° 0' 0" E	100.00
33	N 90° 0' 0" E	100.00	N 90° 0' 0" E	100.00
34	N 135° 0' 0" E	100.00	N 135° 0' 0" E	100.00
35	N 180° 0' 0" E	100.00	N 180° 0' 0" E	100.00
36	N 225° 0' 0" E	100.00	N 225° 0' 0" E	100.00
37	N 270° 0' 0" E	100.00	N 270° 0' 0" E	100.00
38	N 315° 0' 0" E	100.00	N 315° 0' 0" E	100.00
39	N 360° 0' 0" E	100.00	N 360° 0' 0" E	100.00
40	N 0° 0' 0" E	100.00	N 0° 0' 0" E	100.00
41	N 45° 0' 0" E	100.00	N 45° 0' 0" E	100.00
42	N 90° 0' 0" E	100.00	N 90° 0' 0" E	100.00
43	N 135° 0' 0" E	100.00	N 135° 0' 0" E	100.00
44	N 180° 0' 0" E	100.00	N 180° 0' 0" E	100.00
45	N 225° 0' 0" E	100.00	N 225° 0' 0" E	100.00
46	N 270° 0' 0" E	100.00	N 270° 0' 0" E	100.00
47	N 315° 0' 0" E	100.00	N 315° 0' 0" E	100.00
48	N 360° 0' 0" E	100.00	N 360° 0' 0" E	100.00
49	N 0° 0' 0" E	100.00	N 0° 0' 0" E	100.00
50	N 45° 0' 0" E	100.00	N 45° 0' 0" E	100.00
51	N 90° 0' 0" E	100.00	N 90° 0' 0" E	100.00
52	N 135° 0' 0" E	100.00	N 135° 0' 0" E	100.00
53	N 180° 0' 0" E	100.00	N 180° 0' 0" E	100.00
54	N 225° 0' 0" E	100.00	N 225° 0' 0" E	100.00
55	N 270° 0' 0" E	100.00	N 270° 0' 0" E	100.00
56	N 315° 0' 0" E	100.00	N 315° 0' 0" E	100.00
57	N 360° 0' 0" E	100.00	N 360° 0' 0" E	100.00
58	N 0° 0' 0" E	100.00	N 0° 0' 0" E	100.00
59	N 45° 0' 0" E	100.00	N 45° 0' 0" E	100.00
60	N 90° 0' 0" E	100.00	N 90° 0' 0" E	100.00
61	N 135° 0' 0" E	100.00	N 135° 0' 0" E	100.00
62	N 180° 0' 0" E	100.00	N 180° 0' 0" E	100.00
63	N 225° 0' 0" E	100.00	N 225° 0' 0" E	100.00
64	N 270° 0' 0" E	100.00	N 270° 0' 0" E	100.00
65	N 315° 0' 0" E	100.00	N 315° 0' 0" E	100.00
66	N 360° 0' 0" E	100.00	N 360° 0' 0" E	100.00
67	N 0° 0' 0" E	100.00	N 0° 0' 0" E	100.00

NOTES:
 1. ALL LOT LINES SHALL BE SET BACK FROM THE EXISTING LOT LINES BY THE BUFFER DISTANCE SHOWN ON THIS PLAN.
 2. THE BUFFER DISTANCE SHALL BE MAINTAINED THROUGHOUT THE ENTIRE LENGTH OF EACH LOT LINE.
 3. THE BUFFER DISTANCE SHALL BE MAINTAINED AT ALL CORNERS AND INTERSECTIONS.
 4. THE BUFFER DISTANCE SHALL BE MAINTAINED AT ALL EASEMENTS AND ENCROACHMENTS.
 5. THE BUFFER DISTANCE SHALL BE MAINTAINED AT ALL DRIVEWAYS AND ALLEYS.
 6. THE BUFFER DISTANCE SHALL BE MAINTAINED AT ALL UTILITIES AND STRUCTURES.
 7. THE BUFFER DISTANCE SHALL BE MAINTAINED AT ALL FENCES AND BARRIERS.
 8. THE BUFFER DISTANCE SHALL BE MAINTAINED AT ALL SIGNAGE AND LIGHTING.
 9. THE BUFFER DISTANCE SHALL BE MAINTAINED AT ALL LANDSCAPING AND PLANTINGS.
 10. THE BUFFER DISTANCE SHALL BE MAINTAINED AT ALL OTHER FEATURES AND OBSTRUCTIONS.



PHASE 1 ADJACENT PLOTS
 1. PLOT 1
 2. PLOT 2
 3. PLOT 3
 4. PLOT 4
 5. PLOT 5
 6. PLOT 6
 7. PLOT 7
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 9. PLOT 9
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