

- LEGEND:
- IPF = IRON PIN FOUND
 - IPS = IRON PIN SET (5/8" rod)
 - CMO = CONCRETE MONUMENT OLD
 - CP = CALCULATED POINT
 - N/F = NOW OR FORMERLY
 - (P/O) = PORTION OF
 - PB = PLAT BOOK
 - DB = DEED BOOK
 - OTIP = OPEN TOP PIPE
 - CTP = CLOSE TOP PIPE
 - I.E. = INVERT ELEVATION
 - E- = OVERHEAD UTILITIES
 - SS- = SANITARY SEWER LINE
 - X-X-X-X- = FENCE
 - G- = GAS LINE
 - SD- = STORM DRAINAGE LINE
 - DG = DOWN GUY
 - CPP = CORRUGATED PLASTIC PIPE
 - MP = METAL PIPE
 - U = UTILITY POLE
 - TEL = TELEPHONE PEDESTAL
 - WV = WATER VALVE
 - T = TREE
 - ET = ELECTRIC TRANSFORMER
 - WM = WATER METER
 - FH = FIRE HYDRANT
 - EU = ELECTRIC UNDERGROUND LINE
 - CU = CABLE UNDERGROUND LINE
 - SC = SEWER CLEANOUT
 - L = LIGHT POLE

I HEREBY CERTIFY THAT THE SANITARY SEWER AND WATER SYSTEM IN FLOW RIVERFRONT TOWNHOMES SUBDIVISION (PHASE I) AS SHOWN ON THE RECORD DRAWINGS DATED APRIL 4, 2016, PREPARED BY HB ENGINEERING, INC. HAS BEEN INSTALLED IN ACCORDANCE WITH THE PRELIMINARY PLAT (CONSTRUCTION DRAWINGS) APPROVED FEBRUARY 2 AND 4, 2015.

R. Thom Bratt
 REGISTERED ENGINEER, STATE OF SOUTH CAROLINA
 DATE: APRIL 19, 2016

I hereby certify that the plan shown and described herein is a true and correct survey to the accuracy required by the West Columbia Subdivision Regulations and the monuments shown have been placed to the specifications set forth in those regulations.

PLS, No. 8192, State of South Carolina

BUILDING SETBACKS:
 25' FROM EXISTING R/Ws
 20' FOR FRONT YARD ADJACENT TO NEW R/W
 10' FROM OTHER PROP. LINES & SECONDARY NEW R/W FRONTS
 0' INTERIOR SIDE LINES

| CLUSTER HOUSING REQUIREMENTS: | REQUIREMENT | DESIGNED |
|---------------------------------------|-------------|----------|
| MAXIMUM NUMBER OF UNITS PER BUILDING: | 8 | 7 |
| MINIMUM PROPERTY SIZE (ACRES): | 1.5 | 2.9 |
| MAXIMUM BUILDING DENSITY: | 40% | 19% |
| MIN. OPEN SPACE (W/ COMMON AREA): | 10% | 35% |
| MIN. PARKING PER UNIT | 2 | 2 |

| CURRENT ZONING: C3/ GOLD | |
|--------------------------|------------|
| PHASE I | PHASE II |
| 12 TOTAL LOTS = | 0.52 ACRES |
| COMMON AREA = | 0.27 ACRES |
| ROAD AREA = | 0.57 ACRES |
| ROAD LENGTH = | 727 LF |
| PHASE I TOTAL AREA | 1.36 ACRES |
| REMAINING AREA PHASE II | 1.57 ACRES |
| TOTAL SITE ACREAGE = | 2.93 ACRES |

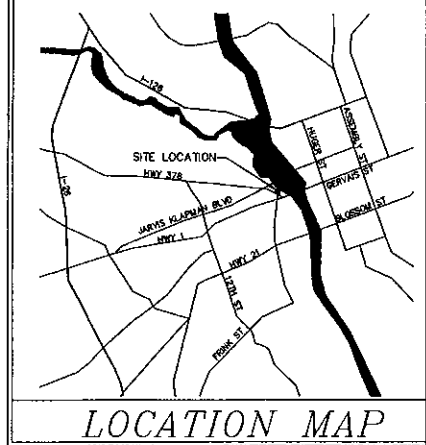
WATER SUPPLY:
 CITY OF WEST COLUMBIA
 200 N. 12TH ST.
 WEST COLUMBIA, SC 29169
 803-791-1880

SEWER SUPPLY:
 CITY OF WEST COLUMBIA
 200 N. 12TH ST.
 WEST COLUMBIA, SC 29169
 803-791-1880

OWNER: FOS DEVELOPMENT
 817 MEETING STREET
 WEST COLUMBIA, SC 29169
 803-413-7044
 CONTACT: WADE CAUGHMAN

SURVEYOR: CAROLINA SURVEYING SERVICES, INC.
 415 NORTH LAKE DR.
 LEXINGTON, SC 29072
 803-951-9191
 CONTACT: DENNIS JOHNS, LS

ENGINEER: HB ENGINEERING
 720 OLD CHEROKEE RD.
 LEXINGTON, SC 29072
 803-957-7027
 CONTACT: TOM BRITT, PE



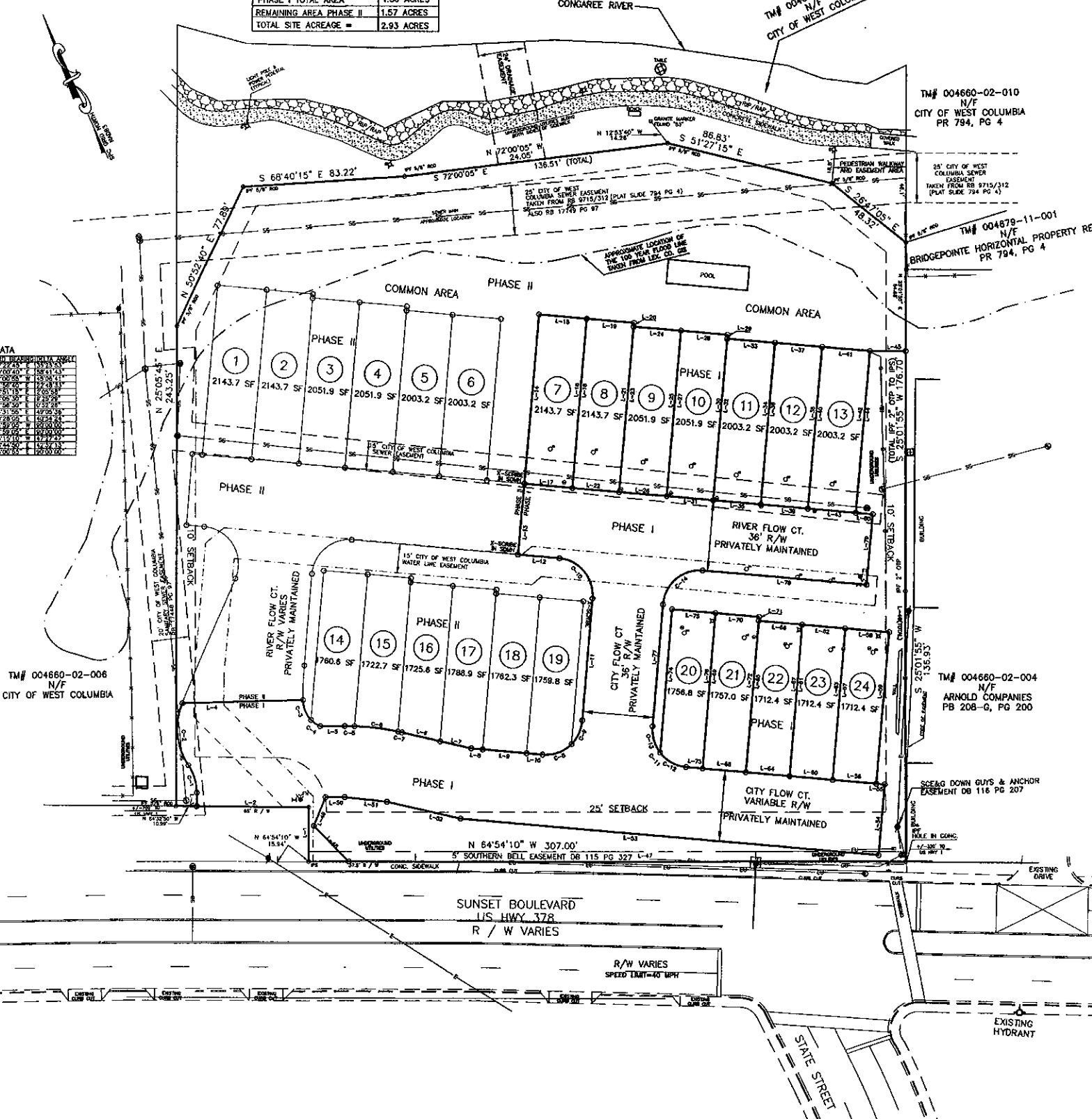
State of South Carolina
 County of Lexington
 City of West Columbia
 TM# 004660-02-005

2015/04/27 FILES, RECORDS, INDEXED
 8/15/2016 10:15:11 AM
 REC FEE: \$18.00 ST FEE: \$8.00
 CO FEE: \$6.00 JAMES I.
 Lexington County Clerk, Debra K. Gustaf
 PLAT OVERSIGHT # 19229146

Plot Reference:
 General Property and topographic survey prepared for Wade Caughman by Carolina Surveying Services, Inc., dated October 17, 2013 and last revised July 1, 2014.

- NOTES:
- Contour lines and all proposed data is shown on submitted prepared by HB Engineering dated, August 6, 2014.
 - Lot corners are marked with 5/8" Rods, unless otherwise noted.
 - Common Areas, Green Spaces and Open Areas to be deeded, owned and operated by Riverfront Townhomes Home Owners Association.
 - Covenants, deed restrictions, and legal documentation for land in common ownership to be approved by the City of West Columbia and recorded with the Lexington County Register of Deeds at the same time as the Final Plat or if bonded with the Bonded Plat.
 - "Road Maintenance Agreement for Flow Subdivision", Record Book R 17453, page 142 and the "Covenants for Permanent Maintenance of Stormwater Facilities (CSPMSF)", Record Book R 17666, page 215, will be recorded with the Lexington County Register of Deeds with the final plat or, if bonded with the bonded plat.
 - Parking in the roadway is prohibited, "No Parking" signs will be posted at regular intervals, this is necessary to preserve adequate fire apparatus access.
 - This development is under the jurisdiction of the West Columbia Police Department, there will be a sign posted at the entrance of the development.
 - No change in common areas unless upon written approval by the City of West Columbia Zoning Administrator.
 - All water easements to be dedicated to the City of West Columbia, all easements centered on pipe.
 - All sewer easements to be dedicated to the City of West Columbia, all easements centered on pipe.
 - Reference record drawings for all easements.
 - Use as attached cluster housing development approved by the City of West Columbia Zoning Board of Appeals on June 12, 2014.
 - No permanent structures shall be allowed within easements.
 - All roads will be privately maintained.
 - All storm drainage to be privately maintained.
 - All property corners are Iron Pin Set 5/8" Rods, unless otherwise noted.
 - Site is currently under construction.

| BOUNDARY LINE DATA | | BOUNDARY CURVE DATA | |
|--------------------|--------|---------------------|-------|
| LINE | LENGTH | CHORD | ANGLE |
| L-1 | 125.00 | 125.00 | 0.00 |
| L-2 | 125.00 | 125.00 | 0.00 |
| L-3 | 125.00 | 125.00 | 0.00 |
| L-4 | 125.00 | 125.00 | 0.00 |
| L-5 | 125.00 | 125.00 | 0.00 |
| L-6 | 125.00 | 125.00 | 0.00 |
| L-7 | 125.00 | 125.00 | 0.00 |
| L-8 | 125.00 | 125.00 | 0.00 |
| L-9 | 125.00 | 125.00 | 0.00 |
| L-10 | 125.00 | 125.00 | 0.00 |
| L-11 | 125.00 | 125.00 | 0.00 |
| L-12 | 125.00 | 125.00 | 0.00 |
| L-13 | 125.00 | 125.00 | 0.00 |
| L-14 | 125.00 | 125.00 | 0.00 |
| L-15 | 125.00 | 125.00 | 0.00 |
| L-16 | 125.00 | 125.00 | 0.00 |
| L-17 | 125.00 | 125.00 | 0.00 |
| L-18 | 125.00 | 125.00 | 0.00 |
| L-19 | 125.00 | 125.00 | 0.00 |
| L-20 | 125.00 | 125.00 | 0.00 |
| L-21 | 125.00 | 125.00 | 0.00 |
| L-22 | 125.00 | 125.00 | 0.00 |
| L-23 | 125.00 | 125.00 | 0.00 |
| L-24 | 125.00 | 125.00 | 0.00 |
| L-25 | 125.00 | 125.00 | 0.00 |
| L-26 | 125.00 | 125.00 | 0.00 |
| L-27 | 125.00 | 125.00 | 0.00 |
| L-28 | 125.00 | 125.00 | 0.00 |
| L-29 | 125.00 | 125.00 | 0.00 |
| L-30 | 125.00 | 125.00 | 0.00 |
| L-31 | 125.00 | 125.00 | 0.00 |
| L-32 | 125.00 | 125.00 | 0.00 |
| L-33 | 125.00 | 125.00 | 0.00 |
| L-34 | 125.00 | 125.00 | 0.00 |
| L-35 | 125.00 | 125.00 | 0.00 |
| L-36 | 125.00 | 125.00 | 0.00 |
| L-37 | 125.00 | 125.00 | 0.00 |
| L-38 | 125.00 | 125.00 | 0.00 |
| L-39 | 125.00 | 125.00 | 0.00 |
| L-40 | 125.00 | 125.00 | 0.00 |
| L-41 | 125.00 | 125.00 | 0.00 |
| L-42 | 125.00 | 125.00 | 0.00 |
| L-43 | 125.00 | 125.00 | 0.00 |
| L-44 | 125.00 | 125.00 | 0.00 |
| L-45 | 125.00 | 125.00 | 0.00 |
| L-46 | 125.00 | 125.00 | 0.00 |
| L-47 | 125.00 | 125.00 | 0.00 |
| L-48 | 125.00 | 125.00 | 0.00 |
| L-49 | 125.00 | 125.00 | 0.00 |
| L-50 | 125.00 | 125.00 | 0.00 |
| L-51 | 125.00 | 125.00 | 0.00 |
| L-52 | 125.00 | 125.00 | 0.00 |
| L-53 | 125.00 | 125.00 | 0.00 |
| L-54 | 125.00 | 125.00 | 0.00 |
| L-55 | 125.00 | 125.00 | 0.00 |
| L-56 | 125.00 | 125.00 | 0.00 |
| L-57 | 125.00 | 125.00 | 0.00 |
| L-58 | 125.00 | 125.00 | 0.00 |
| L-59 | 125.00 | 125.00 | 0.00 |
| L-60 | 125.00 | 125.00 | 0.00 |
| L-61 | 125.00 | 125.00 | 0.00 |
| L-62 | 125.00 | 125.00 | 0.00 |
| L-63 | 125.00 | 125.00 | 0.00 |
| L-64 | 125.00 | 125.00 | 0.00 |
| L-65 | 125.00 | 125.00 | 0.00 |
| L-66 | 125.00 | 125.00 | 0.00 |
| L-67 | 125.00 | 125.00 | 0.00 |
| L-68 | 125.00 | 125.00 | 0.00 |
| L-69 | 125.00 | 125.00 | 0.00 |
| L-70 | 125.00 | 125.00 | 0.00 |
| L-71 | 125.00 | 125.00 | 0.00 |
| L-72 | 125.00 | 125.00 | 0.00 |
| L-73 | 125.00 | 125.00 | 0.00 |
| L-74 | 125.00 | 125.00 | 0.00 |
| L-75 | 125.00 | 125.00 | 0.00 |
| L-76 | 125.00 | 125.00 | 0.00 |
| L-77 | 125.00 | 125.00 | 0.00 |
| L-78 | 125.00 | 125.00 | 0.00 |
| L-79 | 125.00 | 125.00 | 0.00 |
| L-80 | 125.00 | 125.00 | 0.00 |
| L-81 | 125.00 | 125.00 | 0.00 |
| L-82 | 125.00 | 125.00 | 0.00 |
| L-83 | 125.00 | 125.00 | 0.00 |
| L-84 | 125.00 | 125.00 | 0.00 |
| L-85 | 125.00 | 125.00 | 0.00 |
| L-86 | 125.00 | 125.00 | 0.00 |
| L-87 | 125.00 | 125.00 | 0.00 |
| L-88 | 125.00 | 125.00 | 0.00 |
| L-89 | 125.00 | 125.00 | 0.00 |
| L-90 | 125.00 | 125.00 | 0.00 |
| L-91 | 125.00 | 125.00 | 0.00 |
| L-92 | 125.00 | 125.00 | 0.00 |
| L-93 | 125.00 | 125.00 | 0.00 |
| L-94 | 125.00 | 125.00 | 0.00 |
| L-95 | 125.00 | 125.00 | 0.00 |
| L-96 | 125.00 | 125.00 | 0.00 |
| L-97 | 125.00 | 125.00 | 0.00 |
| L-98 | 125.00 | 125.00 | 0.00 |
| L-99 | 125.00 | 125.00 | 0.00 |
| L-100 | 125.00 | 125.00 | 0.00 |



LEXINGTON COUNTY
 PLANNING COMMISSION
 APR 26 2016
W. H. ...
 In City of West Columbia

CITY OF WEST COLUMBIA
 PLANNING COMMISSION
 BONDED APPROVAL
 BY *W. H. ...*
 DATE *4/26/16*



| NO. | DESCRIPTION | DATE | APPR. | MARK |
|-----|------------------------|---------|-------|------|
| 1 | UPDATED TO BONDED PLAT | 4/26/16 | DJ | |

SUBMITTED:
 APR 01, 2016

LOAD BY:
 DJC

DRAWN BY:
 TED

CHECKED BY:
 WJC

FILE NUMBER:
 19-001

FILE NAME:
 18007_BondedPlat

No. SIZE:
 A8E 11"

BONDED SUBDIVISION PLAT
 Prepared For
Flow Riverfront Townhomes

SHEET IDENTIFICATION
V-001
 SHEET 1 OF 1