

ROAD CENTERLINE CURVE TABLE

CURVE LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C8	242.95	150.00	157.52	217.23	52°12'15"W
C9	34.52	250.00	17.29	34.49	515°21'02"E
C10	82.84	600.00	41.49	82.78	515°21'02"E
C11	58.65	193.21	29.54	58.44	N105°41'19"W
					16°49'14"

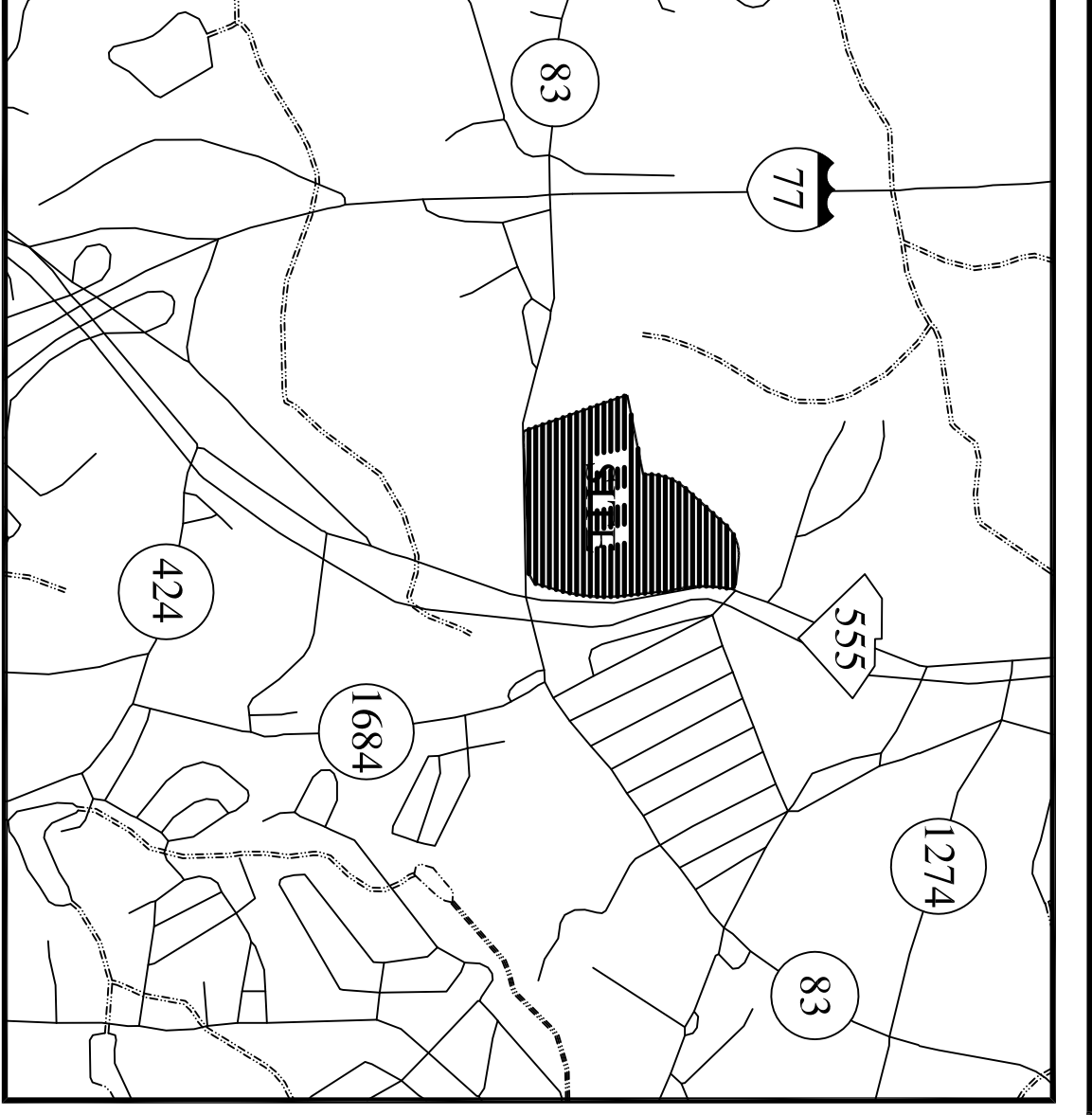
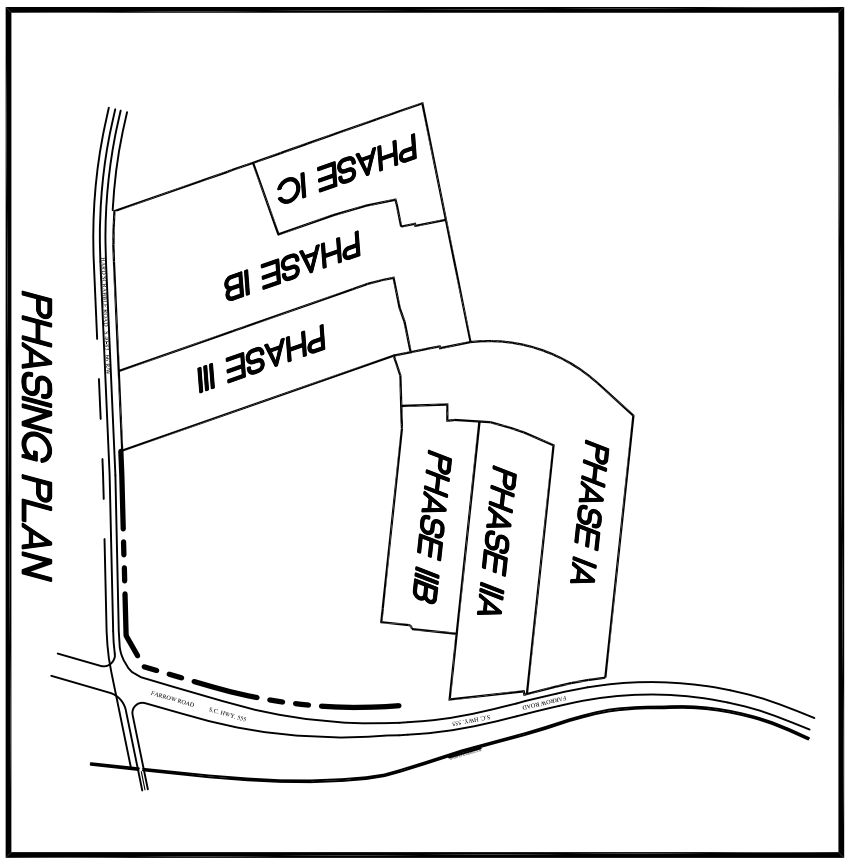
BLLO, INC.
12817 THUNDERBOLT
ZONED M-1

LEGEND

PROPERTY LINE	CENTER OF ROAD	PROP. RIGHT-OF-WAY	PROP. CURB AND CUTTER	PROP. ASPHALT	PROP. CONC. SIDEWALK	PROP. STORM EASEMENT	PROP. WATER EASEMENT	PROP. SANITARY EASEMENT
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TRACT "A"
32.96 ACRES

TRACT	BEARING	DISTANCE
30107	S 89°29'42" W	670.88
30108	N 89°10'00" W	511.30
30109	N 89°10'00" W	534.76
110412	N 10°10'00" W	997.15
110413	N 10°10'00" W	997.15
110414	N 10°10'00" W	997.15
110415	N 10°10'00" W	997.15
110416	N 10°10'00" W	997.15
110417	N 10°10'00" W	997.15
110418	N 10°10'00" W	997.15
110419	N 10°10'00" W	997.15
110420	N 10°10'00" W	997.15
121300	N 78°30'15" E	882.375
121301	N 78°30'15" E	882.375
121302	N 78°30'15" E	882.375
121303	N 78°30'15" E	882.375
121304	N 78°30'15" E	882.375
121305	N 78°30'15" E	882.375
121306	N 78°30'15" E	882.375
121307	N 78°30'15" E	882.375
121308	N 78°30'15" E	882.375
121309	N 78°30'15" E	882.375
121310	N 78°30'15" E	882.375
121311	N 78°30'15" E	882.375
121312	N 78°30'15" E	882.375
121313	N 78°30'15" E	882.375
121314	N 78°30'15" E	882.375
121315	N 78°30'15" E	882.375
121316	N 78°30'15" E	882.375
121317	N 78°30'15" E	882.375
121318	N 78°30'15" E	882.375
121319	N 78°30'15" E	882.375
121320	N 78°30'15" E	882.375
121321	N 78°30'15" E	882.375
121322	N 78°30'15" E	882.375
121323	N 78°30'15" E	882.375
121324	N 78°30'15" E	882.375
121325	N 78°30'15" E	882.375
121326	N 78°30'15" E	882.375
121327	N 78°30'15" E	882.375
121328	N 78°30'15" E	882.375
121329	N 78°30'15" E	882.375
121330	N 78°30'15" E	882.375



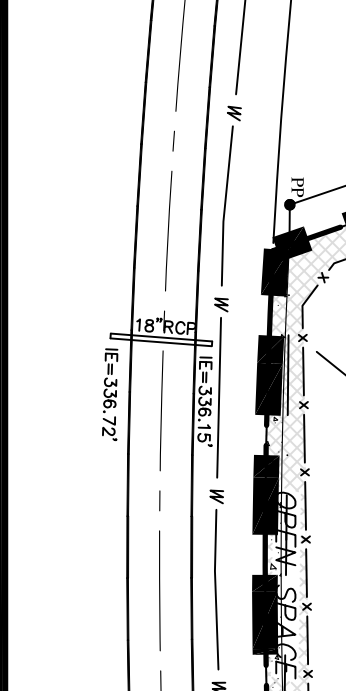
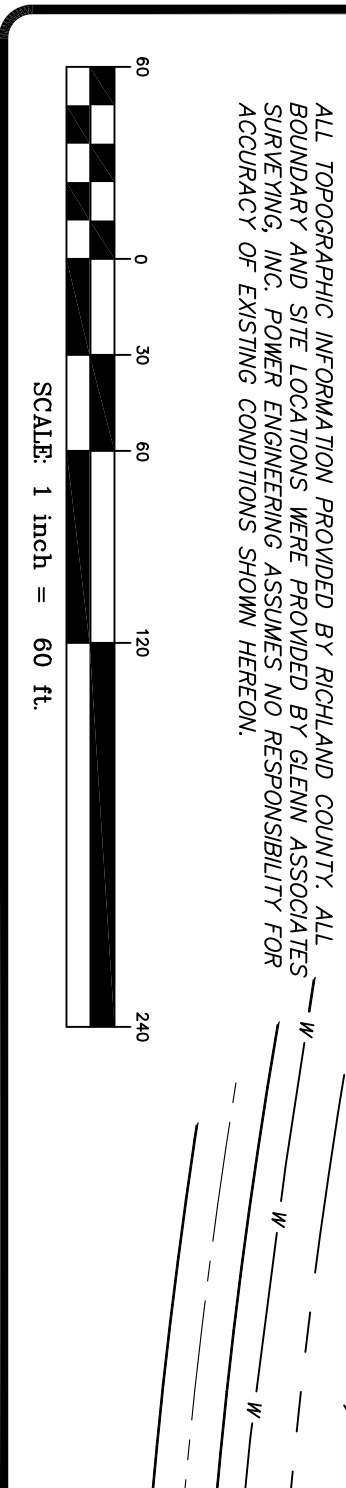
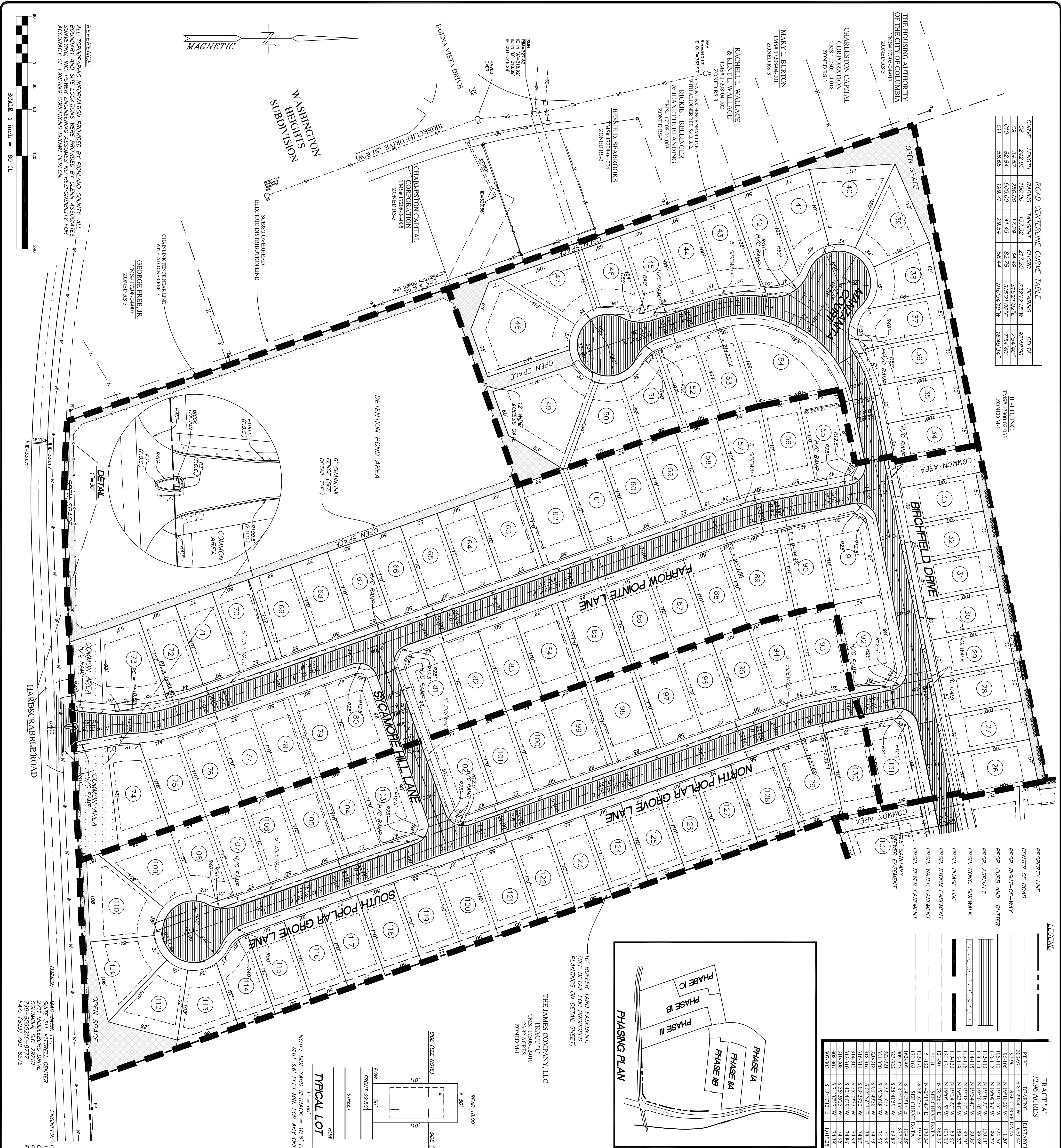
- SIDEWALK NOTES:
- SIDEWALKS IN SUBDIVISION ARE TO BE 5' WIDE AND LOCATED ADJACENT TO THE BACK OF CURB AS SHOWN UNLESS OTHERWISE NOTED.
 - SIDEWALKS ALONG FARROW POINTE ROAD ARE TO BE 5' WIDE AND LOCATED AS SHOWN IN THE TYPICAL ROAD WIDENING SECTION & SIDEWALK ADDITION DETAIL IN THE SCOT R/W.
 - SIDEWALKS SHALL BE INSTALLED BY THE HOME BUILDER AS HOUSES ARE CONSTRUCTED.
 - SIDEWALKS SHALL BE IN ACCORDANCE WITH ALL ADA STANDARDS.
 - INSTALL A HANDICAP RAMP AT THE ENDS OF ALL SIDEWALKS AND WHERE SHOWN AT INTERSECTIONS.
 - INSTALL DETECTIBLE WARNING SURFACES ON SIDEWALKS AS SHOWN ON THE DETAIL.
- BUFFER YARD NOTES:
- THE INDIVIDUAL HOME BUILDERS SHALL BE RESPONSIBLE FOR BUFFER YARD SETBACKS AS SHOWN ON THIS STAKING PLAN TO MEET THE DENSITY REQUIREMENTS SHOWN IN THE TYPE "D" BUFFER DETAIL ON THE DETAIL SHEET.
 - THE INDIVIDUAL HOME BUILDERS SHALL BE RESPONSIBLE FOR SUPPLEMENTING THE EXISTING VEGETATION IF NECESSARY TO BRING IT UP TO THE DENSITY REQUIREMENTS SHOWN IN THE TYPE "D" BUFFER DETAIL ON THE DETAIL SHEET.

- SETBACK INFORMATION:
- ORIGINAL SETBACKS:
FRONT YARD 25'
REAR YARD 10'
SIDE YARD 5' (SEE NOTE)
SECONDARY FRONT YARD 12.5'
- REDUCED SETBACKS:
FRONT YARD 22.5'
REAR YARD 8'
SIDE YARD 5' (SEE NOTE)
SECONDARY FRONT YARD 12.5'
- NOTE: SETBACKS REDUCED AS FOLLOWS PER PROVISIONS OF SECTION 26-184 OF THE RICHLAND COUNTY LAND DEVELOPMENT CODE.

AREA USAGE:
COMMON AREA = 0.49 AC.
OPEN SPACE = 2.37 AC.
DETENTION POND AREA (INSIDE FENCE) = 3.19 AC.
AREA IN 22.5' FRONT YARD SETBACK = 6.73 AC.



NOTE: SIDE YARD SETBACK = 10.8' FEET TOTAL WITH 3.6 FEET MIN. FOR ANY ONE SIDE.



REFERENCE:
ALL TOPOGRAPHIC INFORMATION PROVIDED BY RICHLAND COUNTY. ALL BOUNDARY AND SITE LOCATIONS WERE PROVIDED BY GEOTECH ASSOCIATES SURVEYING, INC. POWER ENGINEERING ASSUMES NO RESPONSIBILITY FOR ACCURACY OF EXISTING CONDITIONS SHOWN HEREON.

MAD JACK, LLC
FARROW POINTE
STAKING PLAN

RICHLAND COUNTY, NEAR COLUMBIA, SOUTH CAROLINA

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

REVISIONS

BY	DATE	DESCRIPTION
BBP	4-7-09	REVISED PER OWNER 3/27/07 COMMON AREA SETBACKS & LOTS PER OWNER 3/27/07
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DRAWN: N.A.T.
CHECKED: D.B.P.
DATE: 7-26-05
SCALE: 1" = 60'
JOB NO.: 2968
SHEET: 3
OF 30 SHEETS