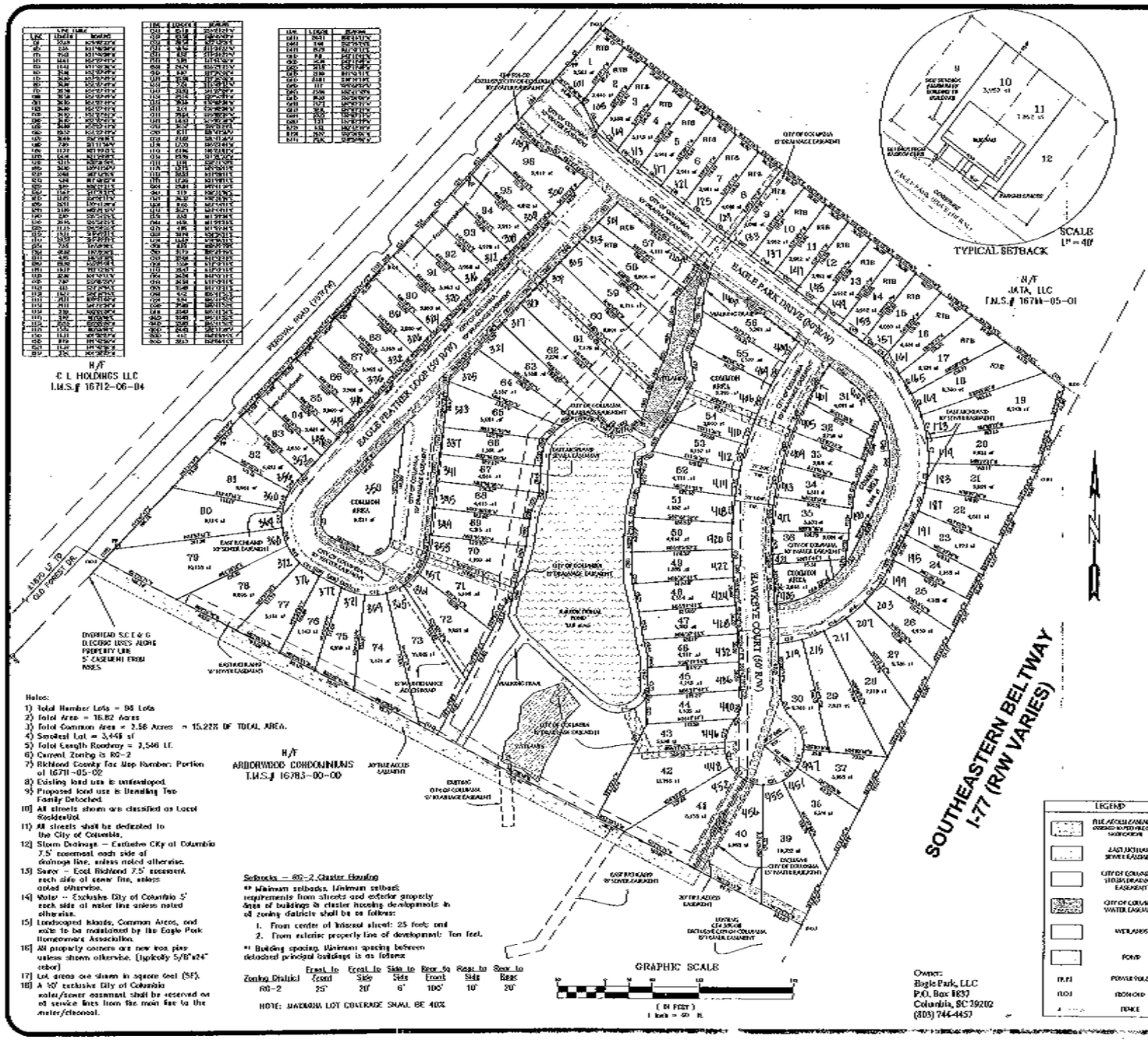


Notes:

1) Total Number Lots = 96 Lots
2) Total Area = 16.82 Acres
3) Total Common Area = 2.56 Acres = 15.22% OF TOTAL AREA.
4) Smallest Lot = 3,446 sf
5) Total Length Roadway = 2,546 Lf.
6) Current Zoning is RG-2
7) Richland County Tax Map Number: Portion of 16711-05-02
8) Existing land use is undeveloped.
9) Proposed land use is Dwelling Two Family Detached.
10) All streets shown are classified as Local Residential.
11) All streets shall be dedicated to the City of Columbia.
12) Storm Drainage – Exclusive City of Columbia 7.5' easement each side of drainage line, unless noted otherwise.
13) Sewer – East Richland 7.5' easement each side of sewer line, unless noted otherwise.
14) Water – Exclusive City of Columbia 5' each side of water line unless noted otherwise.
15) Landscaped Islands, Common Areas, and soils to be maintained by the Eagle Park Homeowners Association.
16) All property corners are new iron pins unless shown otherwise. (typically 5/8"x24" rebar)
17) Lot areas are shown in square feet (SF).
18) A 10' exclusive City of Columbia water/sewer easement shall be reserved on all service lines from the main line to the meter/cleanout.

Setbacks – RG-2 Cluster Housing

* Minimum setbacks. Minimum setback requirements from streets and exterior property lines of buildings in cluster housing developments in all zoning districts shall be as follows:

1. From center of internal street: 25 feet; and
2. From exterior property line of development: Ten feet.

** Building spacing. Minimum spacing between detached principal buildings is as follows:

Zoning District	Front to Front	Front to Side	Side to Side	Rear to Front	Rear to Side	Rear to Rear
RG-2	25'	20'	6'	100'	10'	20'

NOTE: MAXIMUM LOT COVERAGE SHALL BE 40%

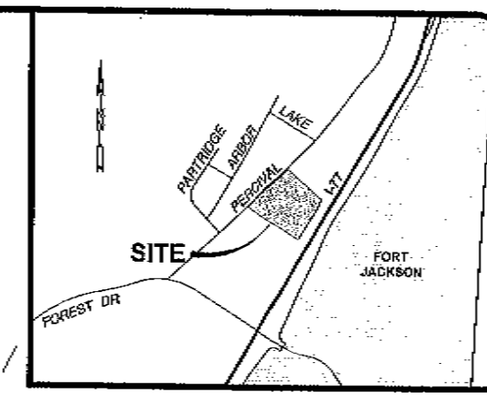
Owner:
Eagle Park, LLC
P.O. Box 1837
Columbia, SC 29202
(803) 744-4457

LEGEND

	FILE ACCESS EASEMENT (ACCESS NOTED HEREON, MODIFICATION)
	EAST RICHLAND SEWER EASEMENT
	CITY OF COLUMBIA STORM DRAINAGE EASEMENT
	CITY OF COLUMBIA WATER EASEMENT
	WETLANDS
	POND
PP.P.I.	POWER POLE
FLO.I	FLOW ROD
	FENCE

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 MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "B" SURVEY AS SPECIFIED THEREIN. ALSO THERE ARE NO ENCROACHMENTS, PROJECTIONS, OR SETBACKS AFFECTING THE PROPERTY OTHER THAN SHOWN. ALSO, I STATE THAT I HAVE CONSULTED THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAP 45079C0215-G, EFFECTIVE DATE: JANUARY 19, 1996, AND FOUND THAT THE SUBJECT PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA.
I HEREBY STATE THAT THE PLAN SHOWN AND DESCRIBED HEREON 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.

EVERLEE S. GRAVER, JR. S.C.P.L.S. NO. 1815 DATE
U.S. GROUP, INC.
P.O. BOX 21234
COLUMBIA, SC 29221
(803) 798-1420



LOCATION MAP
1" = 1000'

Revision	By
Revised per city review 11/10/09	RBH
Revised per city review 12/10/09	RBH
Revised building trail 12/21/09	RBH

U.S. GROUP, INC.
P.O. BOX 21234
COLUMBIA, S.C. 29221
(803) 798-1420

Eagle Park Subdivision

Eagle Park, LLC
Bonded Plat
City of Columbia, South Carolina

Drawn By RBH
Date November 14, 2007
Scale 1" = 40'
Job Number 86-131
Plat Number 912-1300
Sheet 1 of 1