



Design Development Review Committee Submittal for  
University of South Carolina Student Housing - Greene Street

Edwards Communities Development Company

December 4, 2013

**LUPTON  
RAUSCH**  
ARCHITECTURE +  
INTERIOR DESIGN  
Architect

  
**COX AND DINKINS**  
ENGINEERS • SURVEYORS  
Engineer +  
Surveyor

Project  
Manager  
**creative**  
DESIGN + PLANNING  
Land Planner +  
Landscape Architect



Master Plan  
USC Student Housing - Greene Street





Greene Street North - Streetscape View  
View Looking Northeast



Greene Street South - Streetscape View  
View Looking Southeast





Corner of Pulaski Street & Devine Street



Train Station North of Greene Street



Existing Structures North of Greene Street



Railroad Tracks Embankment East of Site



Railroad Tracks Looking South



Adjacent Parking Lot to South



Existing Credit Union Parking



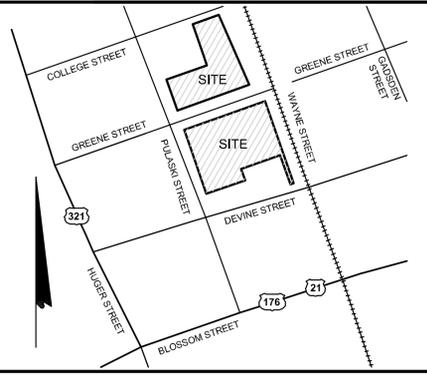
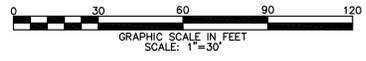
Existing Credit Union Teller Drive-Thru

Existing Site Photos  
USC Student Housing - Greene Street









**COX AND DINKINS**  
ENGINEERS - SURVEYORS

COX AND DINKINS, INC.  
724 BELTLINE BLVD.  
COLUMBIA, SC 29205  
803-254-0518  
Fax: 803-765-0993  
Email: cdinc@coxanddinkins.com

**SOUTH CAROLINA**  
REGISTERED PROFESSIONAL ENGINEER  
No. 12542

*Robert T. Blackwell*  
12/19/13

LICENSED PROFESSIONAL ENGINEER  
No. 12542

**SOUTH CAROLINA**  
REGISTERED PROFESSIONAL ENGINEER  
No. C00294

CERTIFICATE OF AUTHORIZATION

CERTIFICATE OF AUTHORIZATION SEAL

NO.	DATE	DESCRIPTION
1	12/19/2013	REVISE PED CROSSWALKS & PULASKI STREET HARDSCAPE SOUTH OF GREENE STREET (SERVICE/PEDESTRIAN/BIKE ACCESS)

PREPARED FOR:

**EDWARDS COMMUNITIES DEVELOPMENT COMPANY**  
495 S. HIGH STREET  
SUITE 150  
COLUMBUS, OH 43215  
Tel: (614) 241-2070  
Fax: (614) 241-2080

PROJECT:

**USC STUDENT HOUSING GREENE STREET**  
EDWARDS COMMUNITIES DEVELOPMENT COMPANY  
RICHLAND COUNTY, COLUMBIA, S.C.

**DDRC SITE PLAN**

TMS 08915-13-01; 08915-13-02 (PORTION); 08915-13-06; 08915-13-07; 08915-14-03; 08915-14-05

BOOK 194-1; 101-55; SF. NO. Y09-31; Y12-41 351 13

PROJECT NO. 1644 SHEET NO. C1

DATE 12/04/2013

**GENERAL NOTES**

- 1) THE SITE NORTH OF GREENE STREET CONSISTS OF TAX PARCELS 08915-14-03 & 08915-14-05. THE TOTAL AREA OF THE TAX PARCELS NORTH OF GREENE STREET IS APPROXIMATELY 2.01 ACRES, SUBJECT TO SURVEY.
- 2) THE SITE SOUTH OF GREENE STREET CONSISTS OF TAX PARCELS 08915-13-01, 08915-13-02 (PORTION), 08915-13-06 & 08915-13-07. THE TOTAL AREA OF THE TAX PARCELS SOUTH OF GREENE STREET IS APPROXIMATELY 2.74 ACRES, SUBJECT TO SURVEY.
- 3) THE TOTAL AREA OF THE PROJECT SITE (TAX PARCELS LISTED NORTH AND SOUTH OF GREENE STREET) IS APPROXIMATELY 4.75 ACRES, SUBJECT TO SURVEY.
- 4) THE SUBJECT PROPERTY IS CURRENTLY ZONED MX-2 (MIXED USE URBAN DISTRICT) AND IS SUBJECT TO THE ID (INNOVISTA DESIGN DISTRICT) REGULATIONS.
- 5) TOPOGRAPHIC DATUM FOR THIS SITE IS NAVD88 AND IS BASED ON SCDOT MONUMENT DESIGNATED "LEX105". THE CONTOUR INTERVAL FOR THE TOPOGRAPHIC SURVEY IS ONE (1) FOOT.
- 6) ALL DIMENSIONS REFERENCED TO THE CURB INCLUDING RADI ARE TO THE FACE OF CURB (FOC) [PARKING LOT SIDE] UNLESS NOTED AS BACK OF CURB (BOC).

**PAVEMENT LEGEND**



**BUILDING & PARKING SUMMARY**

**BUILDING SUMMARY:**

**NORTH OF GREENE STREET:**  
 ONE (1) BEDROOM UNITS = 16 UNITS (16 BEDS)  
 TWO (2) BEDROOM UNITS = 4 UNITS (8 BEDS)  
 THREE (3) BEDROOM UNITS = 17 UNITS (51 BEDS)  
 FOUR (4) BEDROOM UNITS = 32 UNITS (128 BEDS)  
 TOTAL NUMBER OF BEDS = 69 UNITS (203 BEDS)

**SOUTH OF GREENE STREET:**  
 ONE (1) BEDROOM UNITS = 19 UNITS (19 BEDS)  
 TWO (2) BEDROOM UNITS = 7 UNITS (14 BEDS)  
 THREE (3) BEDROOM UNITS = 30 UNITS (90 BEDS)  
 FOUR (4) BEDROOM UNITS = 47 UNITS (188 BEDS)  
 TOTAL NUMBER OF BEDS = 108 UNITS (321 BEDS)

**ON SITE VEHICLE PARKING SUMMARY:**

**NORTH OF GREENE STREET:**  
 STANDARD SPACES = 98  
 COMPACT SPACES = 33 (24% OF TOTAL)  
 HANDICAP SPACES = 5  
 TOTAL SPACES = 136 SURFACE PARKING

**SOUTH OF GREENE STREET:**  
 STANDARD SPACES = 216  
 COMPACT SPACES = 74 (25% OF TOTAL)  
 HANDICAP SPACES = 7 (REQUIRED MINIMUM)  
 TOTAL SPACES = 297 PROVIDED IN PARKING STRUCTURE

**TOTAL ON SITE PARKING FOR RESIDENTIAL USE = 433 SPACES (NORTH & SOUTH OF GREENE STREET)**

**RATIO OF ON SITE PARKING SPACES PER BED = 433 SPACES / 524 BEDS = 0.83 SPACES PER BED**

**CREDIT UNION VEHICLE PARKING SUMMARY:**  
 STANDARD SPACES = 6  
 HANDICAP SPACES = 1  
 TOTAL SPACES = 7 SURFACE PARKING

**RATIO OF ON SITE PARKING SPACES PER 1,000 SQUARE FEET GFA (BASED ON 1,500 SQUARE FEET) = 7 SPACES / 1,500 GFA = 4.7 SPACES PER 1,000 SQUARE FEET GFA (EXCEEDS \*3.0 MINIMUM RATIO; WITHOUT APPLICATION OF 40% REDUCTION ALLOWED IN MX-2 DISTRICT)**

**ON STREET PARKING SUMMARY**  
 \*PULASKI STREET SPACES (NORTH OF GREENE) = 3  
 \*PULASKI STREET SPACES (SOUTH OF GREENE) = 11  
 TOTAL ON STREET SPACES = 14

**\*SPACES ON EAST SIDE OF PULASKI STREET ONLY**

PROPERTY BOUNDARIES SHOWN ON THIS PLAN WERE TAKEN FROM ARCHIVES AND SURVEY WORK IN VARYING STAGES OF COMPLETION AND IS THEREFORE A COMPILATION. THIS PLAN IS FOR USE IN INITIAL PLAN REVIEW ONLY AND IS NOT INTENDED FOR USE AS A CONSTRUCTION DOCUMENT OR FOR CONVEYANCE OF TITLE.

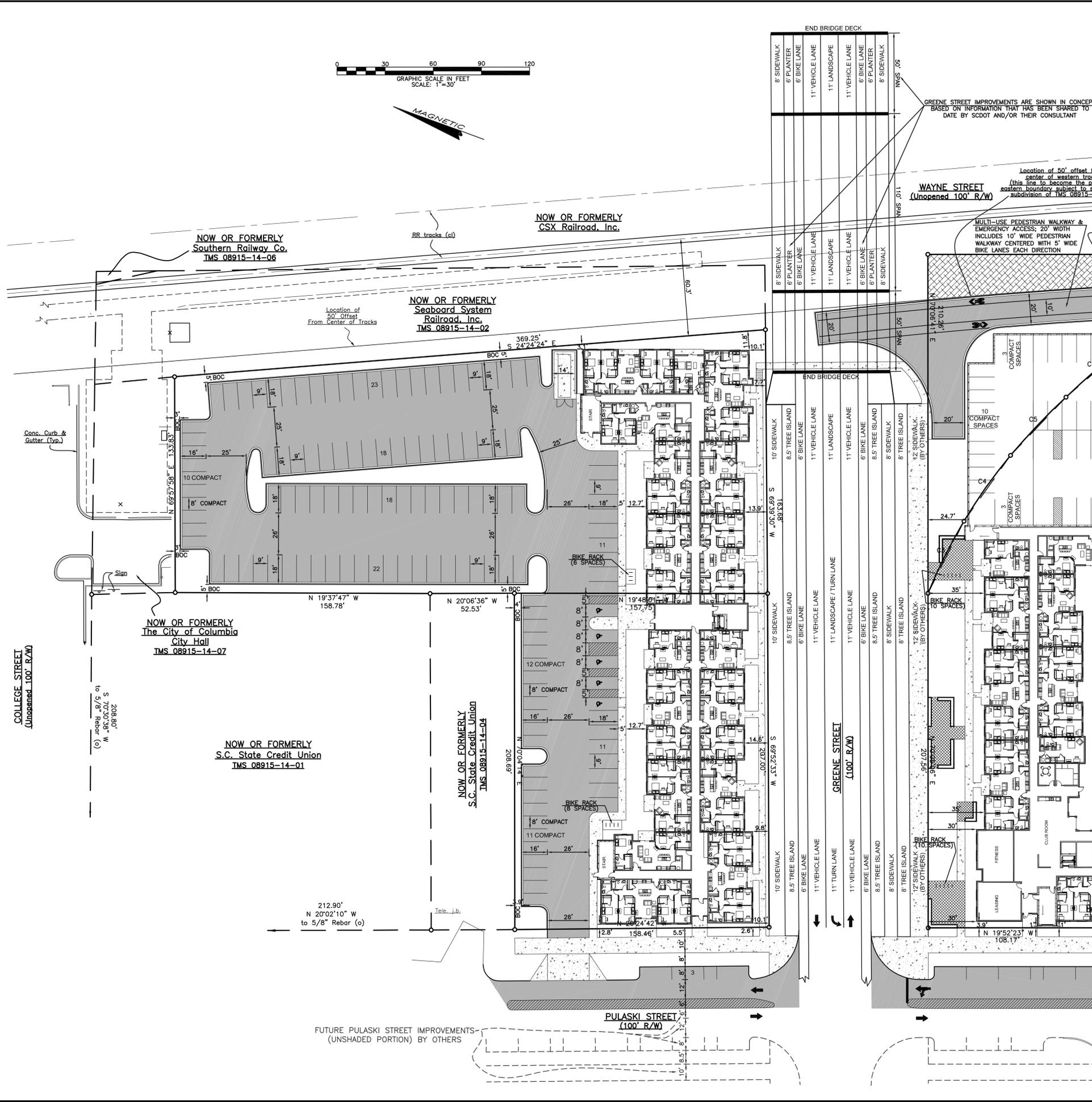
COX AND DINKINS, INC. HAS ATTEMPTED TO LOCATE UNDERGROUND PIPES & UTILITIES OF WHICH WE HAVE KNOWLEDGE. HOWEVER, THERE ARE SOME UNDERGROUND PIPES LOCATED ON THE PROPERTY WHICH WE CANNOT FIND THE ORIGIN OR TERMINUS OF AT THIS TIME. THERE ALSO MAY EXIST BURIED UNDERGROUND UTILITIES OF WHICH WE HAVE NO KNOWLEDGE OF AND WERE NOT OBSERVED DURING THE SURVEY. IF SUCH INFORMATION IS DEEMED NECESSARY WE SUGGEST THE OWNER CONTRACT WITH AN INDEPENDENT THIRD PARTY UTILITY LOCATOR.

The Palmetto Utility Protection Service, Inc.

**South Carolina 811**  
Call 811 Before You Dig

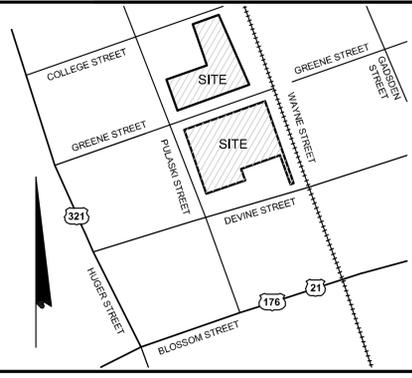
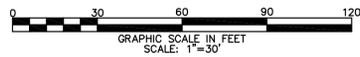
3 DAYS BEFORE DIGGING IN SOUTH CAROLINA  
**CALL 811**

CONTRACTOR SHALL CONTACT THE UNDERGROUND LOCATORS EVERY 10 DAYS FOR AN UPDATE TO UTILITY LOCATIONS.



COPYRIGHT © 2013 COX AND DINKINS, INC. ALL RIGHTS RESERVED.





LOCATION MAP (Not to Scale)



COX AND DINKINS, INC.  
724 BELTLINE BLVD.  
COLUMBIA, SC 29205  
803-254-0518  
Fax: 803-765-0993  
Email: cdinc@coxanddinkins.com



Robert T. Blackwell  
12/19/13  
LICENSED PROFESSIONAL ENGINEER  
No. 12542



CERTIFICATE OF AUTHORIZATION SEAL

NO.	DATE	DESCRIPTION
1	12/19/2013	REVISE PER CROSSWALKS & PULASKI STREET IMPROVEMENTS (SOUTH OF GREENE STREET) FOR PEDESTRIAN/BIKE ACCESS

PREPARED FOR:  
**EDWARDS COMMUNITIES DEVELOPMENT COMPANY**  
495 S. HIGH STREET  
SUITE 150  
COLUMBUS, OH 43215  
Tel: (614) 241-2070  
Fax: (614) 241-2080

PROJECT:  
**USC STUDENT HOUSING GREENE STREET**  
EDWARDS COMMUNITIES DEVELOPMENT COMPANY  
RICHLAND COUNTY, COLUMBIA, S.C.  
**DDRC SITE PLAN (WITH TOPO)**

TMS 08915-13-01, 08915-13-02 (PORTION), 08915-13-06, 08915-13-07, 08915-14-03, 08915-14-05  
BOOK: SF. NO. 351 13  
PROJECT NO. 1644 SHEET NO. C3  
DATE: 12/04/2013

**GENERAL NOTES**

- 1) THE SITE NORTH OF GREENE STREET CONSISTS OF TAX PARCELS 08915-14-03 & 08915-14-05. THE TOTAL AREA OF THE TAX PARCELS NORTH OF GREENE STREET IS APPROXIMATELY 2.01 ACRES, SUBJECT TO SURVEY.
- 2) THE SITE SOUTH OF GREENE STREET CONSISTS OF TAX PARCELS 08915-13-01, 08915-13-02 (PORTION), 08915-13-06 & 08915-13-07. THE TOTAL AREA OF THE TAX PARCELS SOUTH OF GREENE STREET IS APPROXIMATELY 2.74 ACRES, SUBJECT TO SURVEY.
- 3) THE TOTAL AREA OF THE PROJECT SITE (TAX PARCELS LISTED NORTH AND SOUTH OF GREENE STREET) IS APPROXIMATELY 4.75 ACRES, SUBJECT TO SURVEY.
- 4) THE SUBJECT PROPERTY IS CURRENTLY ZONED MX-2 (MIXED USE URBAN DISTRICT) AND IS SUBJECT TO THE ID (INNOVISTA DESIGN DISTRICT) REGULATIONS.
- 5) TOPOGRAPHIC DATUM FOR THIS SITE IS NAVD83 AND IS BASED ON SCDOT MONUMENT DESIGNATED "LEX105". THE CONTOUR INTERVAL FOR THE TOPOGRAPHIC SURVEY IS ONE (1) FOOT.
- 6) ALL DIMENSIONS REFERENCED TO THE CURB INCLUDING RADI ARE TO THE FACE OF CURB (FOC) [PARKING LOT SIDE] UNLESS NOTED AS BACK OF CURB (BOC).

**PAVEMENT LEGEND**



**BUILDING & PARKING SUMMARY**

**BUILDING SUMMARY:**

**NORTH OF GREENE STREET:**  
ONE (1) BEDROOM UNITS = 16 UNITS (16 BEDS)  
TWO (2) BEDROOM UNITS = 4 UNITS (8 BEDS)  
THREE (3) BEDROOM UNITS = 17 UNITS (51 BEDS)  
FOUR (4) BEDROOM UNITS = 32 UNITS (128 BEDS)  
TOTAL NUMBER OF BEDS = 69 UNITS (203 BEDS)

**SOUTH OF GREENE STREET:**  
ONE (1) BEDROOM UNITS = 19 UNITS (19 BEDS)  
TWO (2) BEDROOM UNITS = 12 UNITS (24 BEDS)  
THREE (3) BEDROOM UNITS = 30 UNITS (90 BEDS)  
FOUR (4) BEDROOM UNITS = 47 UNITS (188 BEDS)  
TOTAL NUMBER OF BEDS = 108 UNITS (321 BEDS)

**ON SITE VEHICLE PARKING SUMMARY:**

**NORTH OF GREENE STREET:**  
STANDARD SPACES = 98  
COMPACT SPACES = 33 (24% OF TOTAL)  
HANDICAP SPACES = 5  
TOTAL SPACES = 136 SURFACE PARKING

**SOUTH OF GREENE STREET:**  
STANDARD SPACES = 216  
COMPACT SPACES = 74 (25% OF TOTAL)  
HANDICAP SPACES = 7 (REQUIRED MINIMUM)  
TOTAL SPACES = 297 PROVIDED IN PARKING STRUCTURE

**RATIO OF ON SITE PARKING SPACES PER BED**  
433 SPACES / 524 BEDS = 0.83 SPACES PER BED

**CREDIT UNION VEHICLE PARKING SUMMARY:**  
STANDARD SPACES = 6  
HANDICAP SPACES = 1  
TOTAL SPACES = 7 SURFACE PARKING

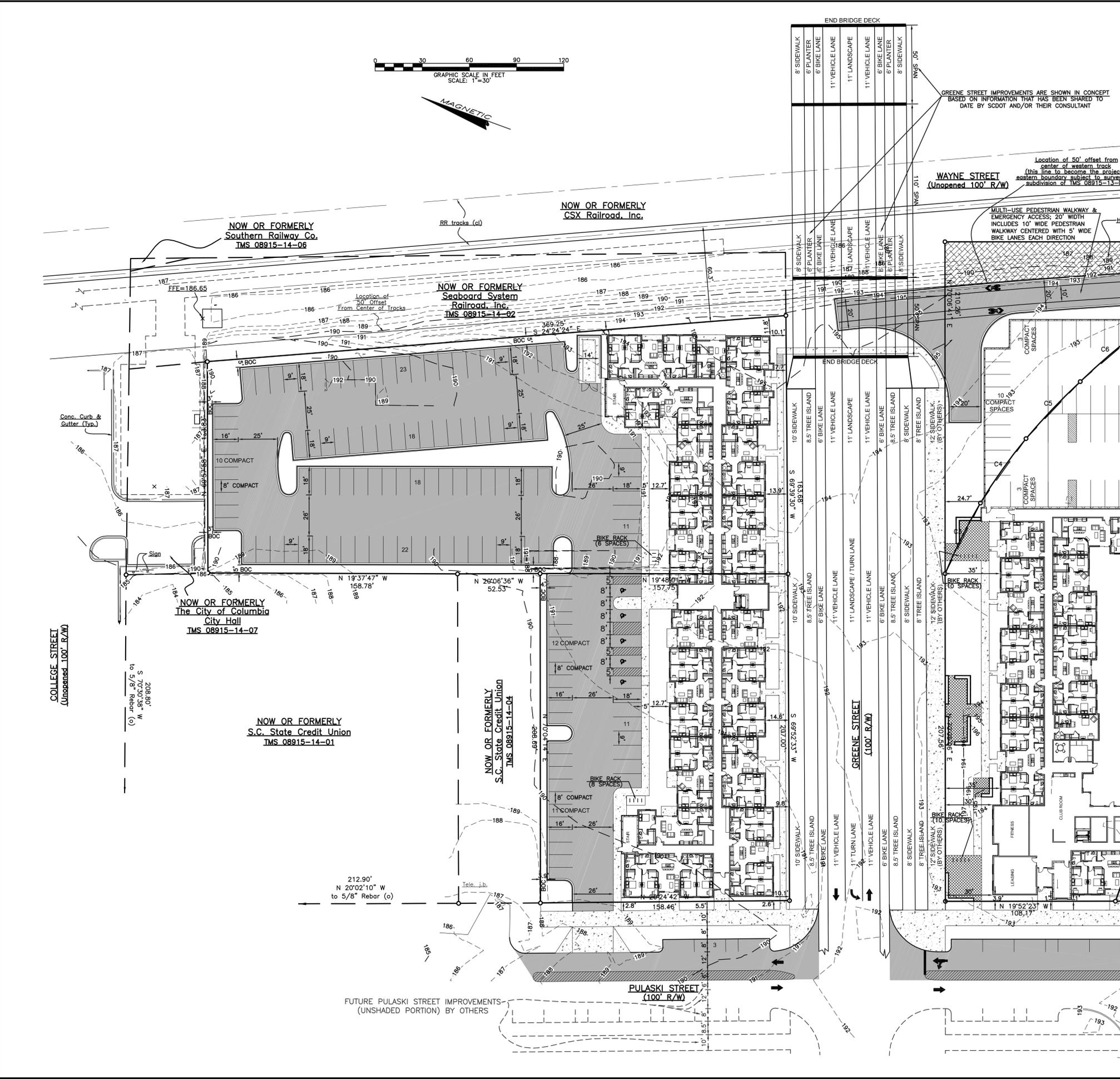
**RATIO OF ON SITE PARKING SPACES PER 1,000 SQUARE FEET GFA (BASED ON 1,500 SQUARE FEET)**  
7 SPACES / 1,500 GFA = 4.7 SPACES PER 1,000 SQUARE FEET GFA (EXCEEDS \*3.0 MINIMUM RATIO; WITHOUT APPLICATION OF 40% REDUCTION ALLOWED IN MX-2 DISTRICT)

**ON STREET PARKING SUMMARY**  
\*PULASKI STREET SPACES (NORTH OF GREENE) = 3  
\*PULASKI STREET SPACES (SOUTH OF GREENE) = 11  
TOTAL ON STREET SPACES = 14  
\*SPACES ON EAST SIDE OF PULASKI STREET ONLY

PROPERTY BOUNDARIES SHOWN ON THIS PLAN WERE TAKEN FROM ARCHIVES AND SURVEY WORK IN VARYING STAGES OF COMPLETION AND IS THEREFORE A COMPILATION. THIS PLAN IS FOR USE IN INITIAL PLAN REVIEW ONLY AND IS NOT INTENDED FOR USE AS A CONSTRUCTION DOCUMENT OR FOR CONVEYANCE OF TITLE.

COX AND DINKINS, INC. HAS ATTEMPTED TO LOCATE UNDERGROUND PIPES & UTILITIES OF WHICH WE HAVE KNOWLEDGE. HOWEVER, THERE ARE SOME UNDERGROUND PIPES LOCATED ON THE PROPERTY WHICH WE CANNOT FIND THE ORIGIN OR TERMINUS OF AT THIS TIME. THERE ALSO MAY EXIST BURIED UNDERGROUND UTILITIES OF WHICH WE HAVE NO KNOWLEDGE OF AND WERE NOT OBSERVED DURING THE SURVEY. IF SUCH INFORMATION IS DEEMED NECESSARY WE SUGGEST THE OWNER CONTRACT WITH AN INDEPENDENT THIRD PARTY UTILITY LOCATOR.

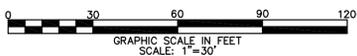
The Palmetto Utility Protection Service, Inc.  
South Carolina 811  
Call 811 Before you Dig  
3 DAYS BEFORE DIGGING IN SOUTH CAROLINA  
CALL 811  
CONTRACTOR SHALL CONTACT THE UNDERGROUND LOCATORS EVERY 10 DAYS FOR AN UPDATE TO UTILITY LOCATIONS.



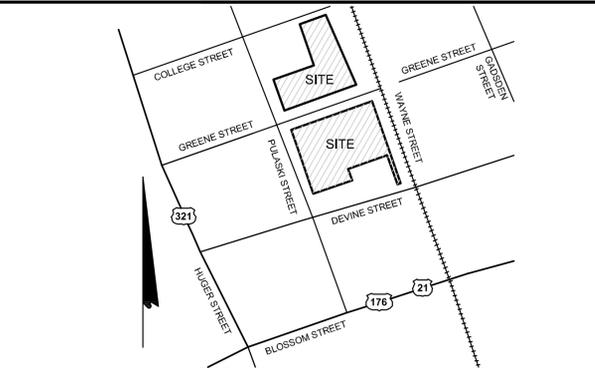
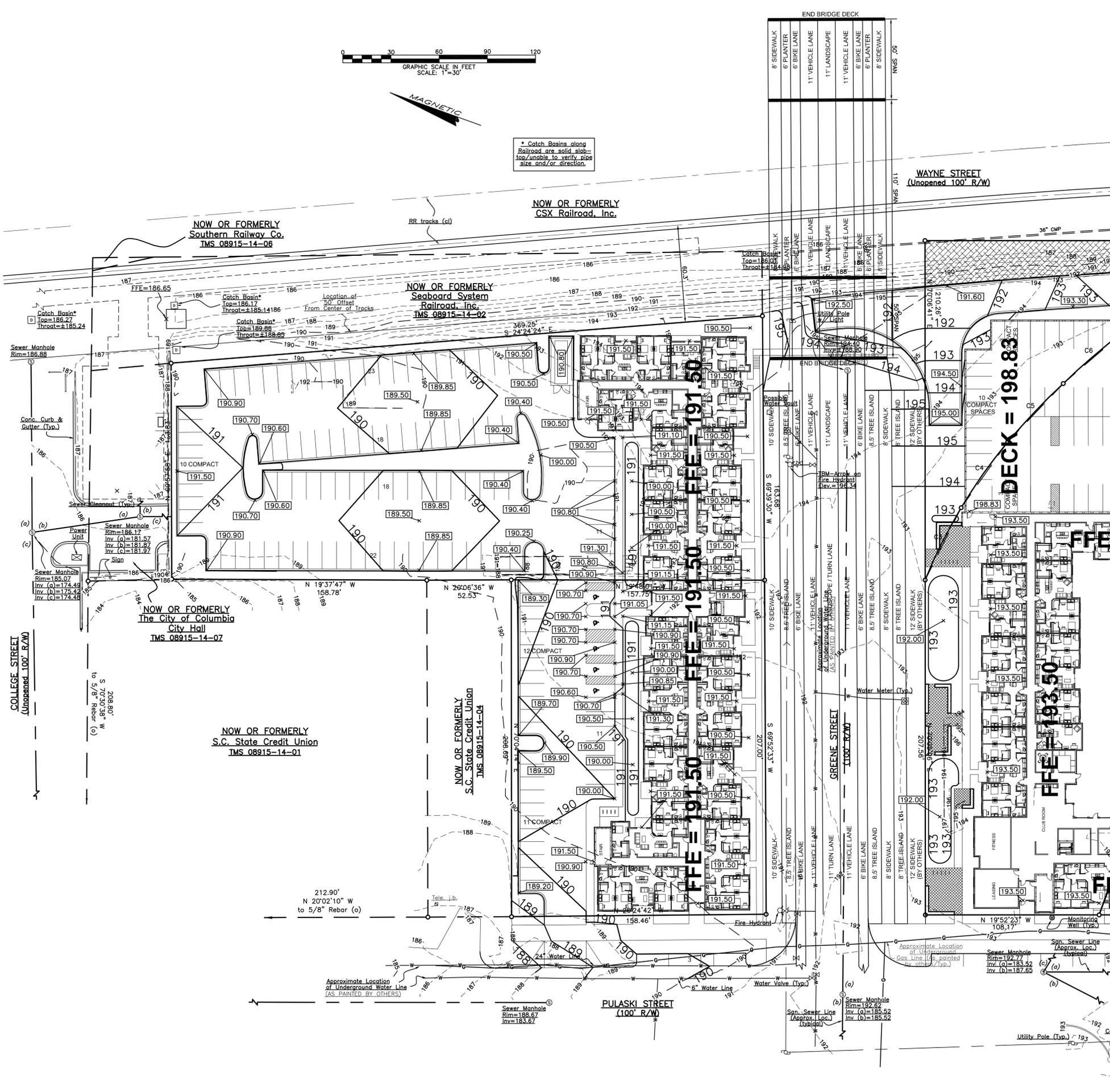
FUTURE PULASKI STREET IMPROVEMENTS (UNSHADED PORTION) BY OTHERS

COPYRIGHT © 2013 COX AND DINKINS, INC. ALL RIGHTS RESERVED.





\* Catch Basins along Railroad are solid slab-top/unable to verify pipe size and/or direction.



LOCATION MAP (Not to Scale)

**GENERAL NOTES**

- 1) THE SITE NORTH OF GREENE STREET CONSISTS OF TAX PARCELS 08915-14-03 & 08915-14-05. THE TOTAL AREA OF THE TAX PARCELS NORTH OF GREENE STREET IS APPROXIMATELY 2.01 ACRES, SUBJECT TO SURVEY.
- 2) THE SITE SOUTH OF GREENE STREET CONSISTS OF TAX PARCELS 08915-13-01, 08915-13-02 (PORTION), 08915-13-06 & 08915-13-07. THE TOTAL AREA OF THE TAX PARCELS SOUTH OF GREENE STREET IS APPROXIMATELY 2.74 ACRES, SUBJECT TO SURVEY.
- 3) THE TOTAL AREA OF THE PROJECT SITE (TAX PARCELS LISTED NORTH AND SOUTH OF GREENE STREET) IS APPROXIMATELY 4.75 ACRES, SUBJECT TO SURVEY.
- 4) THE SUBJECT PROPERTY IS CURRENTLY ZONED MX-2 (MIXED USE URBAN DISTRICT) AND IS SUBJECT TO THE ID (INNOVISTA DESIGN DISTRICT) REGULATIONS.
- 5) TOPOGRAPHIC DATUM FOR THIS SITE IS NAVD83 AND IS BASED ON SCOTD MONUMENT DESIGNATED "LEX105". THE CONTOUR INTERVAL FOR THE TOPOGRAPHIC SURVEY IS ONE (1) FOOT.
- 6) ALL DIMENSIONS REFERENCED TO THE CURB INCLUDING RADII ARE TO THE FACE OF CURB (FOC) [PARKING LOT SIDE] UNLESS NOTED AS BACK OF CURB (BOC).

**TOPOGRAPHIC LEGEND**

- 189 --- EXISTING CONTOURS
- 190 --- EXISTING CONTOURS
- (190.19) x EXISTING SPOT ELEVATION
- 189 --- PROPOSED CONTOURS
- 190 --- PROPOSED CONTOURS
- 190.90 x PROPOSED SPOT ELEVATION



COX AND DINKINS, INC.  
724 BELTLINE BLVD.  
COLUMBIA, SC 29205  
803-254-0518  
Fax: 803-765-0993  
Email: cdinc@coxanddinkins.com

**NOT FOR CONSTRUCTION**

LICENSED PROFESSIONAL ENGINEER  
No. 12542



CERTIFICATE OF AUTHORIZATION SEAL

NO.	DATE	DESCRIPTION
1	12/19/2013	REVISE GRADINGS AT PULASKI STREET ACCESS DRIVES

PREPARED FOR:

EDWARDS COMMUNITIES DEVELOPMENT COMPANY  
495 S. HIGH STREET  
SUITE 150  
COLUMBUS, OH 43215  
Tel: (614) 241-2070  
Fax: (614) 241-2080

**PROJECT:**  
**USC STUDENT HOUSING GREENE STREET**  
EDWARDS COMMUNITIES DEVELOPMENT COMPANY  
RICHLAND COUNTY, COLUMBIA, S.C.  
**DDRC SCHEMATIC GRADING PLAN**

PROPERTY BOUNDARIES SHOWN ON THIS PLAN WERE TAKEN FROM ARCHIVES AND SURVEY WORK IN VARYING STAGES OF COMPLETION AND IS THEREFORE A COMPILATION. THIS PLAN IS FOR USE IN INITIAL PLAN REVIEW ONLY AND IS NOT INTENDED FOR USE AS A CONSTRUCTION DOCUMENT OR FOR CONVEYANCE OF TITLE.

COX AND DINKINS, INC. HAS ATTEMPTED TO LOCATE UNDERGROUND PIPES & UTILITIES OF WHICH WE HAVE KNOWLEDGE. HOWEVER, THERE ARE SOME UNDERGROUND PIPES LOCATED ON THE PROPERTY WHICH WE CANNOT FIND THE ORIGIN OR TERMINUS OF AT THIS TIME. THERE ALSO MAY EXIST BURIED UNDERGROUND UTILITIES OF WHICH WE HAVE NO KNOWLEDGE OF AND WERE NOT OBSERVED DURING THE SURVEY. IF SUCH INFORMATION IS DEEMED NECESSARY WE SUGGEST THE OWNER CONTRACT WITH AN INDEPENDENT THIRD PARTY UTILITY LOCATOR.



3 DAYS BEFORE DIGGING IN SOUTH CAROLINA  
**CALL 811**  
CONTRACTOR SHALL CONTACT THE UNDERGROUND LOCATORS EVERY 10 DAYS FOR AN UPDATE TO UTILITY LOCATIONS.

TMS 08915-13-01; 08915-13-02 (PORTION); 08915-13-06; 08915-13-07; 08915-14-03; 08915-14-05	BOOK 194-1; 101-53; SF. NO. Y09-31; Y12-41 351 13
PROJECT NO. 1644	SHEET NO. G1
DATE 12/04/2013	





