



D/DRC Case

1011 Assembly Street, 1000 & 1016 Park Street

City Center Design Development District

TMS: 08916-09-08, 08916-09-09, & 08916-09-10



**DESIGN/DEVELOPMENT REVIEW COMMISSION
SITE PLAN REVIEW
CASE SUMMARY**

**1011 ASSEMBLY STREET,
1000 AND 1016 PARK STREET
PARK7 GROUP
PRIVATE DORMITORY**

June 12, 2014 at 4:00pm

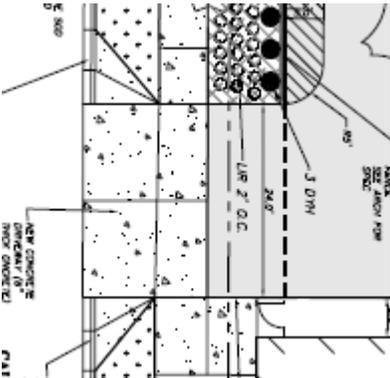
City Council Chambers, 3rd Floor, City Hall, 1737 Main Street
Columbia, South Carolina 29201

Subject Property:	1011 Assembly Street, 1000 and 1016 Park Street 611 and 701 Park Street, Blocks
TMS#:	TMS#08916-09-08, -09, -10
Zoning District:	C-4, DD (Central Area Commercial within the Design Development Review District)
Council District:	2
Proposal:	Request site plan approval to construct a 318-Unit, 848-Bed, 435,000 sq. ft. private dormitory with retail on the first floor
Applicant:	Paul Levine, Park7 Group
Proposed Use:	Private Dormitory
Staff Recommendation:	Approval with conditions as listed below.

Detail:	<p>This project entails the construction of a +/- 435,000 sq. ft. private dormitory on 1.73 acres. The proposed private dormitory consists of 318-units, 848 bedrooms (33 five, 73 four, 42 three, 95 two, 38 one), +/- 265,000 sq. ft. parking garage. The required number of parking spaces for this development is 688 (.75 per bedroom) whereas the applicant proposes to provide 708. The required number of bicycle parking spaces is 212 (.25 per bed) whereas 212 will be provided.</p> <p>Though there are many staff comments within this case summary, the proposed site plan largely meets requirements.</p> <p>Should the Commission be inclined to grant approval of the site plan, staff would request that the Commission grant approval subject staff comments.</p>
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CITY AGENCY COMMENTS FOR CONCEPTUAL PLAN REVIEW

John Fellows, Planning	<p>Recommend approval with conditions:</p> <ol style="list-style-type: none"> 1. Information pertaining to building materials, retaining walls, railings etc. will need to be provided. A simple material list and call outs indicated on building elevations is acceptable. Samples of materials will need to be provided for review. 2. Bike Parking information has not been provided. Refer to Private Student Dormitory Ordinance for quantities and locations. Bike parking near retail spaces within streetscape shall also be provided. 3. Sidewalk/Streetscape improvements will need to occur along Pendleton Street to allow students access to Assembly Street towards campus. 4. Sidewalk and Street improvements will need to generally comply with
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	<p>Innovista Master Plan. Pendleton Street is a Local Street II while Park Street is a Local Street 1 within the Innovista Plan. Please see pages 36 and 37 of Innovista plan. Park Street is indicated in the CMCOG regional plan as having a bike facility along this portion of the Street. In addition bike facilities are being planned on section of Park to the south. Please see pages 36 and 37 of Innovista plan. Ideally Park Street would have the following cross section within the 100 ft. right of way.</p> <p>Property line, 10 ft. sidewalk, 8 ft. tree lawn, 8 ft. parking, 6 ft. bike lane, 11 ft. driving lane, 10 ft. left turn lane, repeat section to other side. Bike lanes markings would not be required for this short distance of 200 ft. however the curb should be located in a location that will allow for the above noted cross section to occur in the future without the curb having to be removed and relocated.</p> <p>5. Sidewalk. All sidewalks at driveways shall have continuous uninterrupted and shall meet ADA.</p> 
<p>K. Brian Cook, Zoning Administrator</p>	<p>Recommend approval with conditions: All requirements of 17-321 must be met. Special Exception must be obtained from the Board of Zoning Appeals to exceed density as proposed.</p>
<p>Johnathan Chambers, Land Development Administrator</p>	<p>Recommend approval with conditions:</p> <ol style="list-style-type: none"> 1. City and State Encroachment permits will be required for work being conducted within the ROW. 2. TMS#08916-09-08, -09 and -10 to be consolidated into one lot prior to the issuance of any permits. 3. Certified arborist to provide condition of the 36" Oak to be removed. DFS credits to be adjusted accordingly should the tree be found in good or fair condition. 4. Deficient DFS replacement costs to be submitted in accordance with Sections 17-416 and 17-422. 5. Prior to the issuance of any permits, fees listed above must be paid.
<p>Robert Harkins, Plans Examiner</p>	<p>Recommend approval.</p>
<p>Scott Rogers, Utilities</p>	<p>Recommend approval with conditions:</p> <ol style="list-style-type: none"> 1. Any needed upgrade, extension or relocation of City utilities must be provided by the developer. 2. Any privately owned/maintained utilities or permanent structures cannot be located inside exclusive City of Columbia utility easements. 3. Proposed sewer flow calculations are needed to determine how the proposed project will affect the City's sewer system. Depending upon the effects of the projected flows on the City's system this project may or may not be approved. These calculations should be submitted to the Engineering department as soon as possible. 4. Water and/or Sewer mains and 4" and above water meters will not be allowed inside public right-of-ways without an approved encroachment permit and written approval from the City Engineer.

David Brewer, Traffic Engineering	Recommend approval with conditions: <ol style="list-style-type: none"> 1. Revise traffic impact study to reflect the actual signal cycle. Recommendations from the revised study shall be implemented. 2. Any plans for decorative street lighting around the site will need to be coordinated with Traffic Engineering Division.
David Koon, Fire Department	Recommend approval with condition: The location of fire hydrants and fire department connections shall be approved by the Fire Code Official.
Sara Hollar, Forestry	Recommend approval with conditions: We have concerns about Trident Maples on Pendleton under the utility lines. The existing landscaping and irrigation in the right-of-way at the corner of the intersection of Pendleton and Park must remain. All new landscaping and irrigation in the right-of-way must be maintained by the adjacent property owner in a manner that does not interfere with pedestrian and vehicular traffic. Items placed in right-of-way on SCDOT owned roads will also require an encroachment permit from SCDOT.
Tracy Mitchell, Stormwater	Recommend approval with conditions: Needs to provide and obtain approval for the pre- vs. post-development hydrology analysis of the site. Needs to ensure that no new discharge points are created causing flooding/drainage concerns to adjacent property. Will need to agree to and sign a City proposed maintenance agreement for the storm drain infrastructure should ownership be private for future maintenance and repair.
John Spade, Parking	Recommend approval.
Robert Sweatt, Street Division	<i>Comments unavailable at this time.</i>
John Hooks, Solid Waste	Recommend approval.



City of Columbia

APPLICATION for

SITE PLAN/SUBDIVISION PLAT REVIEW

OFFICE USE ONLY: Date Received _____ By _____

1) APPLICANT (Please Print)

Name:	Paul Levine	Company:	Park7 Group
Tel. #:	203-246-7474	Fax#:	
Mobile #:	203-246-7474	E-mail:	plevine@park7group.com

Do you own any of the property affected by this application? YES NO; If NO, provide Letter of Agency

2) THIS APPLICATION IS FOR (Check all that apply)

Group/Individual Commercial Development

Group Residential Development

Residential Subdivision

Planned Unit Development Site Review

3) PROPERTY

Address:	1011 Assembly Street (Assembly @ Pendleton @ Park)		
TMS#:	08916-09-08, -09 & -10	Total Acreage:	1.73 acres subject to survey
Current Use:	vacant/parking lot	Proposed Use:	residential and retail
Current Zoning:	C-4 in City Center Design Development overlay district		
Number of Lots and/or Units:	318 units (848 beds)	Total Sq. Ft.	434,647 (including retail)

3) DETAILED PROJECT DESCRIPTION: (Attach additional paper if you need more space)

USC student housing with twelve (12) floors consisting of 318 units and 848 beds, as well as first floor retail space. This housing complex will include a parking structure with 708 parking spaces. Amenity space will include first floor lobby, rooftop pool, fitness center and hot tubs.

4) NEIGHBORHOOD CONSULTATION

Prior to the Planning Commission meeting, meet with the adjacent neighbors or neighborhood association to communicate details of the proposed project. Please note that this informational meeting is not required by ordinance, but is *strongly* encouraged. Contact information may be obtained from Zoning staff.

5) PLAN SUBMITTAL

Please refer to the Checklist for Site Plan Review for materials required for submittal with this application

6) SIGNATURE

Applicant Signature:	
Print Name:	Paul Levine
Date:	

PC Date: _____

Action: _____

APPLICATION



DESIGN/DEVELOPMENT REVIEW COMMISSION

Please see submission materials checklist for materials necessary for application
SUBMISSION MATERIALS MUST ACCOMPANY APPLICATION
Application forms and materials are **DUE AT 4:00 p.m.** on the deadline date

Location: ~~1011~~ ¹⁰¹¹ Assembly Street, Columbia SC 29201

Is the project: Site plan review
 New construction Square Footage ~~410,870~~ 434,647
 Renovation Square Footage _____
 Addition Square Footage _____
 Other Sign/Site Improvement (wall, fence, etc.) _____

- What is the cost of your project? \$60,000,000
- Does this project have 5 or more dwelling units? yes no
 - If yes, how many in total? ~~324 units / 887 beds~~ 318 units, 848 beds
- Will the total combined sq. footage of existing and new structures on the site be equal to or greater to 50,000square feet? yes no
 - If yes, how what is the total square footage? ~~410,870~~ 434,647

General Description of Proposal

318 848
USC student housing with 12 floors consisting of ~~324~~ units and ~~887~~ beds, as well as first floor retail space. This housing complex will consist of a structured parking deck with 708 spots. Amenity space will include first floor lobby and rooftop pool, fitness center, hot tubs and more.

List of Submission Materials: (See Submission Materials Checklist)

Application, Checklist, Elevations, Site Plan, Tree Inventory, Site Photography and materials

Paul Levine
Applicant Signature*

Paul Levine
Print Name

203.246.7474
Phone Number

plevine@park7group.com
E-mail Address

461 Park Avenue S, Floor 4, New York, New York, 10010
Mailing Address

May 1st 2014
Date

*If applicant is not property owner, please submit Letter of Agency form.

LETTER OF AGENCY

TO: The City Of Columbia Design/Development Review Commission

RE: ¹⁰¹¹~~1019~~ Assembly Street, Columbia, SC 29201
(Property Location)

In connection with the subject property, I hereby appoint the person shown below as my agent for the purpose of reviewing plans and filing any application(s) as he/she shall deem necessary in reference to the above listed property.

Paul Levine
Authorized Agent

461 Park Avenue S, FL 4
New York, New York, 10016
203.246.7474
Agent's Address & Telephone #

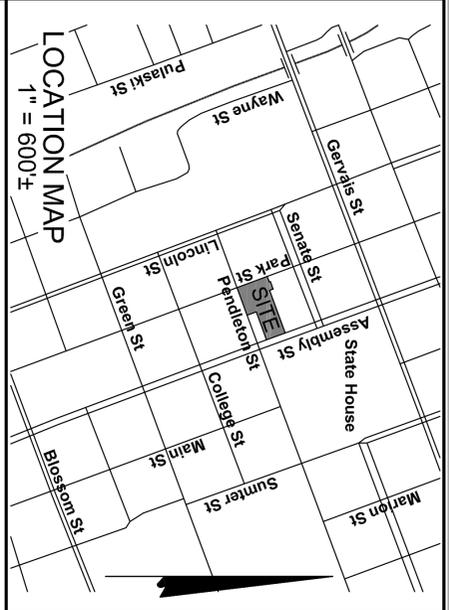
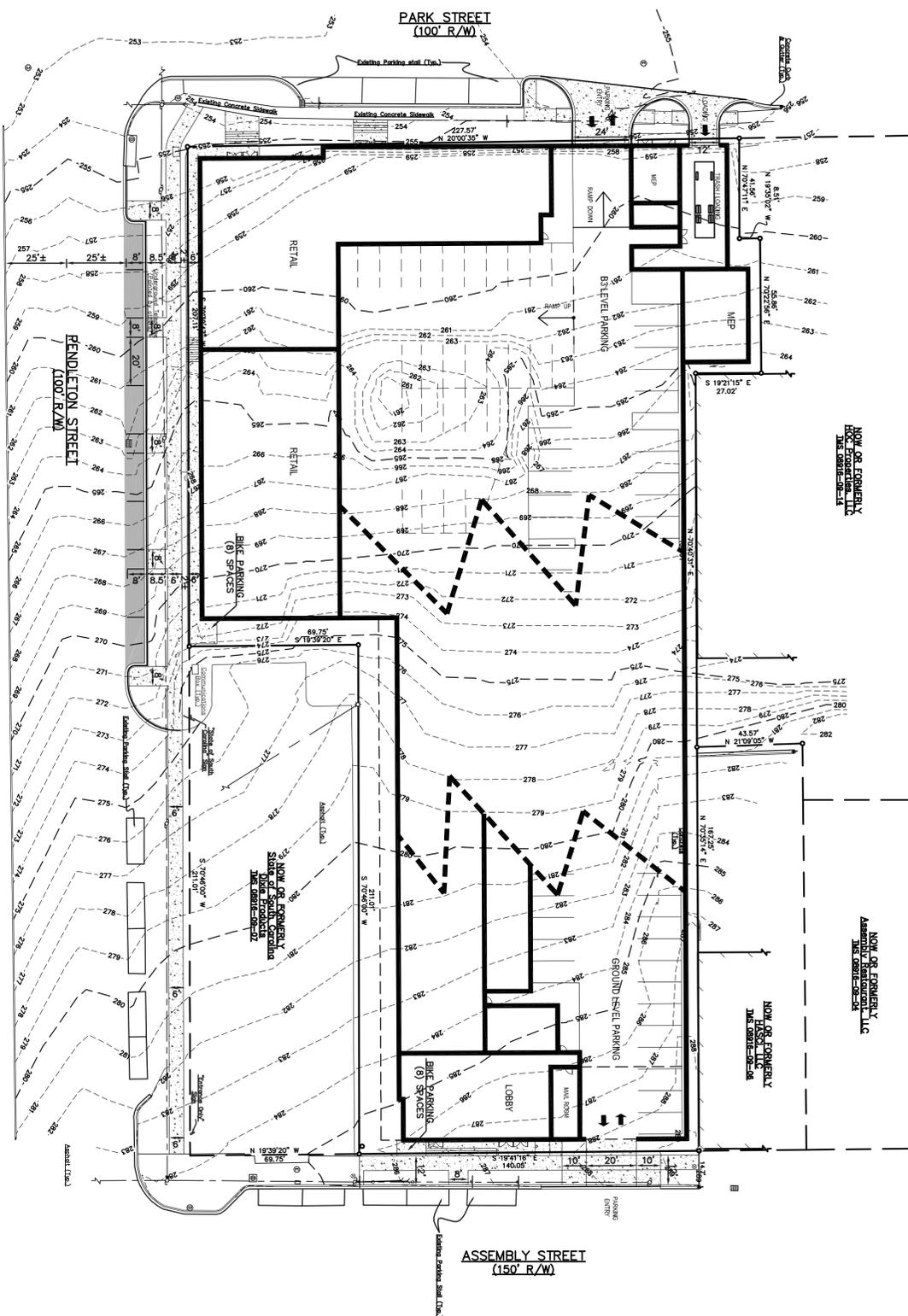
John E. Beurst 5-2-14
Signature of Property Owner Date

1019 Assembly St.
Columbia, SC 29201
803-799-7900
Property Owner Address & Telephone

Roy Sander 5-2-14
Witness Date

FOR STAFF USE:

TMS# _____ Zoning Dist. _____
Review Dist. _____ LMK: yes ___ no ___ group ___
Review Type: Staff Commission _____ Hearing Date _____



GENERAL NOTES

- 1) THE PROJECT SITE CONSISTS OF TAX PARCELS 08916-09-08, 08916-09-09 & 08916-09-10.
- 2) THE TOTAL AREA OF THE PROJECT SITE IS APPROXIMATELY 1.73 ACRES SUBJECT TO SURVEY.
- 3) THE SUBJECT PROPERTY IS CURRENTLY ZONED C-4 (MIXED USE URBAN DISTRICT) AND IS SUBJECT TO THE CITY CENTER DESIGN/DEVELOPMENT REGULATIONS RESOLUTION TO 2" ELEV-262377 NODD 20 DATED AS TAKEN FROM NOS DATA SHEET RETRIEVED FROM [HTTP://WWW.NOSDATA.COM](http://www.nosdata.com). THE CONTIGUOUS INTERVAL IS ONE (1) FOOT.
- 4) ALL DIMENSIONS REFERENCED TO THE CURB INCLUDING RADI ARE TO THE FACE OF CURB (PARKING LOT SIDS) UNLESS NOTED AS BACK OF CURB (BOC).

REFERENCES

- 1) PRESENT PROPERTY TAXES PROJECT AREA "B", COLUMBIA, SC, CAN BE FILED WITH THE RICHLAND COUNTY PLAT OF PROPERTY OF MALE H. HUGHES & PEARLINE H. CAUGHMAN, BY TOMLINSON ENGINEERING COMPANY, DATED JUNE 27, 1941 AND RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR RICHLAND COUNTY IN RICHLAND COUNTY DEED BOOK NO. 0807, PAGE 680.
- 2) RICHLAND COUNTY DEED BOOK NO. 0807, PAGE 680.
- 3) CITY GRANTINGS: 222-11, 29-128, M330 & S3889 PHILIP AND PROJ. 923-B, FILED AT CITY OF COLUMBIA A BOUNDARY AND TOPOGRAPHIC MAP PREPARED FOR SH-4, BY COX AND DINKINS, INC., DATED NOVEMBER 2, 2005.

PAVEMENT LEGEND

- NEW ASPHALT SURFACE PAVEMENT
- NEW CONCRETE HARDSCAPE

BUILDING & PARKING SUMMARY

BUILDING SUMMARY (RESIDENTIAL):

(1) BEDROOM	75 UNITS	75 BEDS
(2) BEDROOM	95 UNITS	190 BEDS
(3) BEDROOM	42 UNITS	126 BEDS
(4) BEDROOM	73 UNITS	282 BEDS
(5) BEDROOM	33 UNITS	132 BEDS
TOTAL		848 BEDS

PARKING REQUIREMENTS (RESIDENTIAL):
 0.75 SPACES PER BED x 848 BEDS = 636 SPACES
 HANDICAP PARKING @ 5% x 636 = 32 SPACES

BUILDING SUMMARY (RETAIL):
 14,282 SQUARE FEET

PARKING REQUIREMENTS (RETAIL):
 (4) SPACES PER 1,000 SQ FT = 52 SPACES

PARKING SUMMARY (ON-SITE VIA STRUCTURED):
 636 + 52 = 688 SPACES
 688 + 16 = 704 SPACES
 TOTAL PARKING PROVIDED = 708 SPACES

SEE ARCHITECTURAL PLANS FOR FULL PARKING SUMMARY

PROPERTY BOUNDARIES SHOWN ON THIS PLAN WERE TAKEN FROM ARCHIVES AND SURVEY WORK IN PARKING 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 LOCATE. 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.

South Carolina 811
 CALL 811
 3 DAYS BEFORE DIGGING IN SOUTH CAROLINA
 CONTRACTOR SHALL CONTACT THE UNDERGROUND LOCATIONS EVERY 10 DAYS FOR UPDATES TO UTILITY LOCATIONS.

COX AND DINKINS
 ENGINEERS - SURVEYORS
 COX AND DINKINS, INC.
 724 BELTUNE BLVD.
 COLUMBIA, SC 29205
 P: 803-254-0618
 F: 803-755-0883
 Email: cdm@coxanddinkins.com

REGISTERED PROFESSIONAL ENGINEER
 No. 12542
 R. T. B. 5/14/14
 LICENSED PROFESSIONAL ENGINEER
 No. 12544

CERTIFICATE OF AUTHORIZATION SEAL
 COX AND DINKINS, INC.
 No. 002924

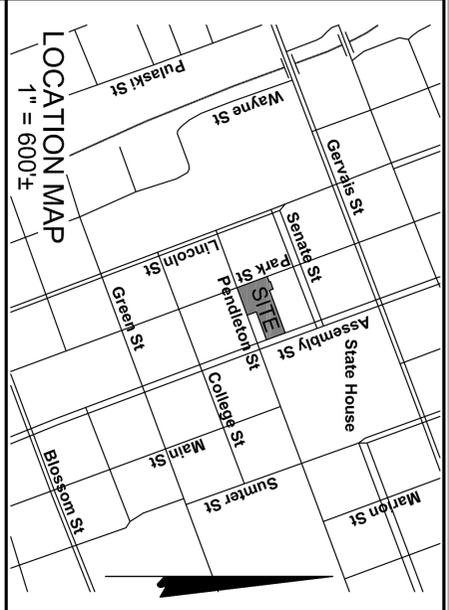
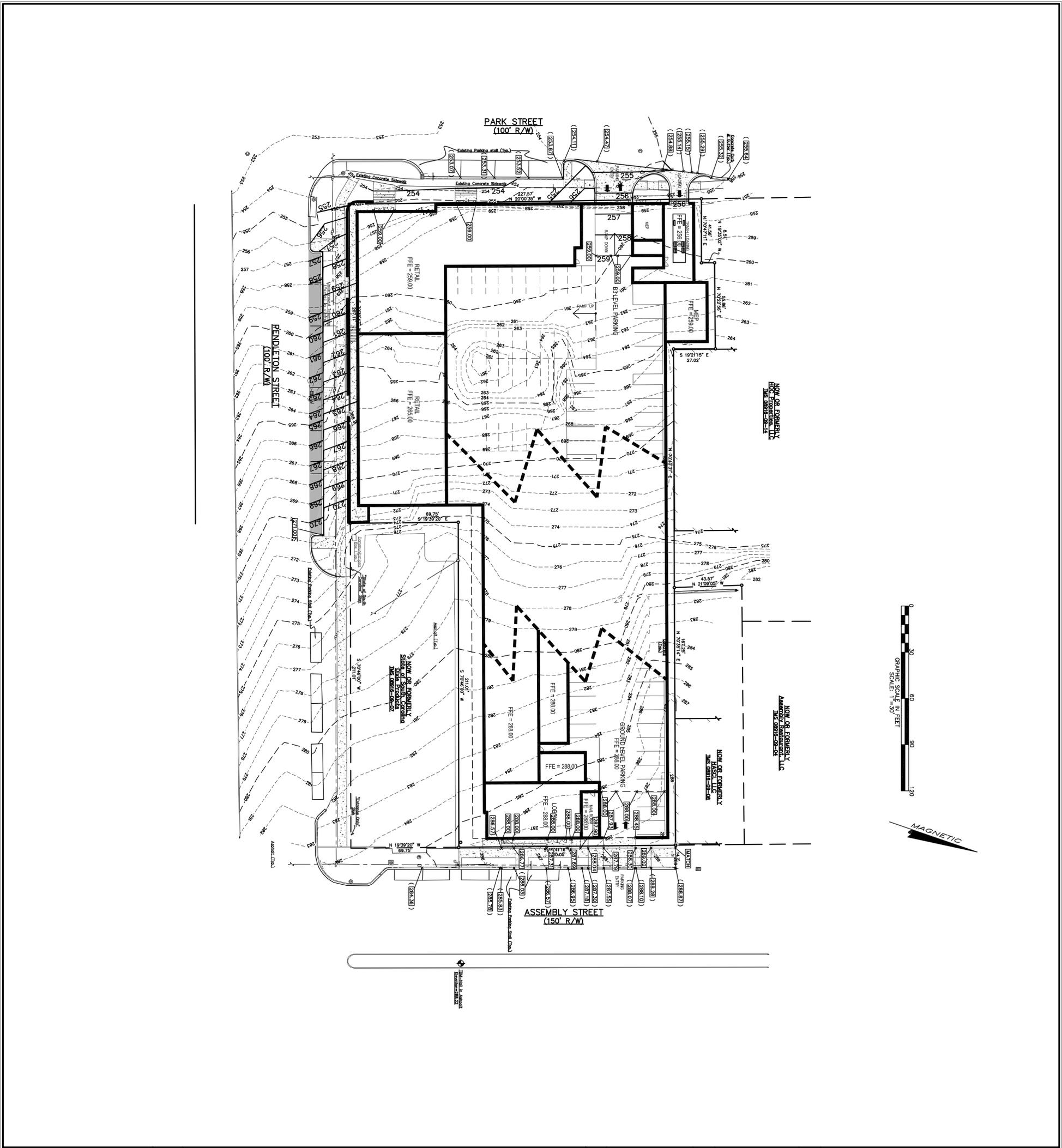
REVISIONS

No.	DATE	DESCRIPTION
1	5/26/2014	SHOW EXTERIOR PAVEMENTS; ADD BIKE PARKING SUMMARY; ADD PENDLETON STREET SIDEWALK TO ASSEMBLY STREET

PREPARED FOR:
PARK7 GROUP
 461 PRINCETON SQUARE S
 NEW YORK, NY 10016
 Tel: (203) 246-7474

PARK7 GROUP TOWER
ASSEMBLY STREET @
& PENDLETON & PARK STREETS
 RICHLAND COUNTY, COLUMBIA, S.C.
DDRC SITE PLAN

THIS 08916-09-08 & -09 & -10
 BOOK: 14A-28 SF: NO. 23
 SHEET NO. 23
 PROJECT NO. TBD
 DATE: 05/07/2014
C2



GENERAL NOTES

- 1) THE PROJECT SITE CONSISTS OF TAX PARCELS 08916-09-08, 08916-09-09 & 08916-09-10.
- 2) THE TOTAL AREA OF THE PROJECT SITE IS APPROXIMATELY 1.73 ACRES SUBJECT TO SURVEY.
- 3) THE SUBJECT PROPERTY IS CURRENTLY ZONED C-4 (MIXED USE URBAN DISTRICT) AND IS SUBJECT TO THE CITY CENTER DESIGN/DEVELOPMENT REGULATIONS RESOLUTION 70, 2ND SELV-262377 NODD 20 DATUM, AS TAKEN FROM NOS DATA SHEET RETRIEVED FROM [HTTP://WWW.MWS.NOAA.GOV](http://www.mws.noaa.gov). THE CONTIGUOUS INTERVAL IS ONE (1) FOOT.
- 4) ALL DIMENSIONS REFERENCED TO THE CURB INCLUDING RADIUS ARE TO THE FACE OF CURB (PARKING LOT SIDE) UNLESS NOTED AS BACK OF CURB (BOC).

REFERENCES

- 1) PRESENT PROPERTY TAXES PROJECT AREA "B", COLUMBIA, SC, CAR... ON FILE WITH THE RICHLAND COUNTY...
- 2) PLAT OF PROPERTY OF MALE H. HUGHES & PEARLINE H. CAULFIELD, BY TOMLINSON ENGINEERING COMPANY, DATED JUNE 27, 1941 AND RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR RICHLAND COUNTY IN RICHLAND COUNTY DEED BOOK NO. 0807, PAGE 680.
- 3) RICHLAND COUNTY DEED BOOK NO. 0807, PAGE 680.
- 4) CITY GRAMMARS, 222-11, 29-1-28, M330 & S3989 PHILL, AND PROJ. 923-B, FILED AT CITY OF COLUMBIA
- 5) A BOUNDARY AND TOPOGRAPHIC MAP PREPARED FOR SH-4, BY COX AND DINKINS, INC., DATED NOVEMBER 2, 2005.

TOPOGRAPHIC LEGEND

--- 286 ---	EXISTING CONTOURS
--- 285 ---	EXISTING CONTOURS
(285.57) *	EXISTING SPOT ELEVATION
--- 284 ---	PROPOSED CONTOURS
--- 285 ---	PROPOSED CONTOURS
[285.00] *	PROPOSED SPOT ELEVATION

PROPERTY BOUNDARIES SHOWN ON THIS PLAN WERE TAKEN FROM ARCHIVES AND SURVEY WORK IN VARIOUS RECORDS AND ARE SHOWN AS DASHED LINES. THIS INFORMATION IS FOR CONVEENANCE OF TITLE ONLY AND IS NOT INTENDED FOR USE AS A CONSTRUCTION DOCUMENT OR FOR CONVEENANCE 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 LOCATE. WE HAVE NO KNOWLEDGE OF ANY OTHER UNDERGROUND PIPES OR UTILITIES. 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

3 DAYS BEFORE DIGGING IN SOUTH CAROLINA
CALL 811

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

NOT FOR CONSTRUCTION

COX AND DINKINS, INC.
ENGINEERS - SURVEYORS

724 BELTLINE BLVD.
COLUMBIA, SC 29205
803-254-0518
FAX: 803-755-9893
Email: cdm@coxanddinkins.com

LICENSED PROFESSIONAL ENGINEER
NO. 12542

CERTIFICATE OF AUTHORIZATION SEAL

COX AND DINKINS, INC.
No. 002924

REVISIONS

NO.	DATE	DESCRIPTION
1	5/26/2014	ISSUE ONLY; NO REVISIONS THIS SHEET

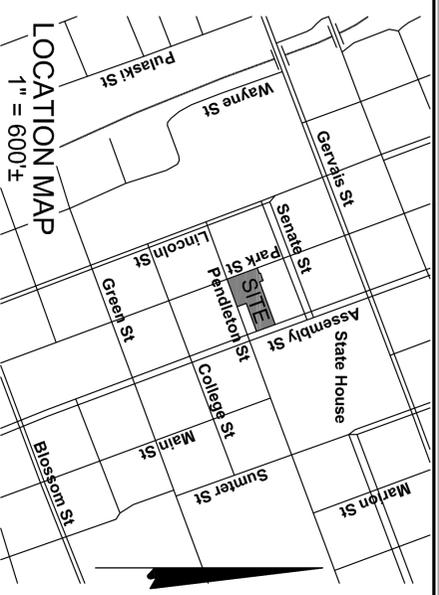
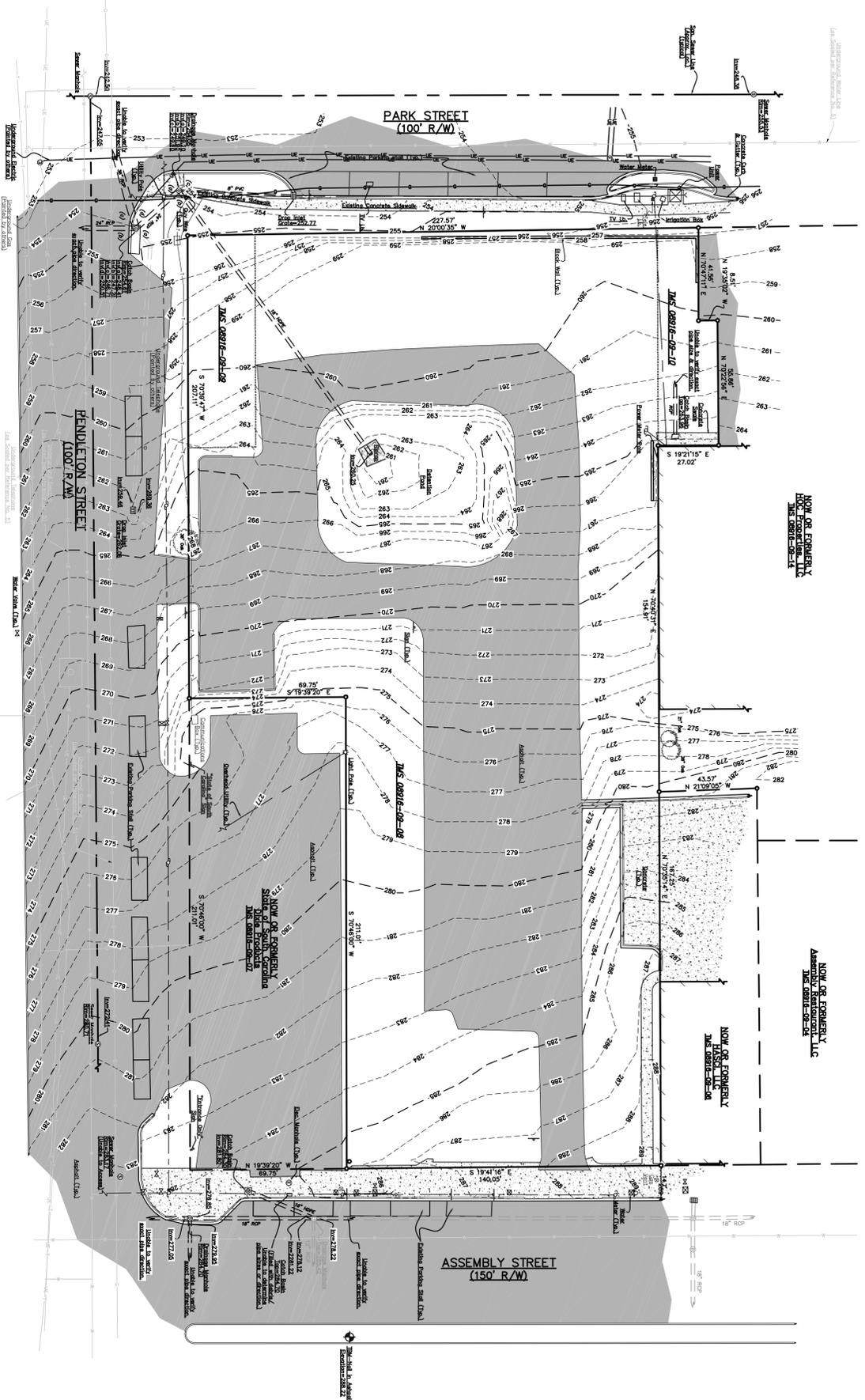
PREPARED FOR:
PARK7 GROUP
461 PARK AVENUE S
NEW YORK, NY 10016
Tel: (203) 246-7474

PROJECT:
**PARK7 GROUP TOWER
ASSEMBLY STREET @
& PENDLETON & PARK STREETS**
RICHLAND COUNTY, COLUMBIA, S.C.

DDRC GRADING PLAN

TMS 08916-09-08 & -09 & -10

BOOK: 14A-28	SHEET NO.: 2
DATE: 05/07/2014	PROJECT NO.: TBD



GENERAL NOTES

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- 2) THE TOTAL AREA OF THE PROJECT SITE IS APPROXIMATELY 1.73 ACRES SUBJECT TO SURVEY.
- 3) THE SUBJECT PROPERTY IS CURRENTLY ZONED C-4 (MIXED USE URBAN DISTRICT) AND IS SUBJECT TO THE CITY CENTER DESIGN/DEVELOPMENT REGULATIONS, REVISIONATED TO 27, 15E4-282.37' AND 29 DATUM, AS APPLICABLE.
- 4) TOPOGRAPHY AND ELEVATION DATA IS TAKEN FROM NGS DATA SHEET RETRIEVED FROM [HTTP://WWW.NGS.NOAA.GOV](http://www.ngs.noaa.gov). THE CONTOUR INTERVAL IS ONE (1) FOOT.
- 5) ALL DIMENSIONS REFERENCED TO THE CURB INCLUDING RADII ARE TO THE FACE OF CURB (PARKING LOT SIDE) UNLESS NOTED AS BACK OF CURB (BOC).

REFERENCES

- 1) PRESENT PROPERTY LINES, PROJECT AREA 'B', COLUMBIA, SO. CAR., ON FILE WITH THE RICHLAND COUNTY PLAT OF PROPERTY OF VANCE H. HIGGS & FEARLINDA H. CALHOUN, BY TOMLINSON ENGINEERING COMPANY, DATED JUNE 27, 1941 AND RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR RICHLAND COUNTY IN RICHLAND COUNTY DEED BOOK NO. 0807, PAGE 680.
- 2) RICHLAND COUNTY DEED BOOK NO. 0807, PAGE 680.
- 3) CITY ORDINANCES, 222-11, 28-128, 0830 & 55888 PHIL, AND PROJ. 923-B, FILED AT CITY OF COLUMBIA.
- 4) A BOUNDARY AND TOPOGRAPHIC MAP PREPARED FOR SH4, BY COX AND DINKINS, INC., DATED NOVEMBER 2, 2005.

EXISTING PAVEMENT LEGEND

- EXISTING ASPHALT SURFACE PAVEMENT
- EXISTING CONCRETE HARDSCAPE

PROPERTY BOUNDARIES SHOWN ON THIS PLAN WERE TAKEN FROM ARCHIVES AND SURVEY WORK IN VARIOUS STAGES OF COMPLETION. THE ARCHIVES AND SURVEY WORK ARE NOT GUARANTEED TO BE ACCURATE. THE ARCHIVES ONLY AND IS NOT INTENDED FOR USE AS A CONSTRUCTION DOCUMENT OR FOR CONVEYANCE OF TITLE.

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The Palmetto Utility Protection Service, Inc.

3 DAYS BEFORE BEGINNING IN SOUTH CAROLINA
CALL 811

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

REVISIONS		
No.	DATE	DESCRIPTION
1	5/26/2014	ISSUE ONLY; NO REVISIONS THIS SHEET
PREPARED FOR:		
PARK7 GROUP 461 PARK AVENUE S NEW YORK, NY 10016 Tel: (203) 246-7474		

CERTIFICATE OF AUTHORIZATION SEAL

COX AND DINKINS, INC.
NO. 000294

COX AND DINKINS, INC.
ENGINEERS - SURVEYORS

724 BELTLINE BLVD.
COLUMBIA, SC 29205
803-254-0518
Fax: 803-257-050983
Email: cdinfo@coxanddinkins.com

PROJECT:

PARK7 GROUP TOWER

ASSEMBLY STREET @

& PENDLETON & PARK STREETS

RICHLAND COUNTY, COLUMBIA, S.C.

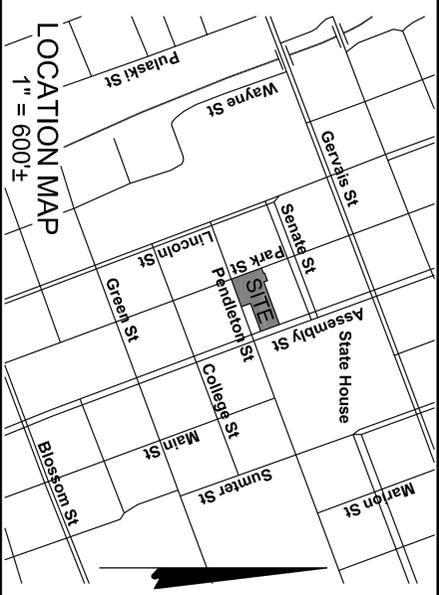
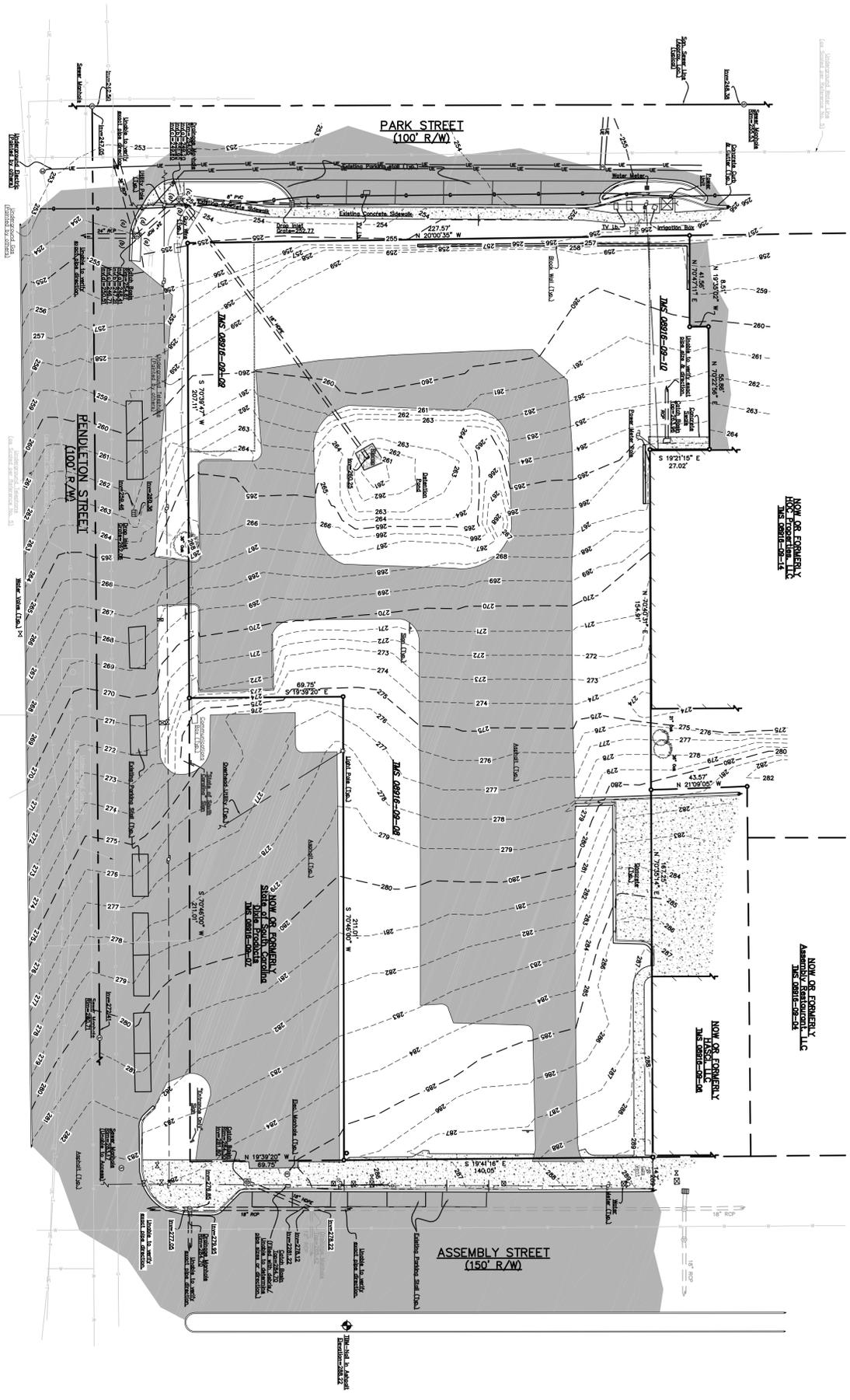
EXISTING CONDITIONS PLAN

BOOK: 14A-28
SHEET NO. 2
DATE: 05/07/2014

PROJECT NO. TBD

DATE: 05/07/2014

EC1



GENERAL NOTES

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- 2) THE TOTAL AREA OF THE PROJECT SITE IS APPROXIMATELY 173 ACRES SUBJECT TO SURVEY.
- 3) THE SUBJECT PROPERTY IS CURRENTLY ZONED C-4 (MIXED USE URBAN DISTRICT) AND IS SUBJECT TO THE
- 4) TOPOGRAPHIC REFERENCE MARK IS CDS MONUMENT DESIGNATED "0 2", ELEV.=262.37' NGVD 29 DATUM, AS TAKEN FROM NGS DATA SHEET RETRIEVED FROM HTTP://WWW.NGS.NOAA.GOV. THE CONTOUR INTERVAL = ONE (1) FOOT.
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REFERENCES

- 1) PRESENT PROPERTY LINES, PROJECT AREA, "S" COLUMBIA, SO. CAR. ON FILE WITH THE RICHLAND COUNTY ASSESSOR'S OFFICE IN FOLDER 8916.
- 2) PLAT OF PROPERTY OF MAJIE H. HUGHES & PEARLSHINE H. CALHOUN, BY TOMLINSON ENGINEERING COMPANY, PLAT BOOK "7", PAGE 1720 RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS FOR RICHLAND COUNTY IN PLAT BOOK "7", PAGE 1720.
- 3) RICHLAND COUNTY DEED BOOK NO. 0307, PAGE 680.
- 4) RICHLAND COUNTY DEED BOOK NO. 0307, PAGE 680, AND PROJ. 923-8, FILED AT CITY OF COLUMBIA DEPARTMENT OF UTILITIES AND ENGINEERING OFFICE, AND DATED NOVEMBER 2, 2005.
- 5) A BOUNDARY AND TOPOGRAPHIC MAP PREPARED FOR SH, BY COX AND DINKINS, INC., DATED NOVEMBER 2, 2005.

EXISTING PAVEMENT LEGEND

- EXISTING ASPHALT SURFACE PAVEMENT
- EXISTING CONCRETE HARDSCAPE

PROPERTY BOUNDARIES SHOWN ON THIS PLAN WERE TAKEN FROM ARCHIVES AND SURVEY WORK IN VARIOUS 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.

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The Palmetto Utility Protection Service, Inc.

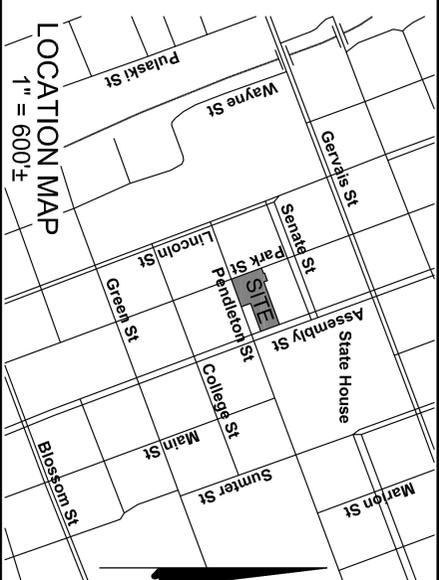
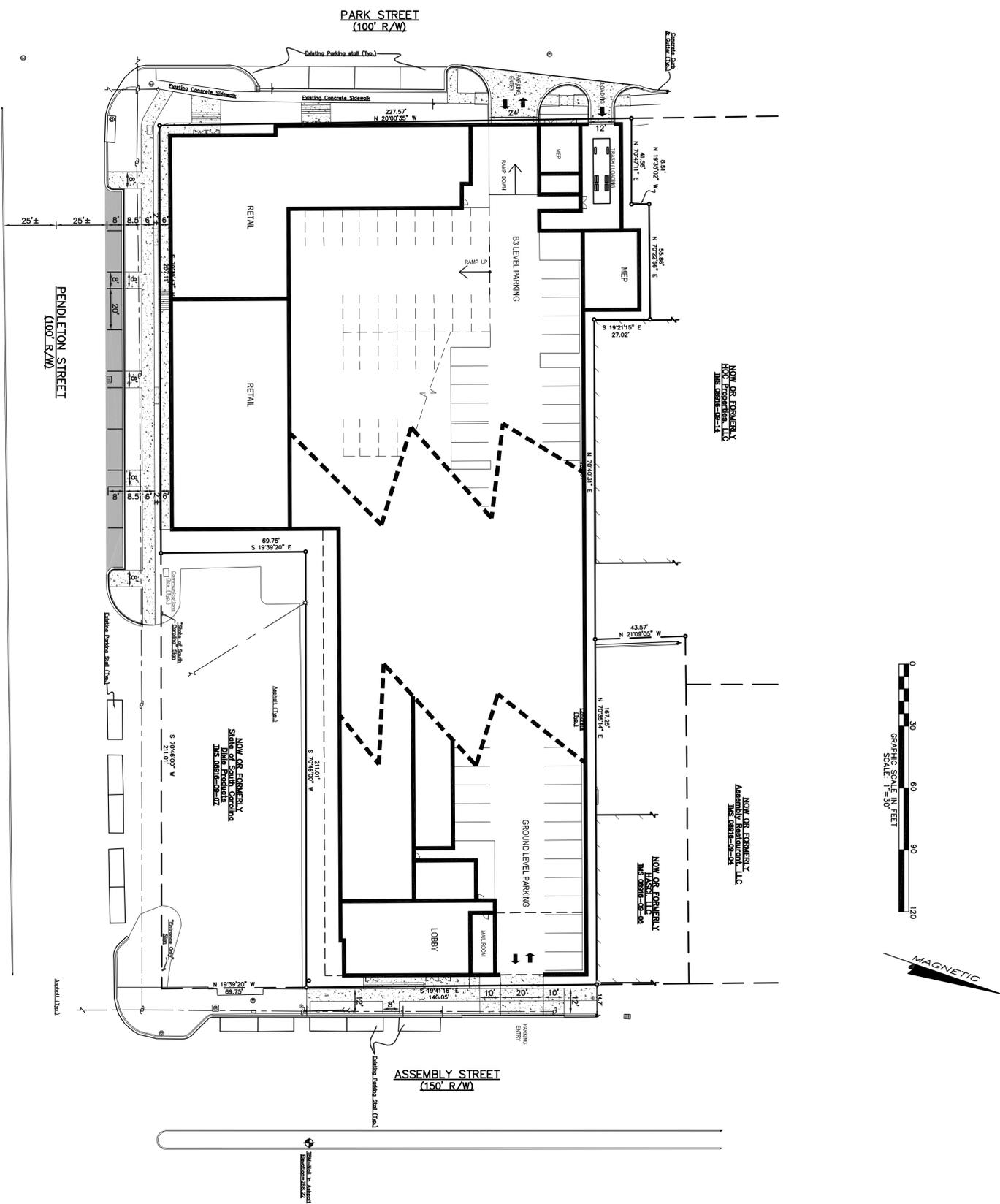
REVISIONS		
No.	DATE	DESCRIPTION

PREPARED FOR:
PARK7 GROUP
 481 PARK AVENUE S
 FLOOR 4
 NEW YORK, NY 10016
 Tel: (203) 246-7474

PROJECT:
PARK7 GROUP TOWER
ASSEMBLY STREET @
& PENDLETON & PARK STREETS
 RICHLAND COUNTY, COLUMBIA, S.C.
EXISTING CONDITIONS PLAN

DATE: 05/07/2014
 SHEET NO.: 2
 EC1

COX AND DINKINS
 ENGINEERS - SURVEYORS
 COX AND DINKINS, INC.
 724 BELTLINE BLVD.
 COLUMBIA, SC 29205
 Fax: 803-755-0983
 Email: cdinc@coxanddinkins.com



GENERAL NOTES

- 1) THE PROJECT SITE CONSISTS OF TAX PARCELS 08916-09-08, 08916-09-09 & 08916-09-10.
- 2) THE TOTAL AREA OF THE PROJECT SITE IS APPROXIMATELY 173 ACRES SUBJECT TO SURVEY.
- 3) THE SUBJECT PROPERTY IS CURRENTLY ZONED O-4 (UNDEVELOPED URBAN DISTRICT) AND IS SUBJECT TO THE RICHLAND COUNTY ZONING ORDINANCE.
- 4) TOPOGRAPHIC REFERENCE MARK IS CDS MONUMENT DESIGNATED "O 2", ELEV.=262.37' NGVD 29 DATUM, AS TAKEN FROM NGS DATA SHEET RETRIEVED FROM [HTTP://WWW.NGS.NOAA.GOV](http://www.ngs.noaa.gov). THE CONTOUR INTERVAL = ONE (1) FOOT.
- 5) ALL DIMENSIONS REFERENCED TO THE CURB INCLUDING RAILROAD ARE TO THE FACE OF CURB (PARKING LOT SIDWALK) UNLESS NOTED AS BACK OF CURB (BOC).

REFERENCES

- 1) PRESENT PROPERTY LINES, PROJECT AREA, "B", COLUMBIA, SO. CAR., ON FILE WITH THE RICHLAND COUNTY ASSESSOR'S OFFICE IN FOLDER 8916.
- 2) PLAT OF PROPERTY OF MAJME H. HUGHES & PEARSISTHE H. CALHOUN, BY TOMALISON ENGINEERING COMPANY, PLAT BOOK "7", PAGE 1740 RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR RICHLAND COUNTY IN 1987.
- 3) RICHLAND COUNTY DEED BOOK NO. 0807, PAGE 680.
- 4) RICHLAND COUNTY DEED BOOK NO. 0807, PAGE 680.
- 5) DEPARTMENT OF UTILITIES AND ENGINEERING OFFICE, AND PROJ. 923-B, FILED AT CITY OF COLUMBIA.
- 6) A BOUNDARY AND TOPOGRAPHIC MAP PREPARED FOR SH4, BY COX AND DINKINS, INC., DATED NOVEMBER 2, 2005.

PAVEMENT LEGEND

- NEW ASPHALT SURFACE PAVEMENT
- NEW CONCRETE HARDSCAPE

BUILDING & PARKING SUMMARY

BUILDING SUMMARY (RESIDENTIAL):

(1) BEDROOM	75 UNITS	75 BEDS
(2) BEDROOM	95 UNITS	190 BEDS
(3) BEDROOM	42 UNITS	126 BEDS
(4) BEDROOM	73 UNITS	292 BEDS
(5) BEDROOM	33 UNITS	165 BEDS
TOTAL		848 BEDS

PARKING REQUIREMENTS (RESIDENTIAL):

75 SPACES PER UNIT	= 5,625 SPACES
HANDICAP PARKING @ 5% X 836	= 32 SPACES
TOTAL	5,657 SPACES

BUILDING SQUARE (RETAIL):
14,282 SQUARE FEET

PARKING REQUIREMENTS (RETAIL):

(4) SPACES PER 1,000 SQ FT	= 52 SPACES
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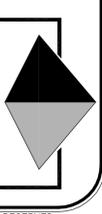
PARKING SUMMARY (ON-SITE VIA STRUCTURED):

9' x 18' PARKING PROVIDED	= 669 SPACES
8' x 16' PARKING PROVIDED	= 39 SPACES
TOTAL PARKING PROVIDED	= 708 SPACES

SEE ARCHITECTURAL PLANS FOR FULL PARKING SUMMARY

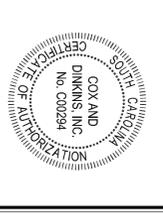
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COX AND DINKINS, INC.
ENGINEERS - SURVEYORS
724 BELTLINE BLVD.
COLUMBIA, SC 29205
Fax: 803-755-0983
Email: cdinc@coxanddinkins.com

ROBERT T. BLACKWELL
REGISTERED PROFESSIONAL ENGINEER
No. 12542
STATE OF SOUTH CAROLINA



REVISIONS

No.	DATE	DESCRIPTION

PREPARED FOR:

PARK7 GROUP
481 PARK AVENUE S
FLOOR 4
NEW YORK, NY 10016
Tel: (203) 246-7474

PROJECT:
PARK7 GROUP TOWER
ASSEMBLY STREET @
& PENDLETON & PARK STREETS
RICHLAND COUNTY, COLUMBIA, S.C.
DDRC SITE PLAN

MS 08916-09-08 & -09 & -10
BOOK 14A-28
SHEET NO. 23
DATE 05/07/2014

LANDSCAPE PLAN NOTES 5.7.2014

PROJECT AREA
1.73 ACRE @ 30 UNITS/ACRE

REQUIRED DENSITY FACTOR: 51.9

PROTECTED TREES REMOVED (UNITS) 21.3

EXISTING TREES TO REMAIN (UNITS) 0.0

TOTAL REQUIRED TREE (UNITS) 73.2

PROPOSED TREES (UNITS)	QUANTITY	DBH	SPECIES	DFHU	UNITS
TRIDENT MAPLE	16	4"	TRIDENT MAPLE	2.0	32.0
NATCHEZ GRAPE MYRTLE	1	4"	NATCHEZ GRAPE MYRTLE	2.0	2.0
WILLOW OAK	7	4"	WILLOW OAK	2.0	14.0
SHUWARD OAK	4	4"	SHUWARD OAK	2.0	8.0
SABAL PALMETTO	2	4"	SABAL PALMETTO	1.0	2.0

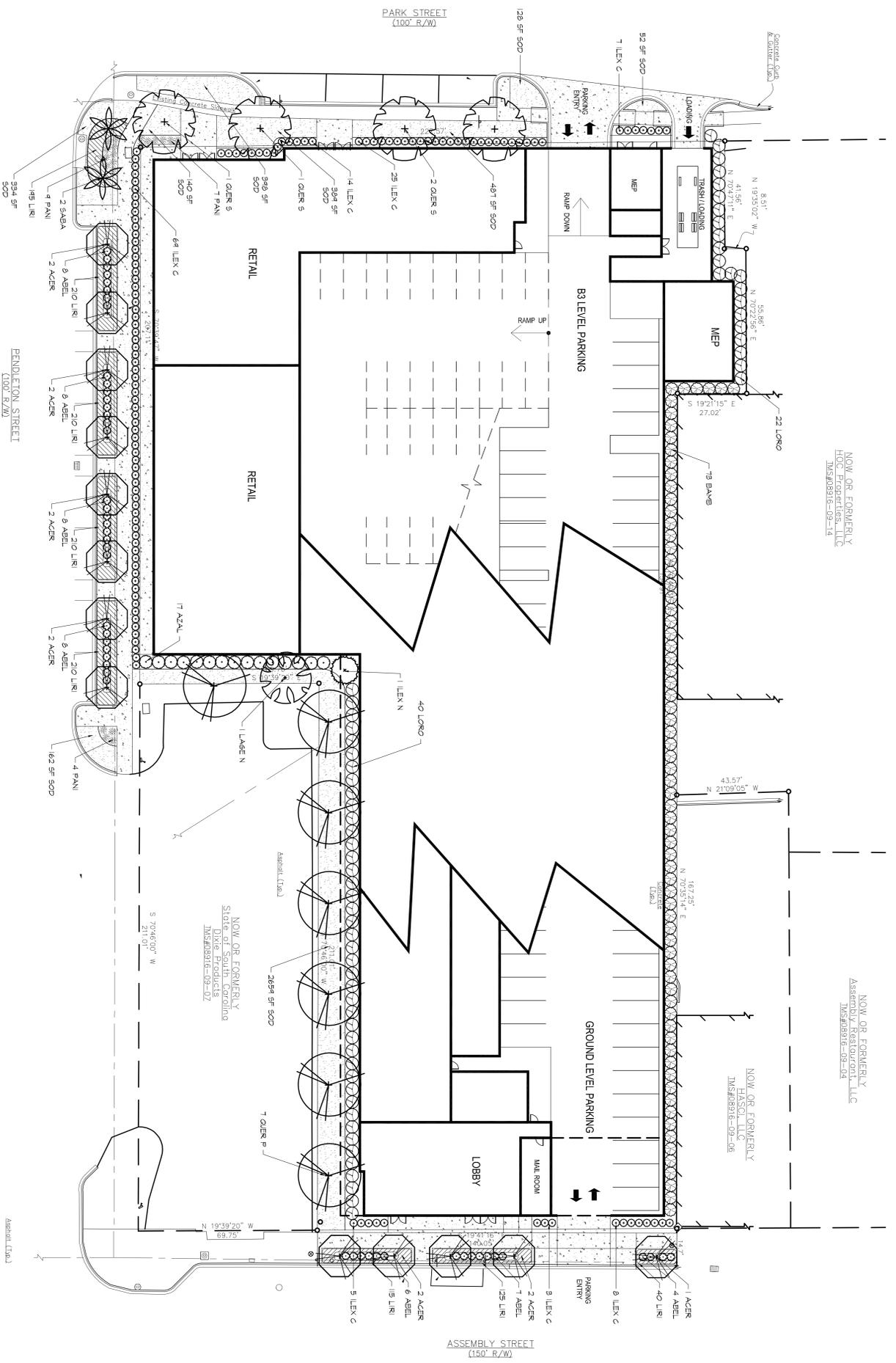
SUMMARY

TOTAL REQUIRED TREE (UNITS)	73.2
TOTAL TREES PROVIDED (UNITS)	32.0
SITE DEFICIENCY (UNITS)	-15.2
TOTAL REQUIRED TREE (UNITS)	15.2
TOTAL REQUIRED TREES QUANTITY	8
8 TREES AT \$525.00 EA. X 125%	\$5,250.00

NOTE: 3 LANDSCAPE CONTRACTORS WERE CONTACTED FOR PRICE OF 4" CALIPER TREE: PONYHILL LANDSCAPING (\$600), APPLE TREE LANDSCAPING (\$450) AND GREEN VIEW LANDSCAPING (NO PRICE GIVEN AT THIS TIME). AN AVERAGE PRICE IS \$525.00 AND IS USED FOR THE ABOVE PRICING. THE AVERAGE (\$525.00) IS THEN TAKEN AND MULTIPLIED BY 125% IN ACCORDANCE WITH THE CITY ORDINANCE FOR THE FINAL PRICE.

PLANT LIST

ABBR	BOTANICAL NAME	COMMON NAME	CALIPER	SPREAD	HEIGHT	WINDY	SALE	BA	NO	ZONES	COMMENTS	QTY
ACER	ACER BURGERSIANUM	TRIDENT MAPLE	4"	4-6'	12-14'	20'	1				MATCHING SPECIMEN	16
LEX N	LEX N NELLE R STEVENS	NELLE STEVENS HOLLY	4"	4-6'	8'	21'	1				MATCHING SPECIMEN	1
LAGE N	LAGE N LAGERSTROEMIA NATCHEZ	NATCHEZ GRAPEMYRTLE	4"	6'	10-12'	24'	3	HN			MATCHING SPECIMEN	1
OLER P	OLER P OLEA FLAVESCENTES	MILLOW OAK	4"	6'	14-16'	32'	1				MATCHING SPECIMEN	7
OLER S	OLER S QUERCUS SHUWARDII	SHUWARD OAK	4"	6'	14-16'	32'	1				MATCHING SPECIMEN	4
SABA	SABA SABAL PALMETTO	PALMETTO	10-12"				1				SPECIMEN	2
ABEL	ABELIA X KALEIDOSCOPE	KALEIDOSCOPE ABELIA	10"	12"	3-6 GAL	3-5					PLANT 3 O.C.	44
AZAL	AZALEA INDICA	INDICA AZALEA	24"	24"	3 GAL	3-5					PLANT 4 O.C.	15
BAMB	BAMB BAMBUS ALACEDENS	HEDGE BAMBOO	18"	24"	3 GAL	3-5					PLANT 5 O.C.	19
LEX C	LEX CORNUA CAROLINA	CAROLINA HOLLY	15-18"	12"	3 GAL	3-5					PLANT 3 O.C.	19
LORO	LORO LOROPETALUM CHINENSE	LONGPETALEM	24"	24"	3 GAL	3-5					PLANT 9 O.C.	64
PANI	PANICUM VIRGATUM	SWITCH GRASS	18"	18"	3 GAL	20					PLANT 9 O.C.	20
LIRI	LIRIODENDRON BIG BLUE	BIG BLUE LIRIOPE									PLANT 12 O.C.	915
SOD	ERENOCYCLON OPHIOCLADUS	CENTIPED GRASS									WELL ROOTED	4144 SF



NOW OR FORMERLY HASOLA LLC JMS#0916-09-14

NOW OR FORMERLY ASSEMBLY RESTAURANT, LLC JMS#0916-09-04

NOW OR FORMERLY HASOLA LLC JMS#0916-09-08

NOW OR FORMERLY State of South Carolina Dixie Products JMS#0916-09-02



PRELIMINARY NOT FOR CONSTRUCTION

Date	Revisions

PARK 7 GROUP TOWER Planting Plan

GRIMBALL & ASSOCIATES COTTERILL LANDSCAPE ARCHITECTS & LAND PLANNERS 600 BELTLINE BOULEVARD COLUMBIA, SC 29205 (803)738-9525

Sheet No. **L-1**

Drawn By: SKC
Checked By: WDS
Date: 5/7/14

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