PLANNING COMMISSION
SITE/SUBDIVISION PLAN
CASE SUMMARY

4.6 ACRES, 100, 200 AND 300 BLOCKS OF NORTHWOOD STREET
CANAL PLACE PHASE 2D3

January 4, 2016 at 5:15pm
City Council Chambers, 3rd Floor, City Hall, 1737 Main Street
Columbia, South Carolina 29201

Subject Property:	4.6 acres, 100, 200 and 300 Blocks of Northwood Street, TMS#09004-04-34, 09004-04-36 thru 61, 09101-01-08 thru 39
Council District:	2
Proposal:	Request site plan review of an 63 lot single-family residential cluster housing development (Canal Place Phase 2D3)
Applicant:	Howard Boyd, II, PE, Southeastern Land Management & Surveying, LLC
Proposed Use:	Single-family Residences
Recommendation:	Approval with staff comments.

Detail:	The proposed cluster housing development will contain 63 attached single-family residences on 4.6 acres. Each lot will contain approximately 1,600 sq. ft. and 0.95 of the property will be preserved as common area for the development. The one-way driveway that accesses common area parking will be privately owned and maintained by the home owner's association. §17-301(a) of the Zoning Ordinance requires cluster housing developments to be reviewed and approved by the Planning Commission. Should the Commission be inclined to grant approval of the site plan, staff would request that the Commission grant approval subject staff comments.

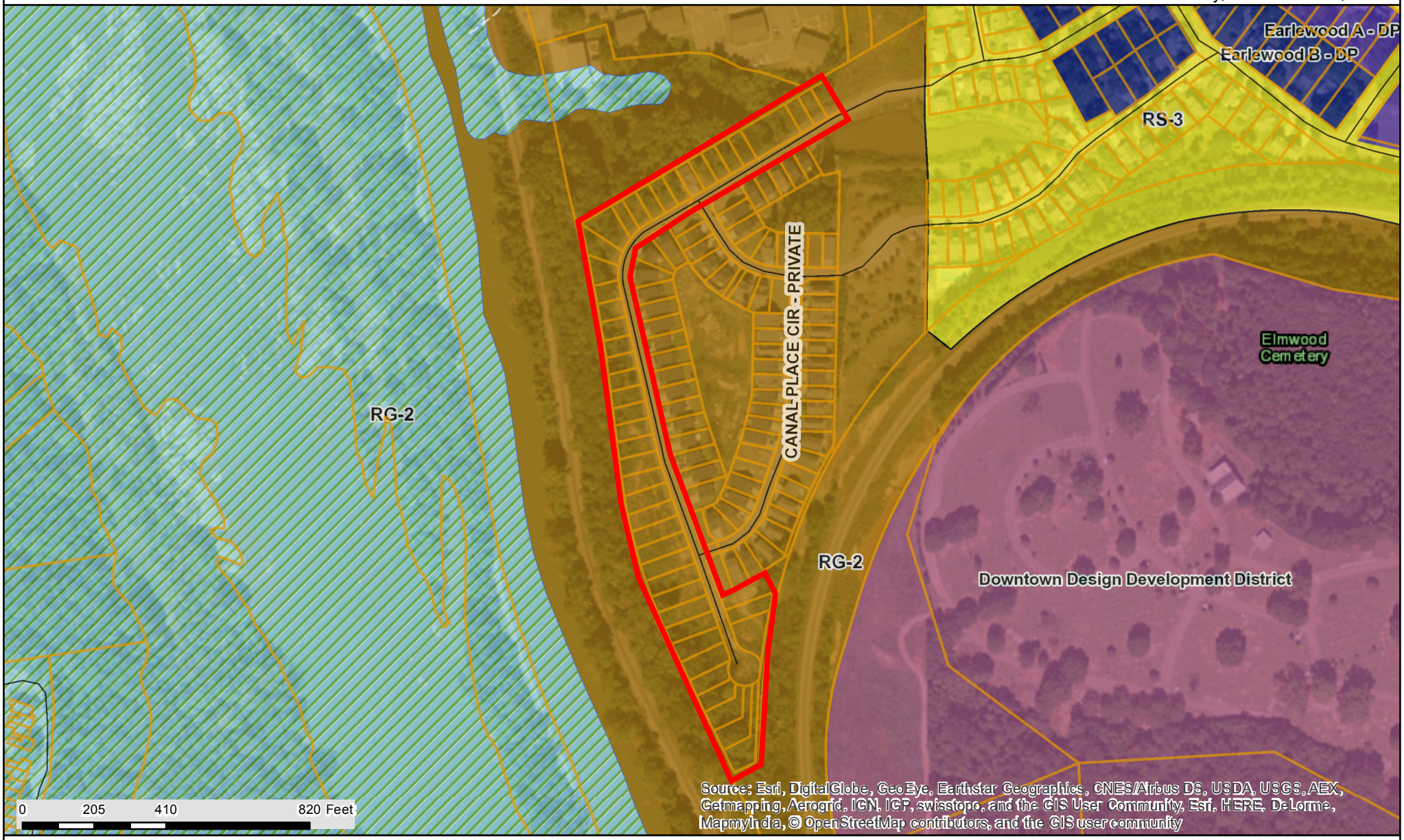
CITY AGENCY COMMENTS FOR SITE/SUBDIVISION PLAN REVIEW	
John Fellows, Planning	**Recommend approval.**
K. Brian Cook, Zoning Administrator	**Recommend approval.**
Johnathan Chambers, Land Development Administrator	**Recommend approval.**
Robert Harkins, Plans Examiner	**Recommend approval.**
Scott Rogers, Utilities	**Recommend approval with conditions:** 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 City of Columbia utility easements. 3. Water mains, sewer mains, water meters that are 4" or larger or any privately maintained utilities will not be allowed inside public right-of-ways or under sidewalks without an approved encroachment permit and written approval from the City Engineer. Coordination between the Civil Engineer, Architect and Mechanical Engineer to allow room for these utilities on the developed property is strongly encouraged.

	4. If sewer flows for this project result in flows of 4,000 gallons per day or above calculations must be submitted to the City's Engineering department to determine how the proposed project will affect the City's sewer system. Depending upon the effects of the projected flows this project may or may not be approved. If required, these calculations should be submitted to the Engineering department as soon as possible.
David Brewer, Traffic Engineering	**Recommend approval.**
David Koon, Fire Department	**Recommend approval.**
Scott Holder, Land Development Planner	**Recommend approval with conditions:** 1. Removal of Grand Trees require permission from Zoning Administrator. 2. Replacement of grand tree units is above and beyond density factor for site. Existing trees used to offset units from removed trees will need to be accounted for on a survey.
Sara Hollar, Forestry	**Recommend approval with conditions:** 1. If any new landscaping or irrigation is installed in the right of way, it must be approved by Forestry and Beautification and maintained by the adjacent property owner in a manner to not interfere with vehicular and pedestrian traffic. 2. SCDOT must approve any new landscaping installed along SCDOT roadways.
Michael Jaspers, Stormwater	**Recommend approval with condition:** 1. If land disturbance is equal to or greater than 5,000 sq. ft. for this project, or larger common plan, all applicable land disturbance requirements must be followed.
Robert Sweatt, Street	**Recommend approval with condition:** 1. Ensure all current ADA requirements for cross and running slope are met at driveways.
John Hooks, Solid Waste	**Recommend approval.**
John Spade, Parking	**Recommend approval.**

City of Columbia

Canal Place Phase 2D3 - Zoning Map

Tuesday, December 01, 2015



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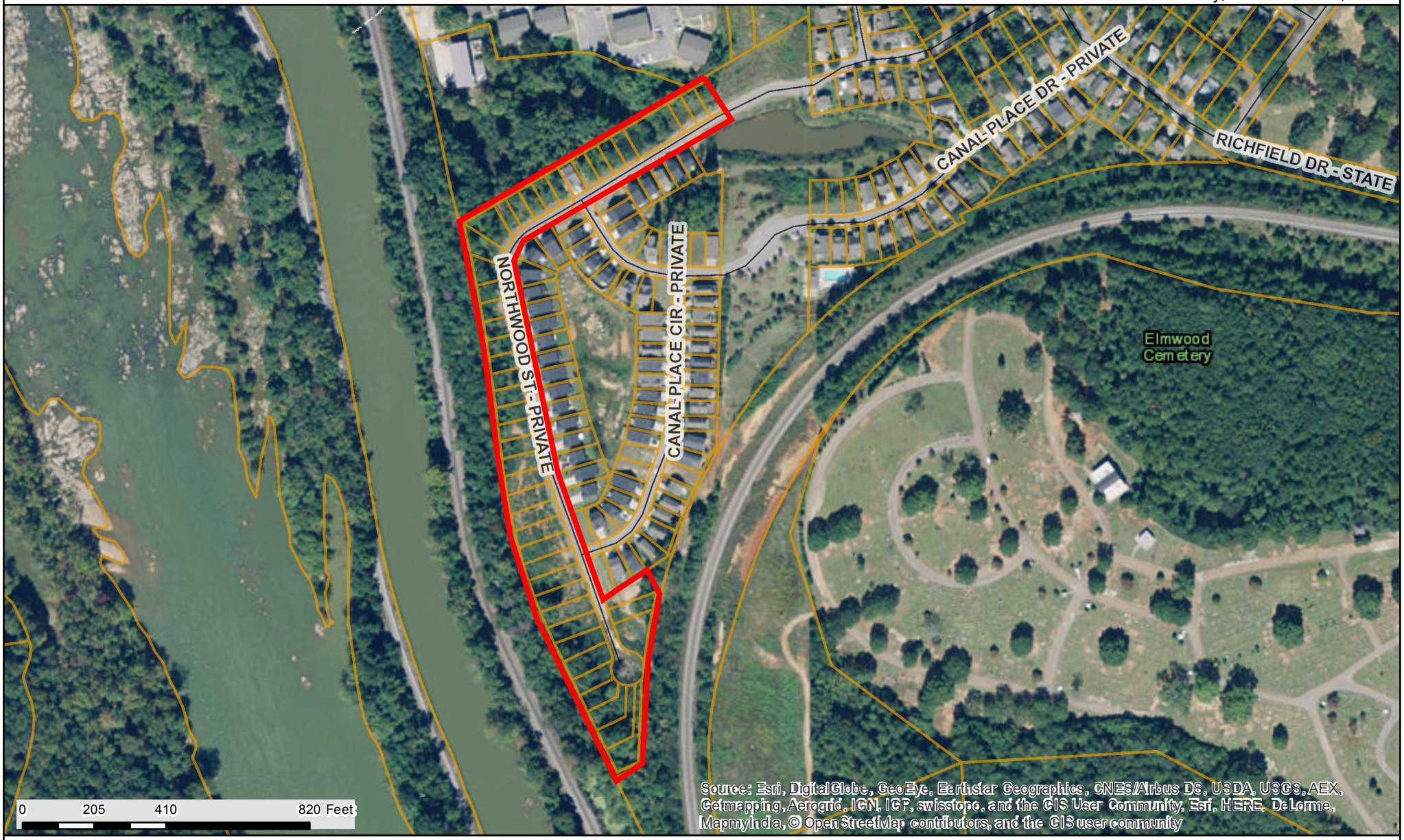
We Are Columbia

City of Columbia

Canal Place Phase 2D3

Tuesday, December 01, 2015



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We Are Columbia

FORM REVISED 02/10

City of Columbia APPLICATION for SITE PLAN/SUBDIVISION PLAT REVIEW

OFFICE USE ONLY: Date Received _____ **By** _____

1) APPLICANT (Please Print)

Name:	Lloyd Liles	**Company:**	WTW Investments, LLC
Tel. #:	736-2226	**Fax#:**	
Mobile #:	720-4579	**E-mail:**	liles@sc.rr.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:			
TMS#:	VARIES	**Total Acreage:**	
Current Use:	SINGLE FAMILY RESIDENTIAL	**Proposed Use:**	TOWNHOMES
Current Zoning:			
Number of Lots and/or Units:		**Total Sq. Ft.**	

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

APPLICANT REQUESTS ALL LOTS LABELED UNDER CANAL PLACE PHASE 2D3 BE PERMITTED, AGAIN, AS TOWNHOUSES, AS IT WAS ORIGINALLY APPROVED IN 2000.

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:	L S Liles
Print Name:	L Liles
Date:	8/9/15

PC Date: _____ Action: _____

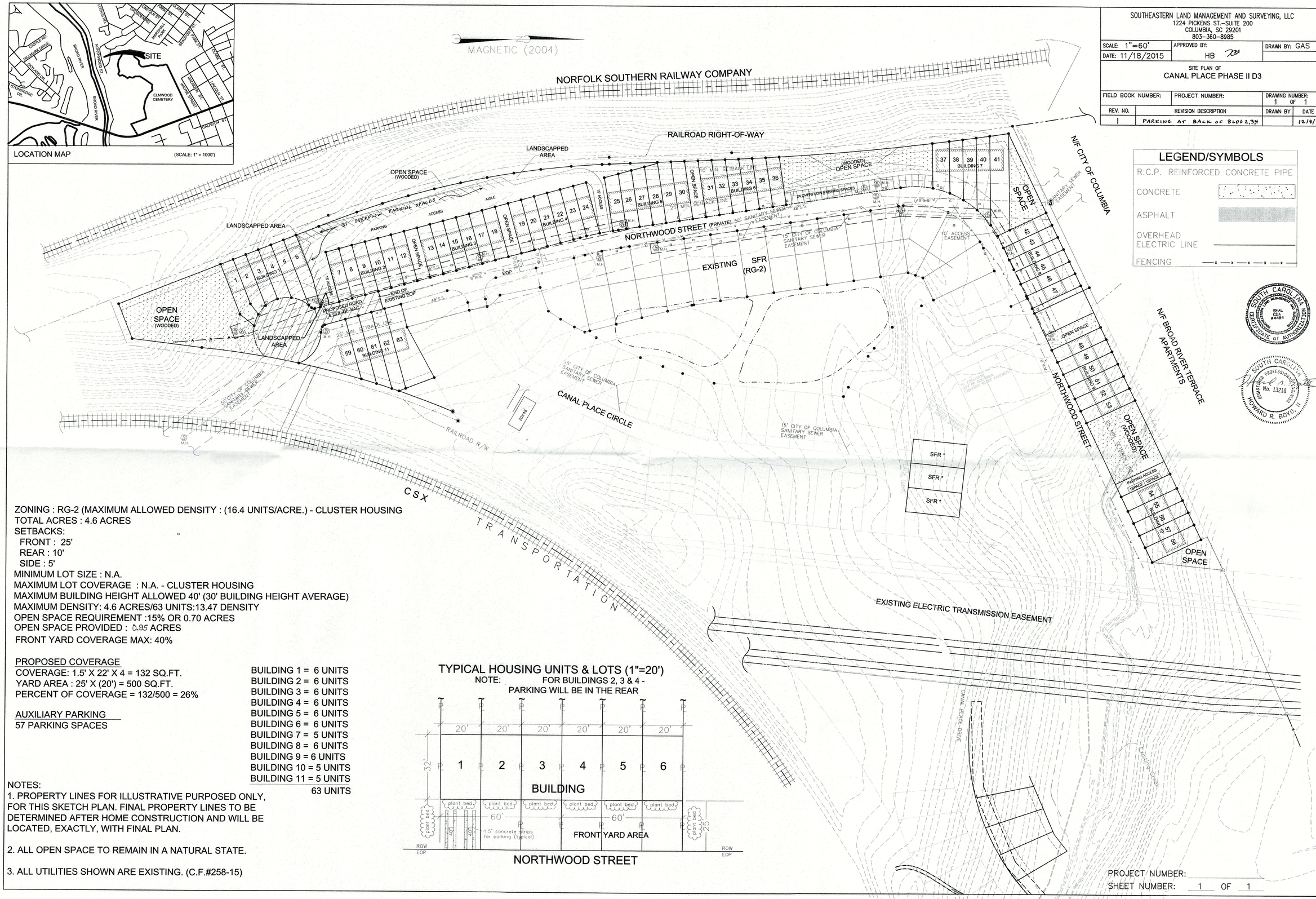
SOUTHEASTERN LAND MANAGEMENT AND SURVEYING, LLC
1224 PICKENS ST.-SUITE 200
COLUMBIA, SC 29201
803-360-8985

SCALE: 1"=60'	APPROVED BY: HB	DRAWN BY: GAS
DATE: 11/18/2015		

SITE PLAN OF
CANAL PLACE PHASE II D3

FIELD BOOK NUMBER:	PROJECT NUMBER:	DRAWING NUMBER: 1 OF 1

REV. NO.	REVISION DESCRIPTION	DRAWN BY	DATE
1	PARKING AT BACK OF BLDG 2,3,4		12/8/15



LEGEND/SYMBOLS

- R.C.P. REINFORCED CONCRETE PIPE
- CONCRETE
- ASPHALT
- OVERHEAD ELECTRIC LINE
- FENCING

ZONING : RG-2 (MAXIMUM ALLOWED DENSITY : (16.4 UNITS/ACRE.) - CLUSTER HOUSING
TOTAL ACRES : 4.6 ACRES
SETBACKS:
FRONT : 25'
REAR : 10'
SIDE : 5'
MINIMUM LOT SIZE : N.A.
MAXIMUM LOT COVERAGE : N.A. - CLUSTER HOUSING
MAXIMUM BUILDING HEIGHT ALLOWED 40' (30' BUILDING HEIGHT AVERAGE)
MAXIMUM DENSITY: 4.6 ACRES/63 UNITS:13.47 DENSITY
OPEN SPACE REQUIREMENT :15% OR 0.70 ACRES
OPEN SPACE PROVIDED : 0.95 ACRES
FRONT YARD COVERAGE MAX: 40%

PROPOSED COVERAGE
COVERAGE: 1.5' X 22' X 4 = 132 SQ.FT.
YARD AREA : 25' X (20') = 500 SQ.FT.
PERCENT OF COVERAGE = 132/500 = 26%

AUXILIARY PARKING
57 PARKING SPACES

BUILDING 1 = 6 UNITS
BUILDING 2 = 6 UNITS
BUILDING 3 = 6 UNITS
BUILDING 4 = 6 UNITS
BUILDING 5 = 6 UNITS
BUILDING 6 = 6 UNITS
BUILDING 7 = 5 UNITS
BUILDING 8 = 6 UNITS
BUILDING 9 = 6 UNITS
BUILDING 10 = 5 UNITS
BUILDING 11 = 5 UNITS
63 UNITS

TYPICAL HOUSING UNITS & LOTS (1"=20')

NOTE: FOR BUILDINGS 2, 3 & 4 - PARKING WILL BE IN THE REAR

NOTES:
1. PROPERTY LINES FOR ILLUSTRATIVE PURPOSED ONLY, FOR THIS SKETCH PLAN. FINAL PROPERTY LINES TO BE DETERMINED AFTER HOME CONSTRUCTION AND WILL BE LOCATED, EXACTLY, WITH FINAL PLAN.

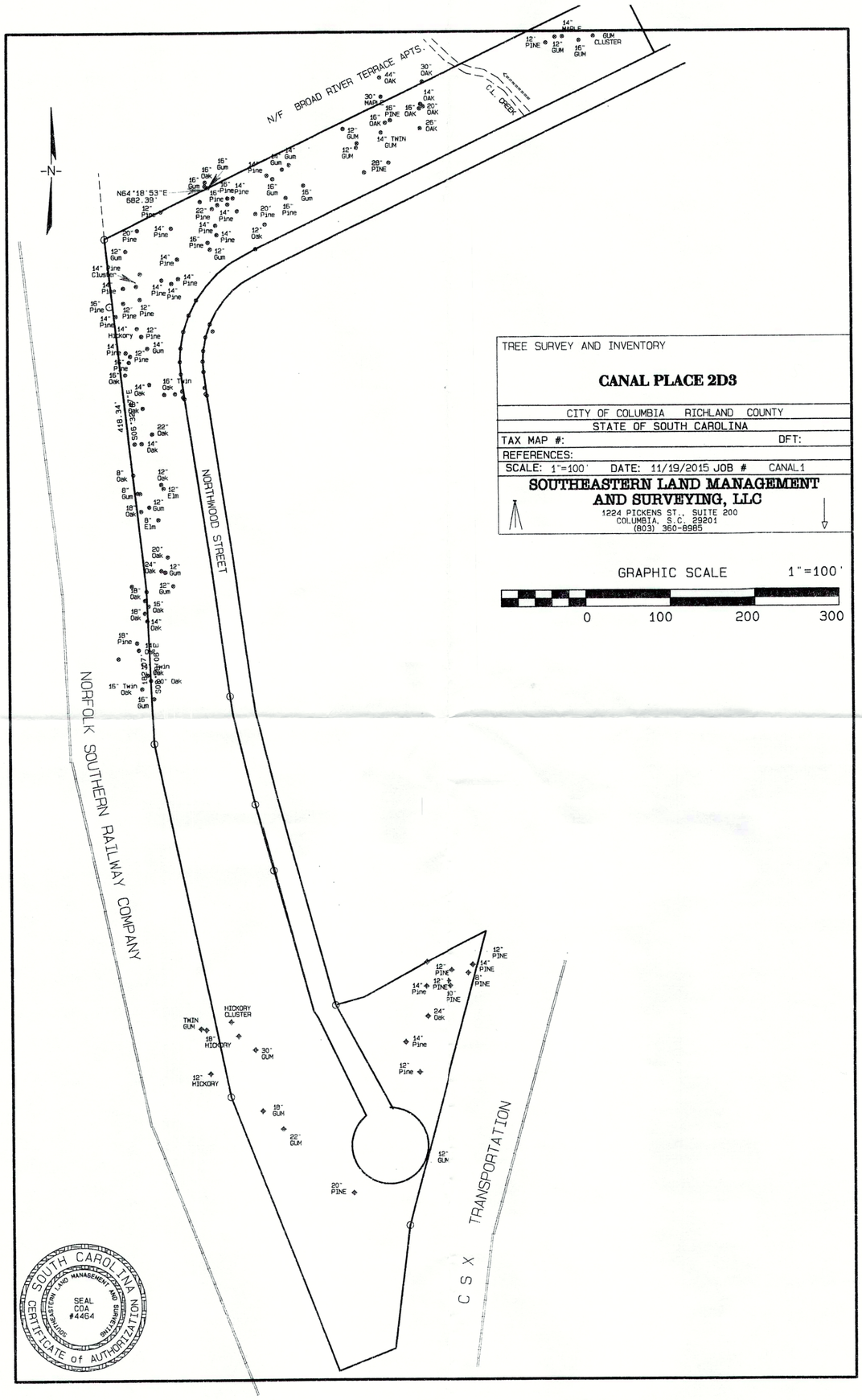
2. ALL OPEN SPACE TO REMAIN IN A NATURAL STATE.

3. ALL UTILITIES SHOWN ARE EXISTING. (C.F.#258-15)

PLAN — NOTE BOOK NO. — SURVEYED — PLOTTED — CHECKED — BY — DATE

PROFILE — NOTE BOOK NO. — SURVEYED — PLOTTED — CHECKED — BY — DATE

PROJECT NUMBER:
SHEET NUMBER: 1 OF 1



TREE SURVEY AND INVENTORY

CANAL PLACE 2D3

CITY OF COLUMBIA RICHLAND COUNTY
STATE OF SOUTH CAROLINA

TAX MAP #: DFT:

REFERENCES:

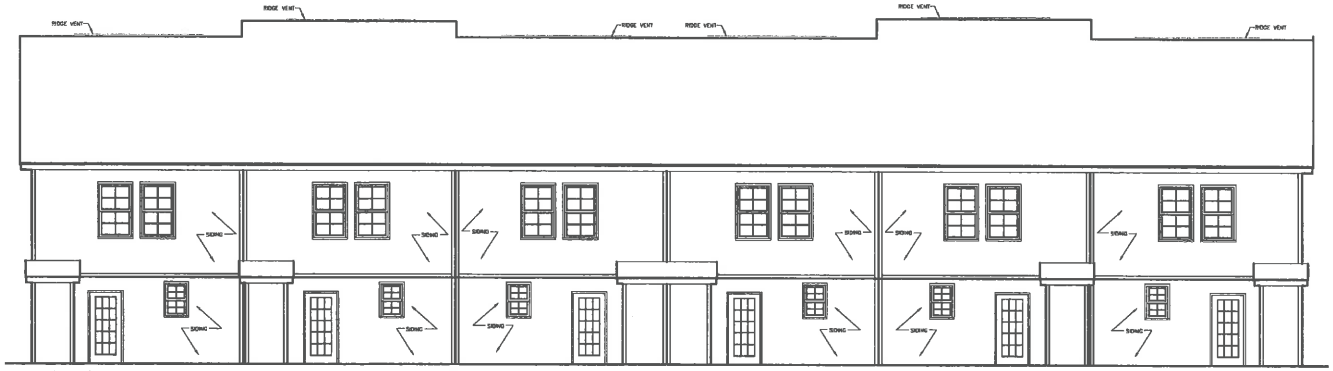
SCALE: 1"=100' DATE: 11/19/2015 JOB # CANAL1

SOUTHEASTERN LAND MANAGEMENT AND SURVEYING, LLC
1224 PICKENS ST., SUITE 200
COLUMBIA, S.C. 29201
(803) 360-8985

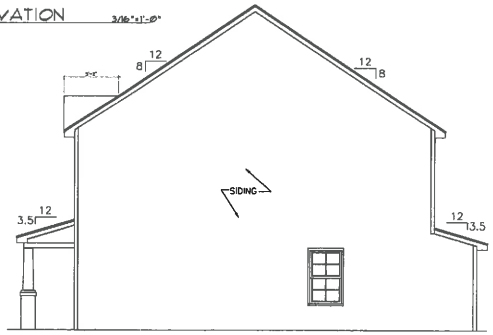
GRAPHIC SCALE 1"=100'

0 100 200 300

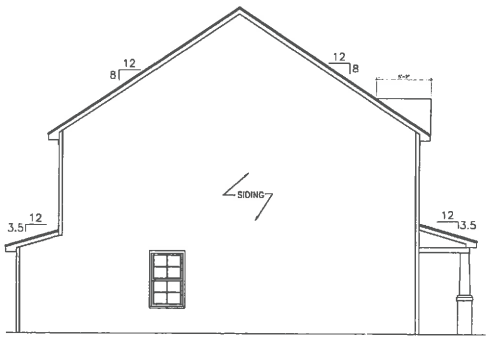
FRONT ELEVATION 3/16"=1'-0"



REAR ELEVATION 3/16"=1'-0"



RIGHT ELEVATION 3/16"=1'-0"



LEFT ELEVATION 3/16"=1'-0"

JOB NAME
WILDER (OVERALL)

SHEET DESCRIPTION
ELEVATIONS

DRAWN BY	CJB
CHECKED BY	MJD
JOB NUMBER	287006
DATE	2/7/12
DRAWING CODE	EL
SHEET NUMBER	A-1

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24 OFFICE PARK COURT
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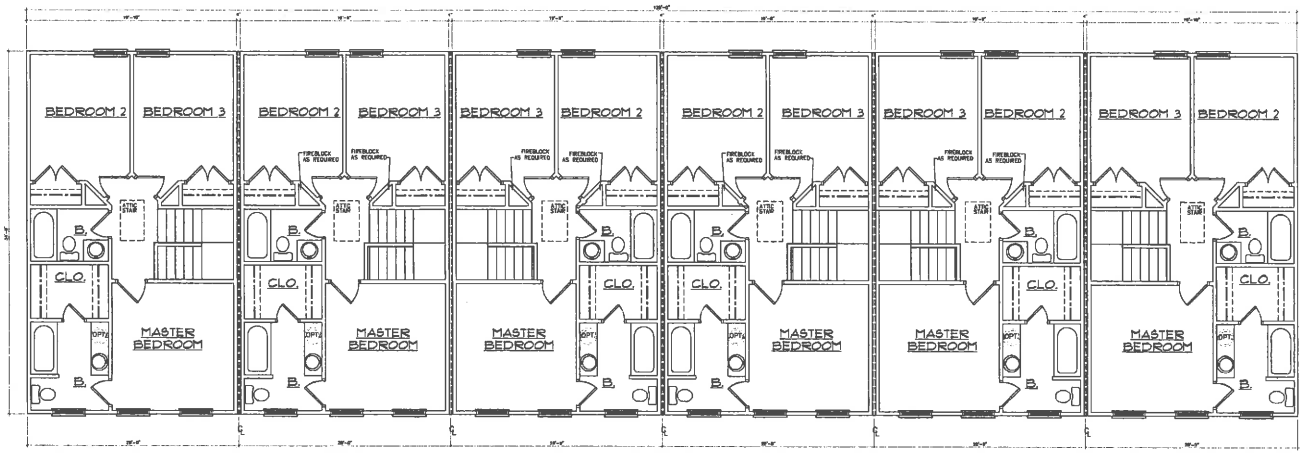
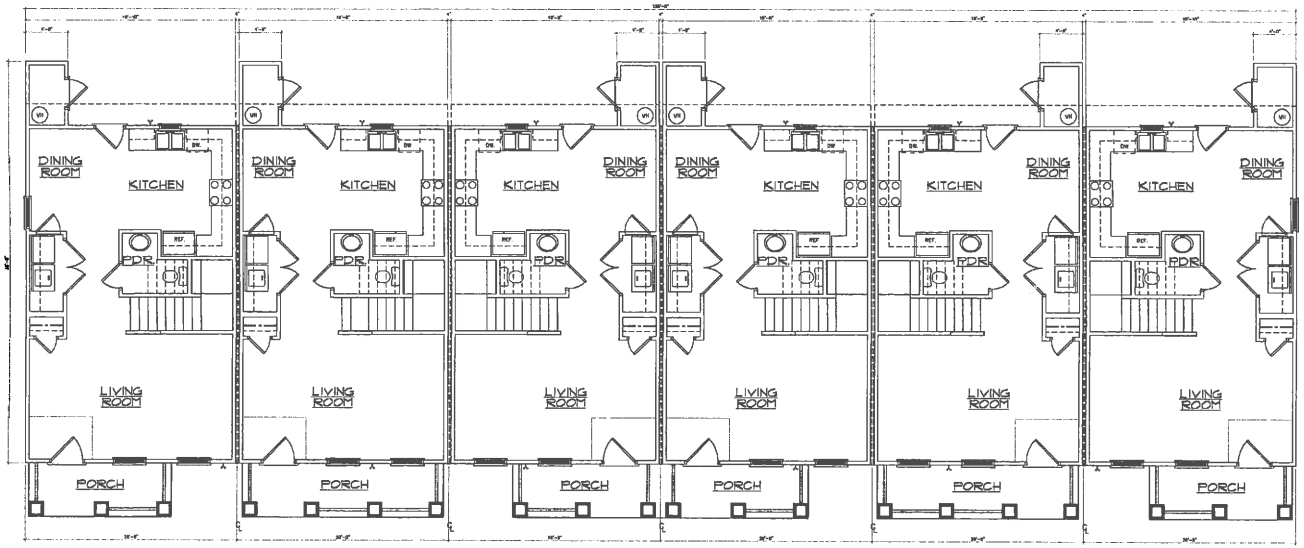
MDAVIS@DAVISARCHITECTURE.COM



SECOND FLOOR PLAN 3/16"=1'-0"



FIRST FLOOR PLAN 3/16"=1'-0"

JOB NAME
WILDER (OVERALL)

SHEET DESCRIPTION
FLOOR PLANS

DRAWN BY	CJB
CHECKED BY	MJD
JOB NUMBER	287008
DATE	2.7.12
DRAWING CODE	PL
SHEET NUMBER	A-2

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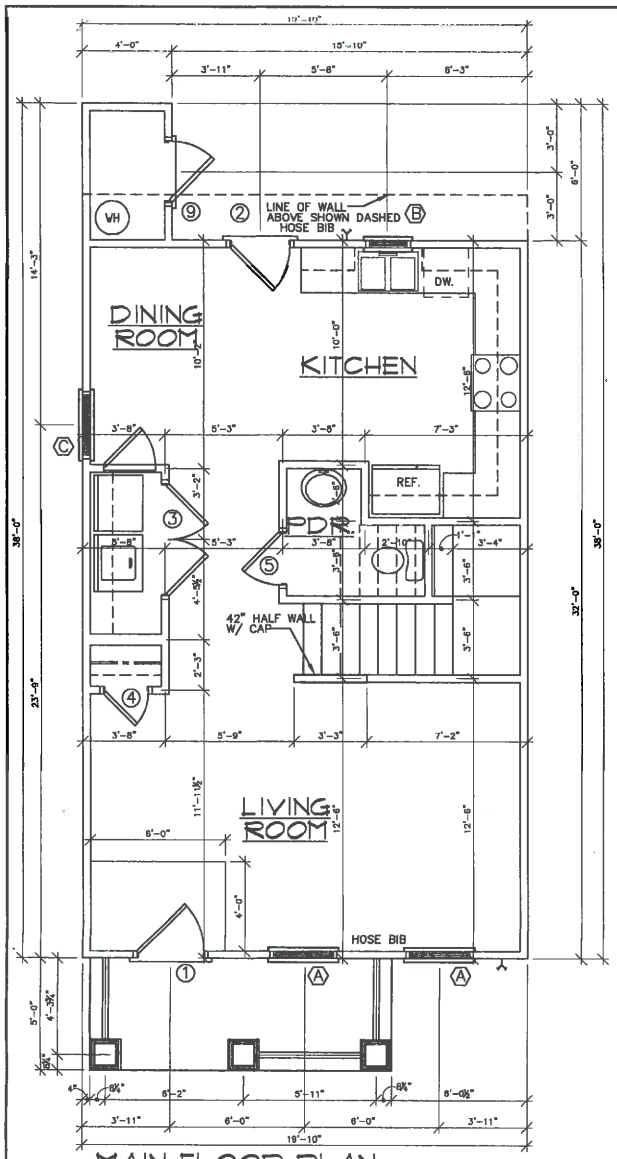
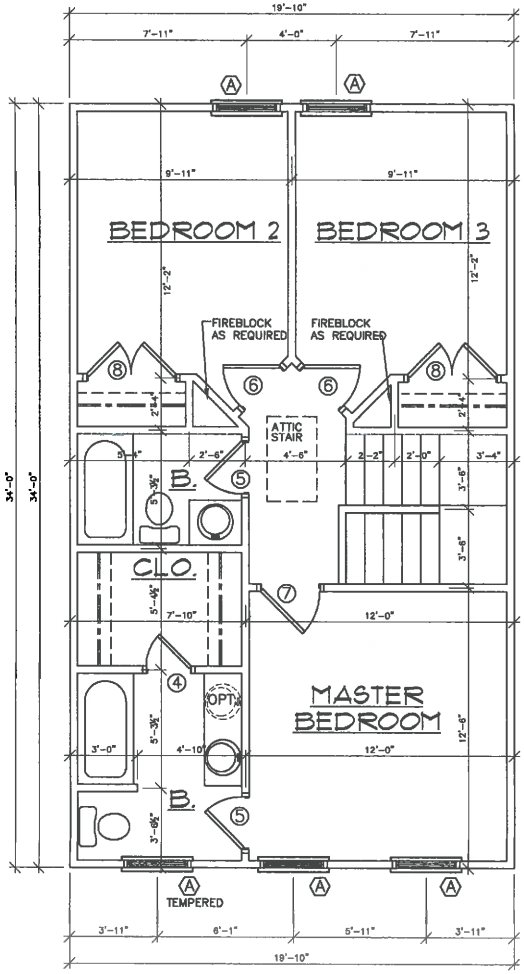


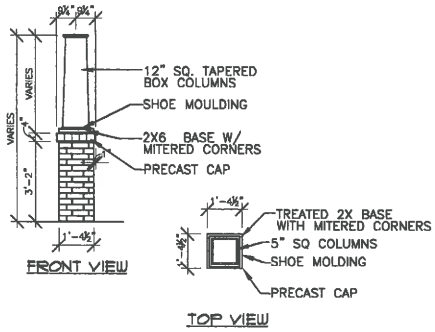
MAIN FLOOR PLAN 3/16"=1'-0"

9'-1 1/2" CEILING/PLATE HEIGHT



UPPER FLOOR PLAN 3/16"=1'-0"

8'-1 1/2" CEILING/PLATE HEIGHT



1 COLUMN DETAIL

N.T.S.

SQUARE FOOTAGE:

MAIN FLOOR	635 SQ. FT.
UPPER FLOOR	628 SQ. FT.
TOTAL	1263 SQ. FT.
STORAGE	24 SQ. FT.
FRONT PORCH	65 SQ. FT.

NOTE:
CONTRACTOR TO VERIFY DIMENSIONS

DOOR SCHEDULE

MRK.	SIZE	DESIGN	REMARKS
1	3'-0" X 6'-8"	6 PANEL	EXTERIOR STEEL
2	2'-8" X 6'-8"	FULL LITE	EXTERIOR PATIO
3	2/2'-6" X 6'-8"	6 PANEL	INTERIOR
4	2'-0" X 6'-8"	6 PANEL	INTERIOR
5	2'-4" X 6'-8"	6 PANEL	INTERIOR
6	2'-6" X 6'-8"	6 PANEL	INTERIOR
7	2'-8" X 6'-8"	6 PANEL	INTERIOR
8	2/2'-0" X 6'-8"	6 PANEL EACH	INTERIOR
9	2'-8" X 6'-8"	6 PANEL	EXTERIOR STEEL

WINDOW SCHEDULE

MRK.	SIZE	TYPE	REMARKS
A	3'-0" X 5'-0"	SINGLE HUNG	
B	2'-0" X 3'-0"	SINGLE HUNG	
C	3'-0" X 5'-0"	SINGLE HUNG	OPTIONAL

JOB NAME: WILDER A

SHEET DESCRIPTION: FLOOR PLANS

DRAWN BY	CJB
CHECKED BY	MJD
JOB NUMBER	202000-A
DATE	2.17.12
DRAWING CODE	FL
SHEET NUMBER	A-3

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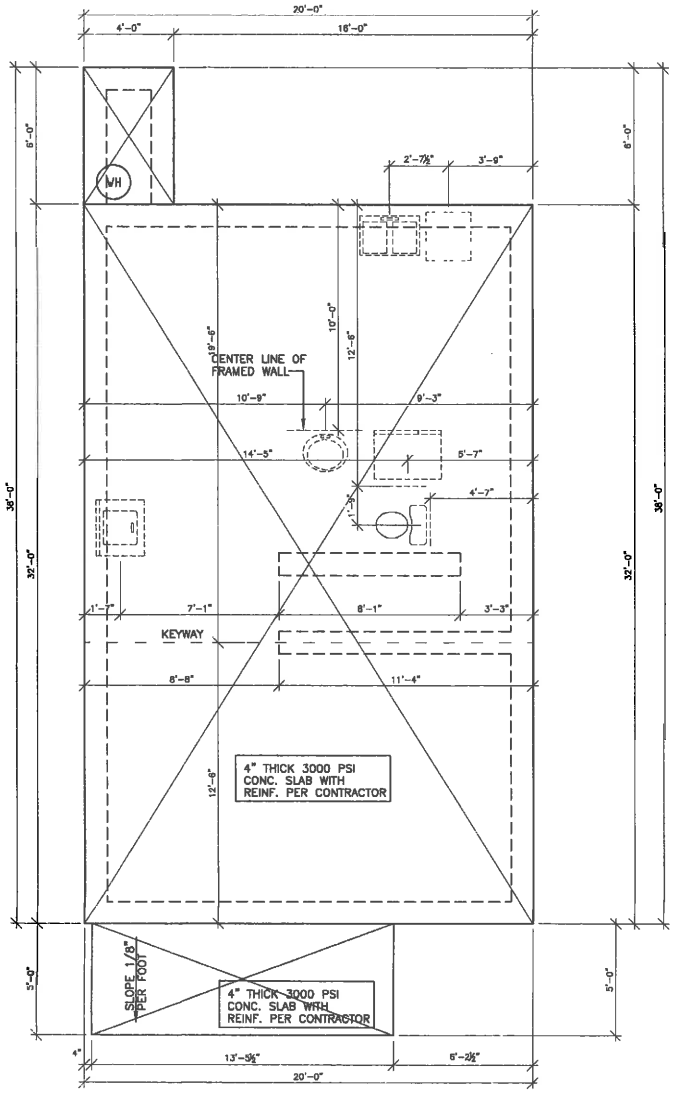
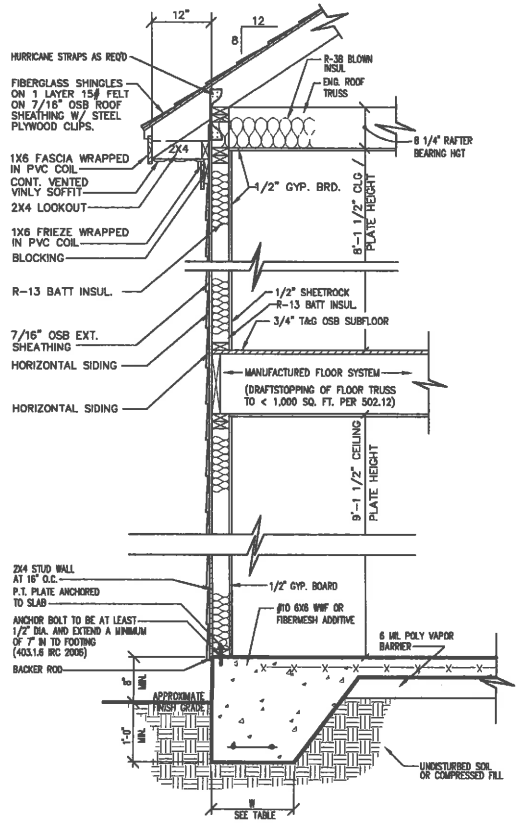


FOUNDATION PLAN 3/16"=1'-0"



1 SECTION TYPICAL 1/2"=1'-0"

JOB NAME WILDER -A

SHEET DESCRIPTION FOUNDATION PLAN / SECTION

DRAWN BY	CJB
CHECKED BY	MJD
JOB NUMBER	2020008-A
DATE	2.17.12
DRAWING CODE	PO
SHEET NUMBER	A-5

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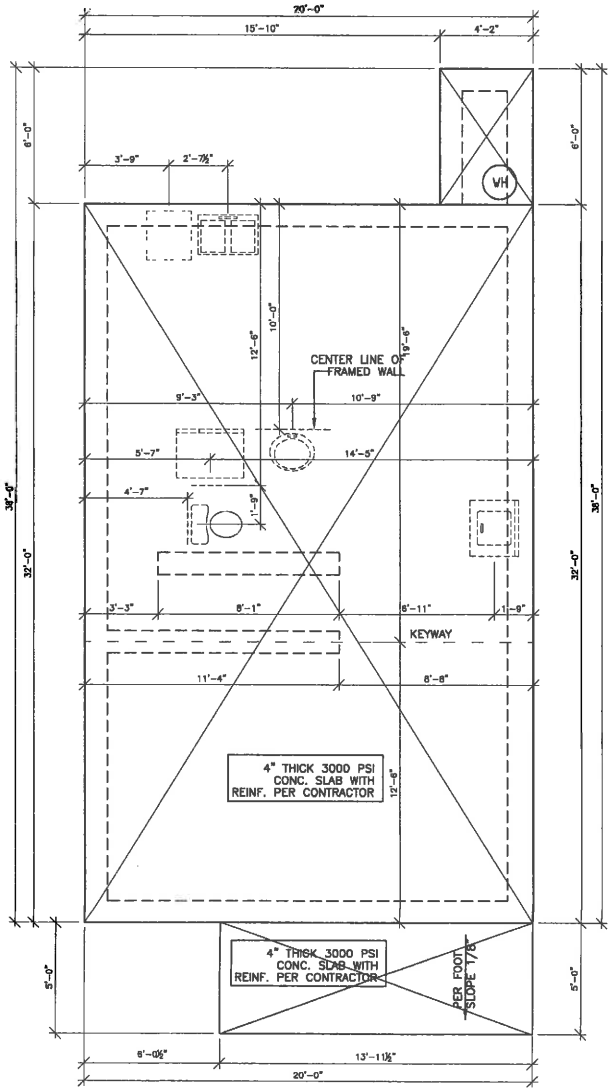
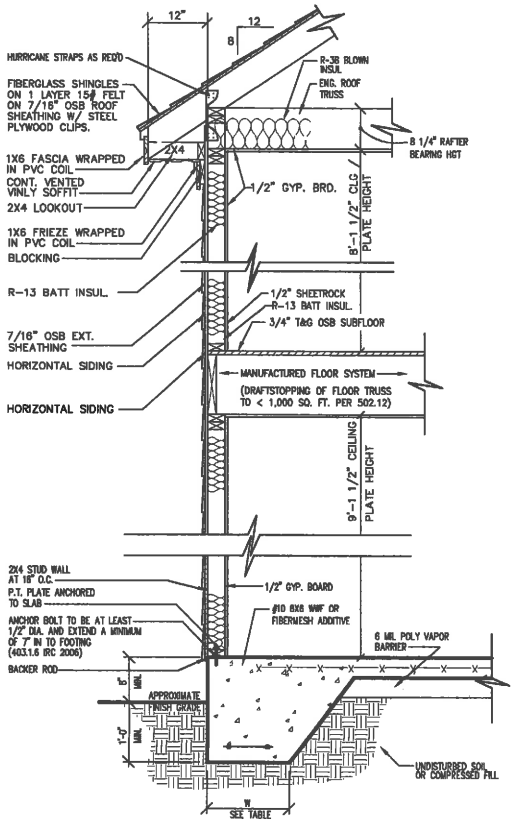


FOUNDATION PLAN 3/16"=1'-0"



1 SECTION 1/2"=1'-0"
TYPICAL

JOB NAME WILDER C

SHEET DESCRIPTION FOUNDATION PLAN / SECTION

DRAWN BY	CJB
CHECKED BY	MJD
JOB NUMBER	202008-C
DATE	2.7.12
DRAWING CODE	FO
SHEET NUMBER	A-5

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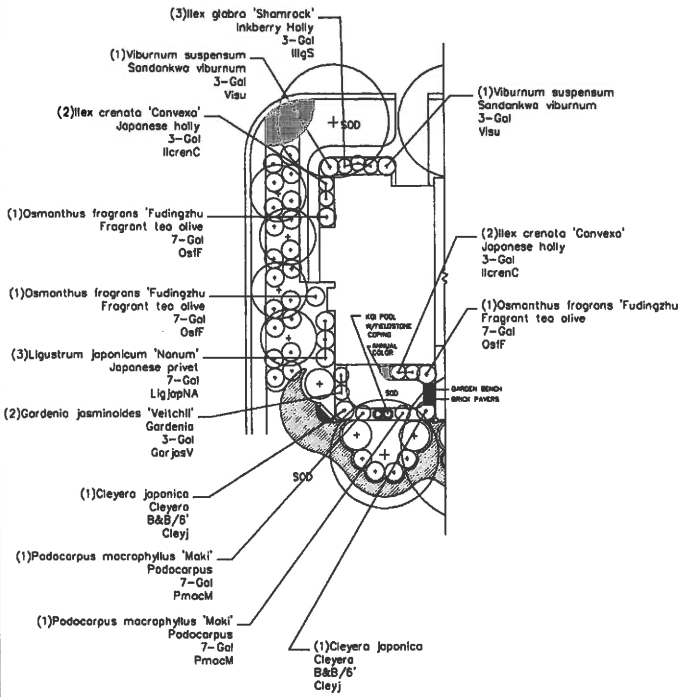
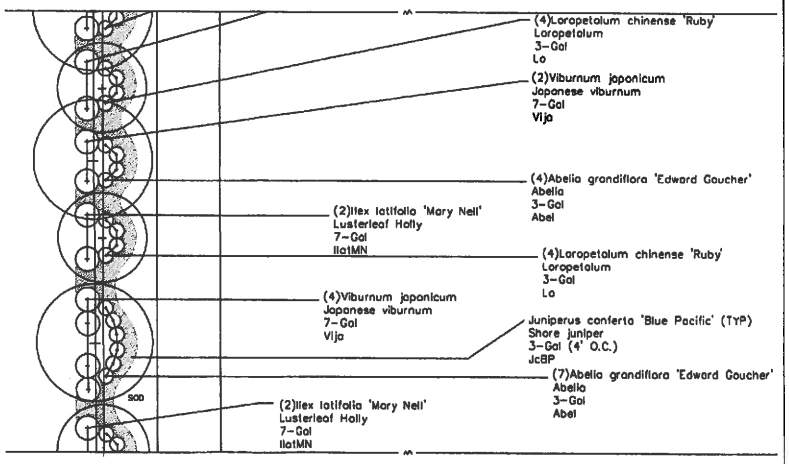


TYPICAL TOWNHOUSE PLANTING DETAIL

NOT TO SCALE



TYPICAL STREET/BUFFER PLANTING DETAIL

NOT TO SCALE

APPROVED LANDSCAPE PLAN FOR TOWNHOMES AND CONDIMINIUMS
AS PREVIOUSLY SUBMITTED TO PLANNING COMMISSION
LANDSCAPE ARCHITECT: DAVID P. MAAS, ASLA, ECO PLAN

CANAL PLACE, LLC
C. WAYNE HANCE JR., PE
AMMENDMENT TO APPROVED PLANNING
COMMISSION PLAN
15 OCTOBER, 2003