



**PLANNING COMMISSION
SITE/SUBDIVISION PLAN
CASE SUMMARY**

**4.1 ACRES, 100, 200 AND 300 BLOCKS OF NORTHWOOD STREET
200 AND 201 CANAL PLACE DRIVE
CANAL PLACE PHASE 2D3**

April 4, 2016 at 5:15pm

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

Subject Property:	4.1 acres, 100, 200 and 300 Blocks of Northwood Street, TMS#09004-04-34 thru -61, 09004-05-01, 09101-01-08 thru 39, and 09101-05-06
Council District:	2
Proposal:	Request site plan approval of an 52 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:	<p>The proposed cluster housing development will contain 52 attached single-family residences on 4.1 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 owners association. §17-301(a) of the Zoning Ordinance requires cluster housing developments to be reviewed and approved by the Planning Commission.</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 SITE/SUBDIVISION PLAN REVIEW

John Fellows, Planning	Recommend approval.
K. Brian Cook, Zoning Administrator	Recommend approval.
Johnathan Chambers, Land Development Administrator	Recommend approval.
Chris Metts, Plans Examiner	Recommend approval.
Scott Rogers, Utilities	<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 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

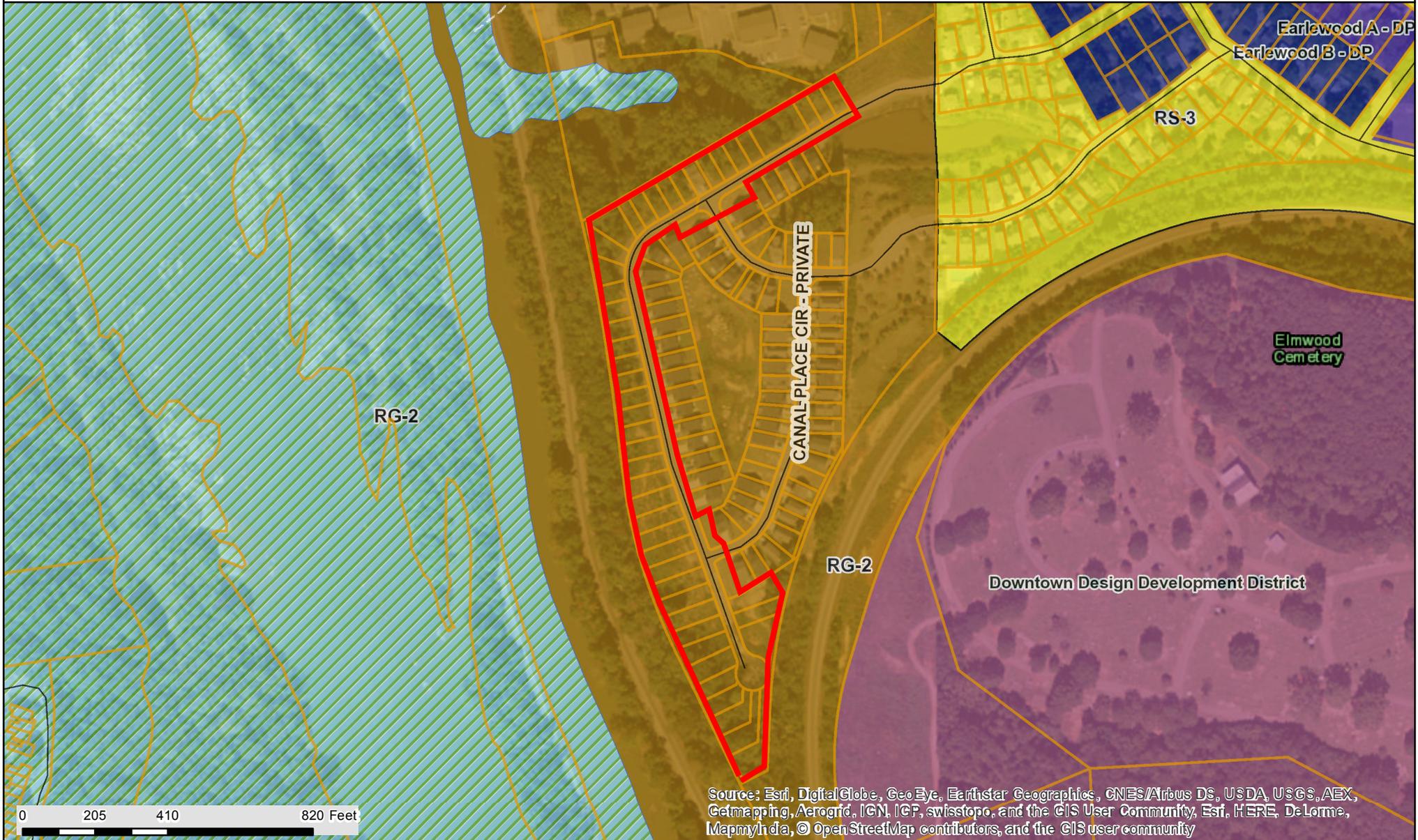
	<p>utilities on the developed property is strongly encouraged.</p> <p>4. If sewer flows for this project result in flows of 4,000 gallons per day or above calculations must be submitted to the City's Engineering department to determine how the proposed project will affect the City's sewer system. Depending 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.</p>
David Brewer, Traffic Engineering	Recommend approval.
David Koon, Fire Department	Recommend approval.
Scott Holder, Land Development Planner	<p>Recommend approval with conditions:</p> <ol style="list-style-type: none"> 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. 3. Buffer will be required for any parking space facing or adjacent to the ROW.
Sara Hollar, Forestry	<p>Recommend approval with conditions:</p> <ol style="list-style-type: none"> 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	<p>Recommend approval with condition:</p> <ol style="list-style-type: none"> 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	<p>Recommend approval with condition:</p> <ol style="list-style-type: none"> 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



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community, Esri, HERE, DeLorme, MapmyIndia, © OpenStreetMap contributors, and the GIS user community

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City of Columbia

Canal Place Phase 2D3



Tuesday, December 01, 2015



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We Are Columbia





City of Columbia APPLICATION for SITE PLAN/SUBDIVISION PLAT REVIEW

OFFICE USE ONLY: Date Received _____ By _____

1) APPLICANT (Please Print)

Name:	Lloyd Liles	Company:	WITW Investments, LLC
Tel. #:	736-2226	Fax#:	
Mobile #:	730-4579	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:	TOWN HOMES
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 2 D3 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:	
Print Name:	L Liles
Date:	9/9/15

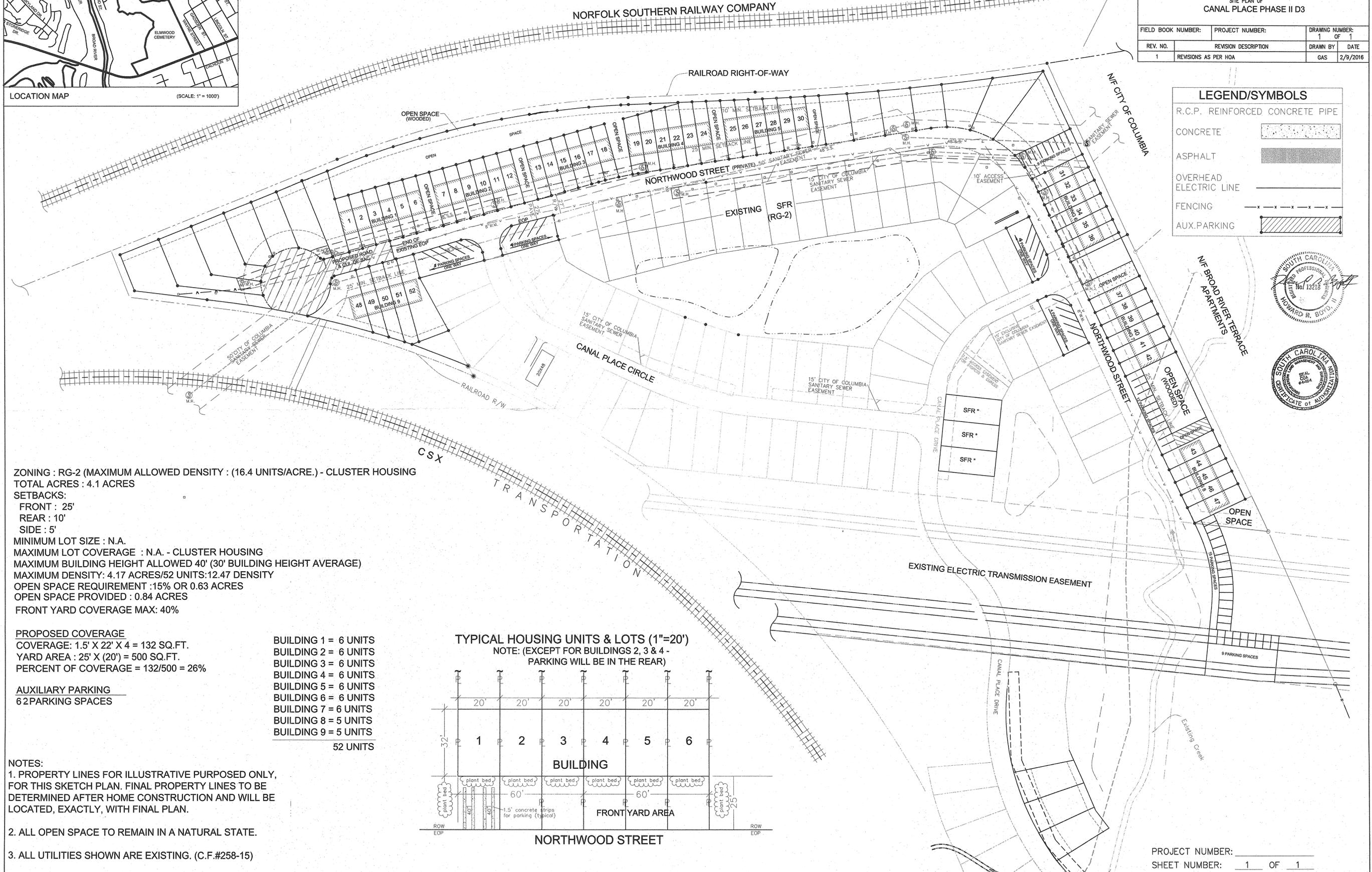
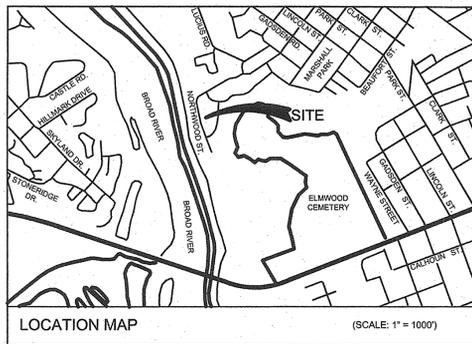
PC Date: _____

Action: _____

FIELD BOOK NUMBER:	PROJECT NUMBER:	DRAWING NUMBER:
1	1	1 OF 1
REV. NO.	REVISION DESCRIPTION	DRAWN BY DATE
1	REVISIONS AS PER HOA	GAS 2/9/2016

LEGEND/SYMBOLS

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

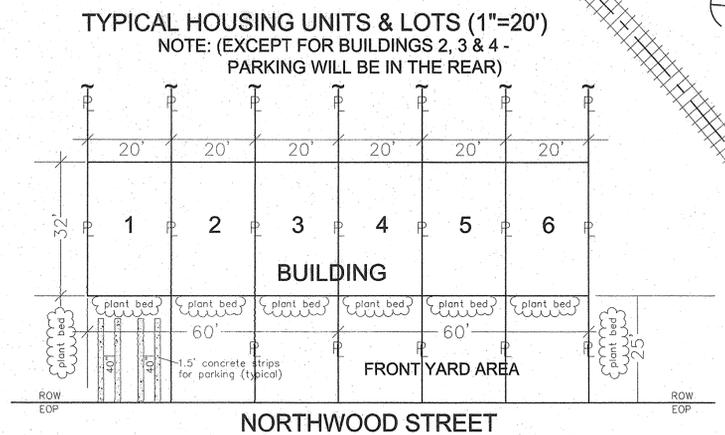


ZONING : RG-2 (MAXIMUM ALLOWED DENSITY : (16.4 UNITS/ACRE.) - CLUSTER HOUSING
 TOTAL ACRES : 4.1 ACRES
 SETBACKS:
 FRONT : 25'
 REAR : 10'
 SIDE : 5'
 MINIMUM LOT SIZE : N.A.
 MAXIMUM LOT COVERAGE : N.A. - CLUSTER HOUSING
 MAXIMUM BUILDING HEIGHT ALLOWED 40' (30' BUILDING HEIGHT AVERAGE)
 MAXIMUM DENSITY: 4.17 ACRES/52 UNITS:12.47 DENSITY
 OPEN SPACE REQUIREMENT : 15% OR 0.63 ACRES
 OPEN SPACE PROVIDED : 0.84 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
 62 PARKING SPACES

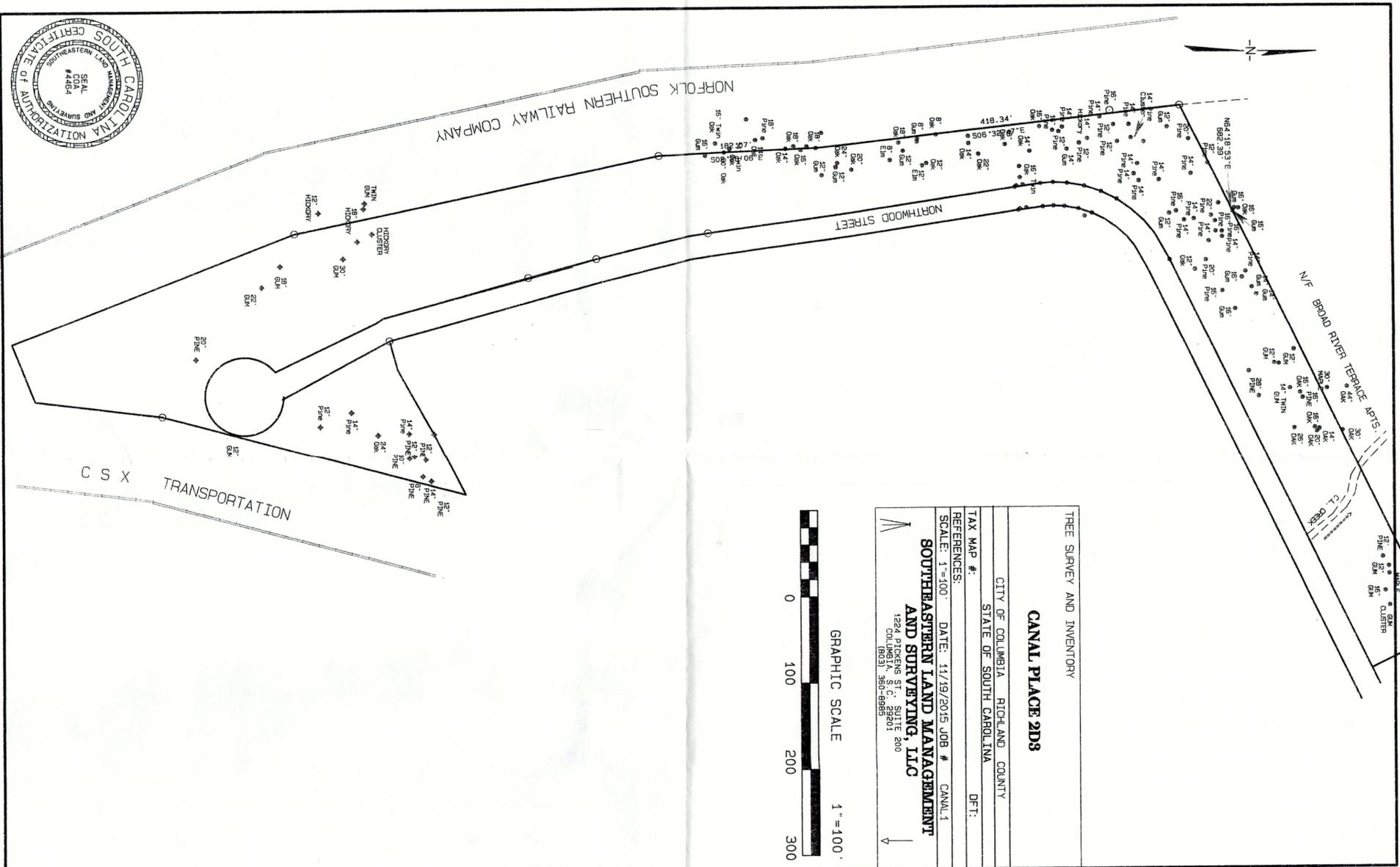
- BUILDING 1 = 6 UNITS
 - BUILDING 2 = 6 UNITS
 - BUILDING 3 = 6 UNITS
 - BUILDING 4 = 6 UNITS
 - BUILDING 5 = 6 UNITS
 - BUILDING 6 = 6 UNITS
 - BUILDING 7 = 6 UNITS
 - BUILDING 8 = 5 UNITS
 - BUILDING 9 = 5 UNITS
- 52 UNITS**



- NOTES:**
- PROPERTY LINES FOR ILLUSTRATIVE PURPOSES ONLY, FOR THIS SKETCH PLAN. FINAL PROPERTY LINES TO BE DETERMINED AFTER HOME CONSTRUCTION AND WILL BE LOCATED, EXACTLY, WITH FINAL PLAN.
 - ALL OPEN SPACE TO REMAIN IN A NATURAL STATE.
 - ALL UTILITIES SHOWN ARE EXISTING. (C.F.#258-15)

PLAN	DATE
BY	
SURVEYED	
NOTE BOOK NO.	
PLOTTED	
CHECKED	

PROFILE	DATE
BY	
SURVEYED	
NOTE BOOK NO.	
PLOTTED	
CHECKED	



TREE SURVEY AND INVENTORY

CANAL PLACE 203

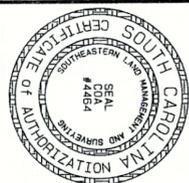
CITY OF COLUMBIA RICHLAND COUNTY
STATE OF SOUTH CAROLINA

TAX MAP #:
DFT:

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

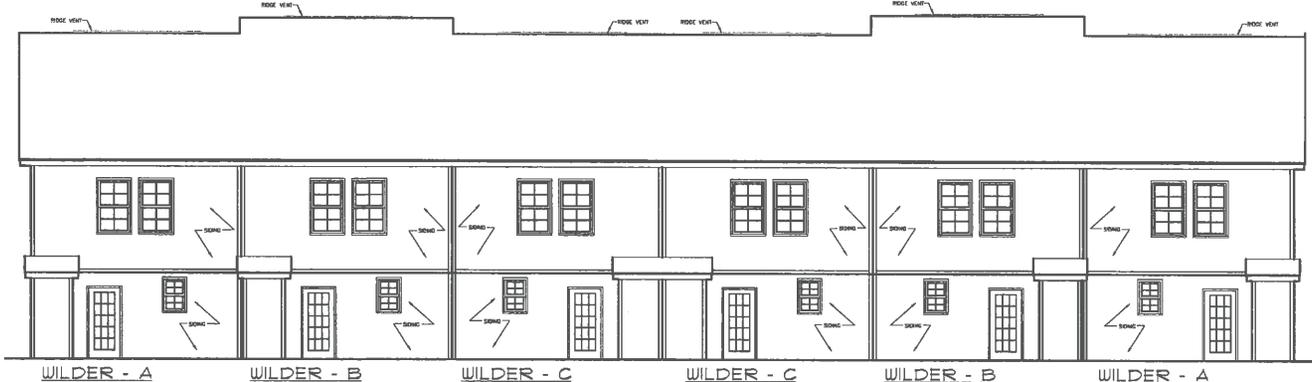
**SOUTHEASTERN LAND MANAGEMENT
AND SURVEYING, LLC**

1224 PICKENS ST., SUITE 200
COLUMBIA, SC 29201

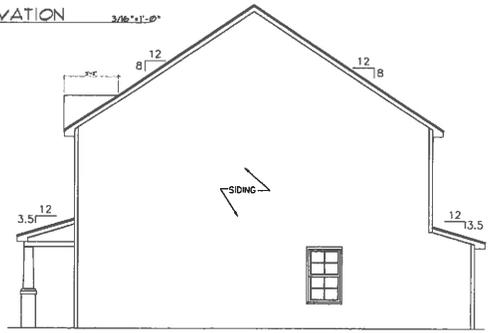




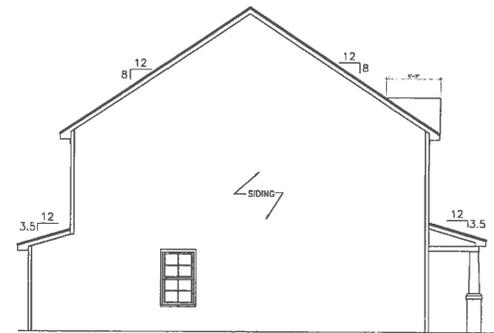
FRONT ELEVATION 3/16"=1'-0"



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



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



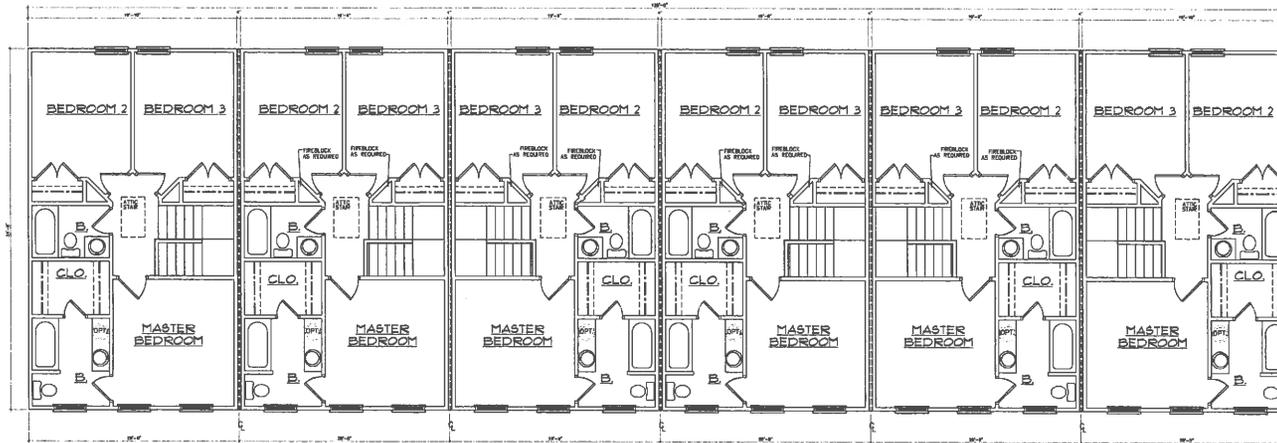
LEFT ELEVATION 3/16"=1'-0"

JOB NAME
WILDER (OVERALL)
 SHEET DESCRIPTION
ELEVATIONS

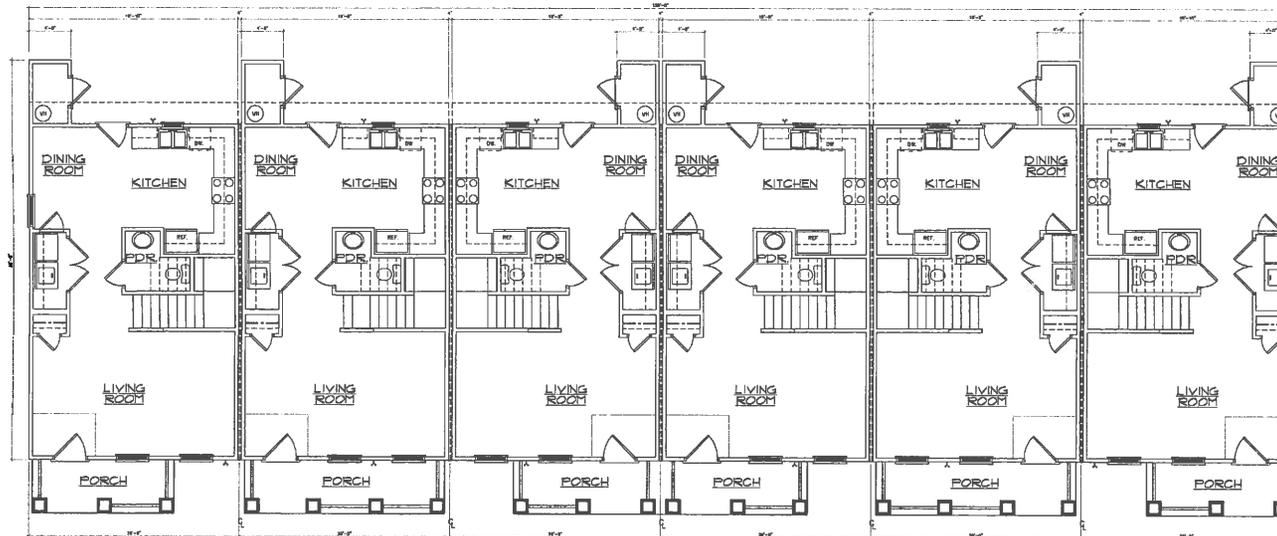
DRAWN BY	CLB
CHECKED BY	PLD
JOB NUMBER	2006006
DATE	3/1/12
DRAWING CODE	EL
SHEET NUMBER	A-1

DAVIS
 ARCHITECTURE

10 OFFICE PARK COLLETT
 COLUMBIA, SC 29913
 803.769.0544
 803.769.0544
 HOWARD@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
 CLB

CHECKED BY
 PLD

JOB NUMBER
 2016098

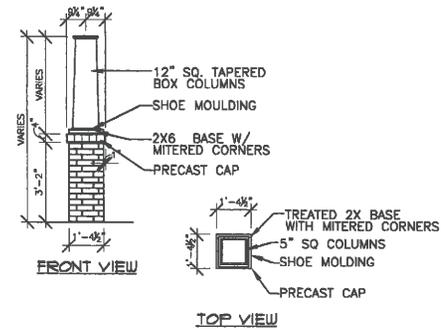
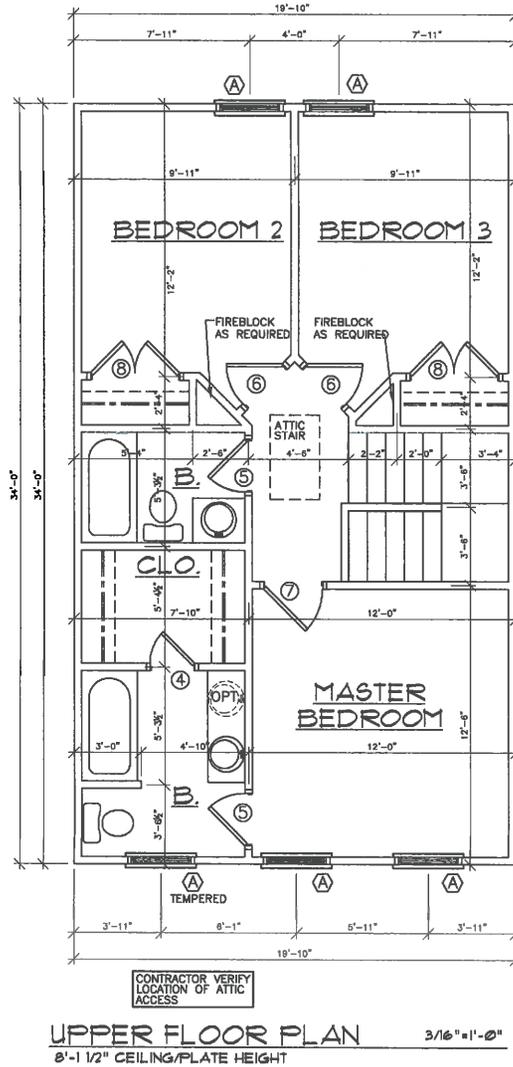
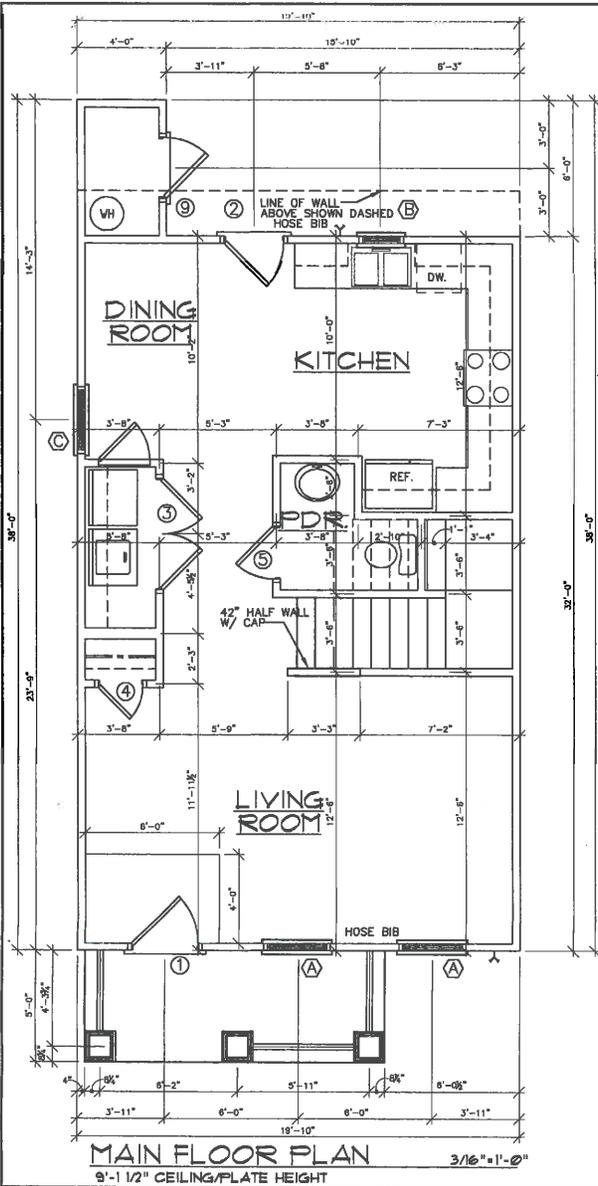
DATE
 3/1/19

DRAWING CODE
 PL

SHEET NUMBER
 4-3

DAVIS
 ARCHITECTURE

34 OFFICE PARK CENTRAL
 COVINGTON, LA 70011
 (504) 495-0944
 (504) 495-7444
 HDAVIS@DAVISARCHITECTURE.COM



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: **PLD**

JOB NUMBER: **280000-A**

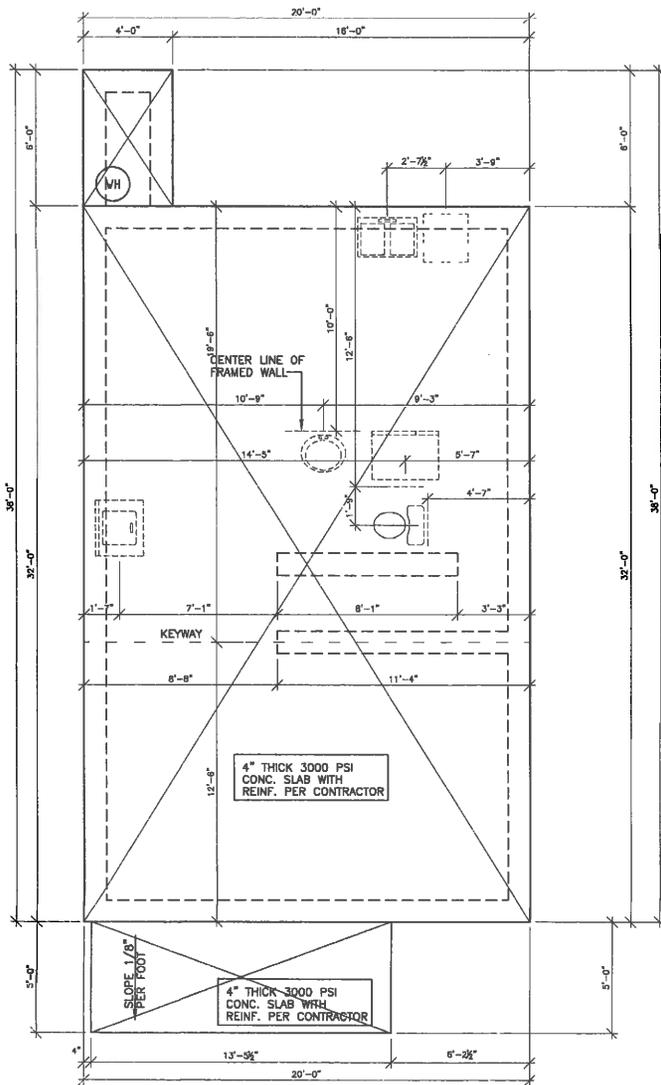
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DRAWING CODE: **FL**

SHEET NUMBER: **A-3**

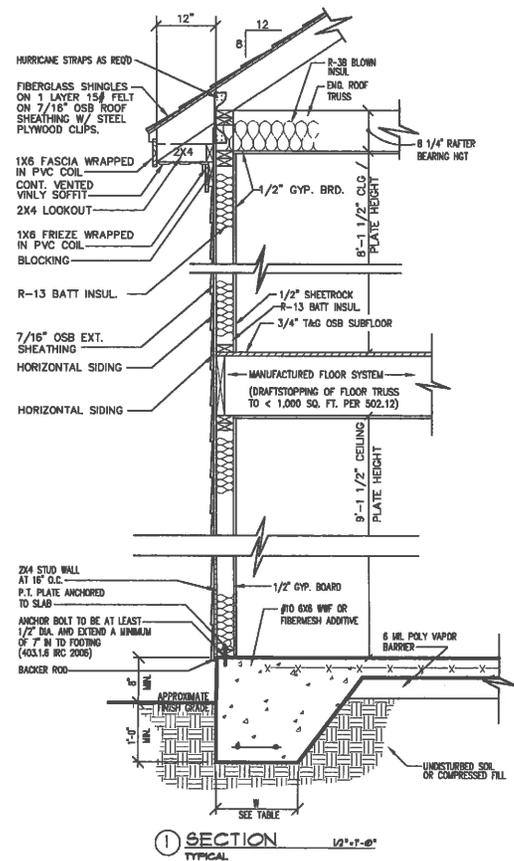
DAVIS ARCHITECTURE

24 OFFICE PARK COURT
COLUMBIA SC 29223
803.699.8844
803.419.3152 FAX
HDAVIS@DAVISARCHITECTURE.COM



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
HJD

JOB NUMBER
280698-A

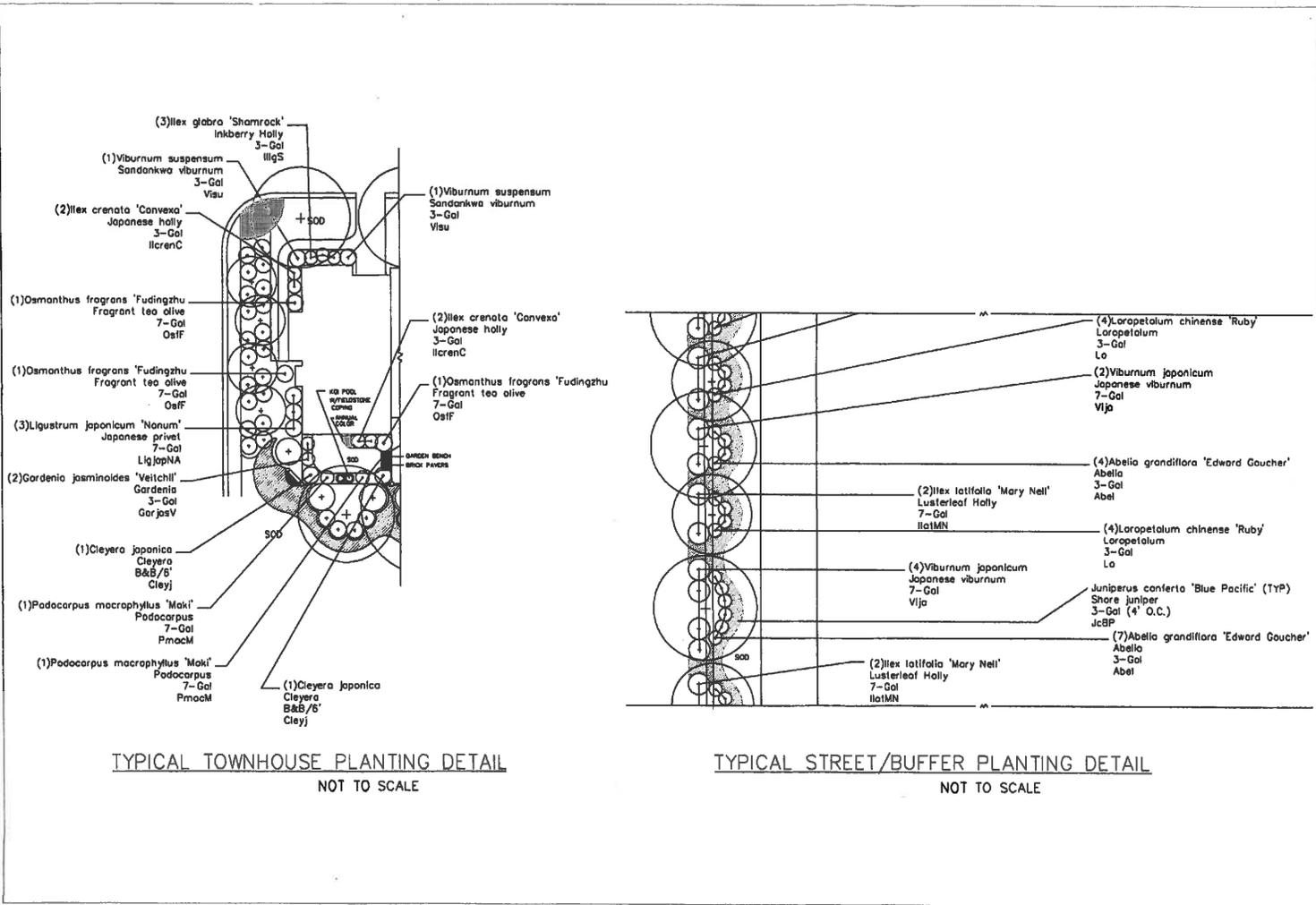
DATE
2.11.12

DRAWING CODE
FO

SHEET NUMBER
A-B

DAVIS
ARCHITECTURE

14 OFFICE PARK COURT
COLUMBIA SC 29223
803.991.8848
803.483.1551 FAX
MDAVIS@DAVISARCHITECTURE.COM



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