

D/DRC Case

611 Park St., 701 Park St., E/S Lincoln St.

Innovista Design District

TMS: 08914-18-01, 08915-09-01, 08915-10-01



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

**611 AND 701 PARK STREET
BLOCKS BOUNDED BY PARK, BLOSSOM, LINCOLN,
GREENE AND DEVINE STREETS
UNIVERSITY OF SOUTH CAROLINA
PUBLIC/PRIVATE PARTNERSHIP PRIVATE DORM**

February 13, 2014 at 4:00pm
City Council Chambers, 3rd Floor, City Hall, 1737 Main Street
Columbia, South Carolina 29201

| | |
|------------------------------|---|
| Subject Property: | 611 and 701 Park Street, Blocks Bounded by Park, Blossom, Lincoln, Greene and Devine Streets |
| TMS#: | TMS#08915-09-01, 08915-10-01 and 08914-18-01 |
| Zoning District: | MX-2, -ID (Mixed-Use Urban District within the Innovista Design Overlay District) |
| Council District: | 2 |
| Proposal: | Request conceptual plan review of a 278-Unit,878-Bed, 142,800 sq. ft. private dormitory for USC |
| Applicant: | Derek Gruner, University of South Carolina |
| Proposed Use: | Private Dormitory |
| Staff Recommendation: | Approval with conditions as listed below. |

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|----------------|--|
| Detail: | <p>This project entails the construction of a +/- 413,000 sq. ft. private dormitory on 6.13 acres. The proposed private dormitory consists of 278-units with 878 bedrooms (668 four, 192 two, 12 one) two parking garages. The required number of parking spaces for this development is 719 (.75 per bedroom and 3.3 per 1,000 sq. ft. of gross floor area) whereas the applicant proposes to provide 721 (57 on-street and 664 within the garage). The required number of bicycle parking spaces is 220 (.25 per bed) whereas 220 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> <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> |
|----------------|--|

CITY AGENCY COMMENTS FOR CONCEPTUAL PLAN REVIEW

| | |
|-------------------------------|--|
| John Fellows, Planning | <p>Recommend approval with conditions: South of Devine</p> <ol style="list-style-type: none"> Information regarding secured bike parking as well as visitor bike parking will need to be provided including location, type of security, types and layout of racks/facilities. |
|-------------------------------|--|

| | |
|--|--|
| | <p>North of Devine</p> <ol style="list-style-type: none"> 1. Information regarding secured bike parking as well as visitor bike parking will need to be provided including location, type of security, types and layout of racks/facilities. 2. Information pertaining to the development of founders square will need to be provided. Staff is willing to have the entire plaza deferred to staff. <p>Right of Way</p> <ol style="list-style-type: none"> 1. Planning strongly recommends that addition of street lighting along Assembly and Blossom in the improved areas to provide for additional security for students. Lighting shall be installed and turned over to the city for ownership and long term maintenance. Lighting fixtures shall match municipal standard. 2. Pavement details shall compliment and coordinate with details that have been installed within the area. 3. Lincoln Street improvements shall comply as much as possible with Innovista Plan with details to be determined at the time of encroachment review. 4. Park Street Improvements shall comply as much as possible with Innovista Master Plan with details to be determined at the time of encroachment review. 5. Devine Street improvements shall comply as much as possible with Innovista Master Plan with details to be determined at the time of encroachment review. 6. Existing Street trees shall be maintained were possible. 7. Details regarding the mid-block crossing from the Darla Moore School of Business shall have details determined at the time of encroachment review. |
| <p>K. Brian Cook, Zoning Administrator</p> | <p>Recommend approval with conditions: Reviewed and approved as combined parcels 08914-18-01; 08915-09-01; 08915-10-01.</p> |
| <p>Johnathan Chambers, Land Development Administrator</p> | <p>Recommend approval with conditions: City and State Encroachment permits will be required for work being conducted within the ROW. TMS#08914-18-01; 08915-09-01; 08915-10-01 to be consolidated into one lot.</p> |
| <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 affects 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. |
| <p>David Brewer, Traffic Engineering</p> | <p>Recommend approval with conditions: In addition, the revised plans show changes to parking and the addition of bike lanes on only one side of the street. Any changes of this kind would need to address the whole street and also any transitions required on adjacent blocks to</p> |

| | |
|---|---|
| | accommodate the new configuration. The impact study will need to justify the proposed changes. |
| David Koon, Fire Department | Recommend approval with condition: 1. The location of fire hydrants and fire department connections shall be approved by the Fire Code Official. |
| Nancy Lee Trihey, Land Development Planner | Recommend approval with conditions: Shade tree species to be approved by City; strongly recommend diversity of species (at least 3) of all trees and other landscape plants; trees damaged or removed by construction to be replaced by developer. |
| Sara Hollar, Forestry | Recommend approval with conditions: Existing trees in right-of-way on Lincoln will not be allowed for removal and must be protected during construction. Species to be planted in right-of-way must be approved by Forestry and Beautification. The landscaping and irrigation must be maintained by the adjacent property owner in a manner to not interfere with pedestrian or vehicular traffic. Landscaping and irrigation installed in the right-of-way on SCDOT maintained roads will also require an encroachment permit from SCDOT. |
| Tracy Mitchell, Stormwater | Recommend approval with conditions: Need to provide pre- vs. post-development hydrology calculations showing that runoff from post-development is meeting pre. Need to indicate how water quality is being addressed and provide supporting calculations/documentation. |
| John Spade, Parking | Recommend approval. |
| Robert Sweatt, Street Division | <i>Comments unavailable at this time.</i> |
| John Hooks, Solid Waste | Recommend approval. |



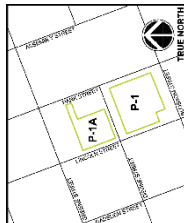
**UNIVERSITY OF SOUTH CAROLINA
WEST CAMPUS DEVELOPMENT
DESIGN REVIEW SUBMISSION
FEBRUARY 13 , 2014**



UNIVERSITY OF
SOUTH CAROLINA
DEREK GRUNER
743 GREENE STREET
COLUMBIA, SOUTH
CAROLINA 29208
[803] 777-1184

**THE UNIVERSITY
OF SOUTH
CAROLINA
WEST CAMPUS
DEVELOPMENT**

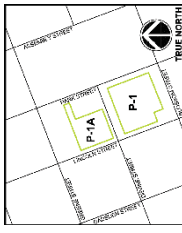
**REGISTERED SURVEYOR
INNOVISTA DEVELOPMENT
TOPOGRAPHICAL AND
ASBUILT SURVEY**
**REGISTERED ENGINEER
STEVENS & WILKINSON**
**REGISTERED ARCHITECT
AYERS SAINT GROSS**



**TOTAL ACREAGE:
PHASE 1A - 2.26 ACRES
PHASE 1 - 3.87 ACRES**
**SUBMISSION DATE:
FEBRUARY 13, 2014**

AYERS SAINT GROSS
1040 HULL STREET
SUITE 100
BALTIMORE, MD 21230
[410] 347-8500





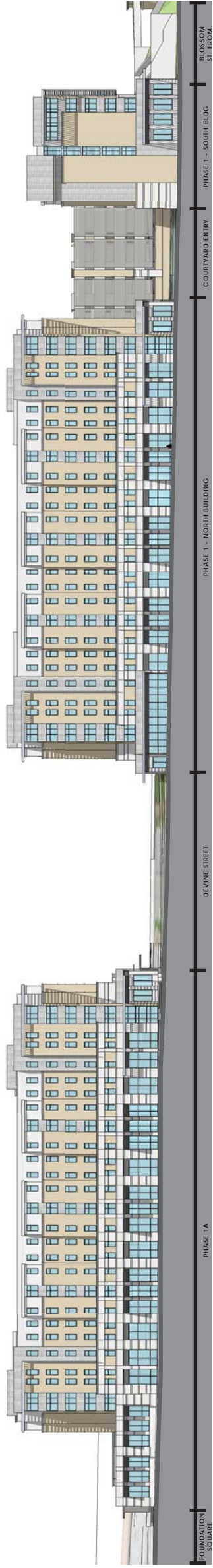
1/32" = 1' - 0"

TOTAL ACREAGE:
PHASE 1A - 2.26 ACRES
PHASE 1 - 3.87 ACRES

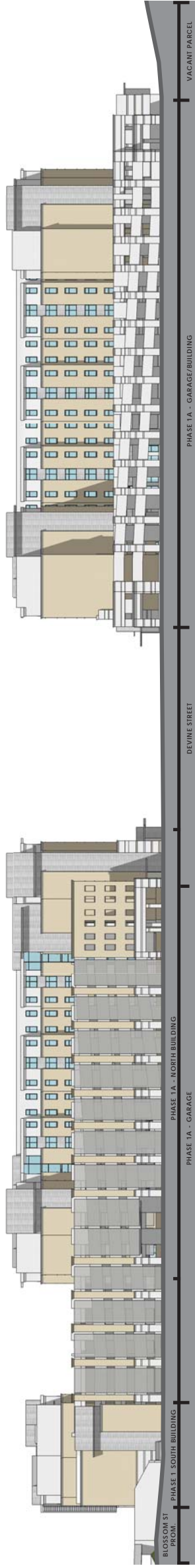
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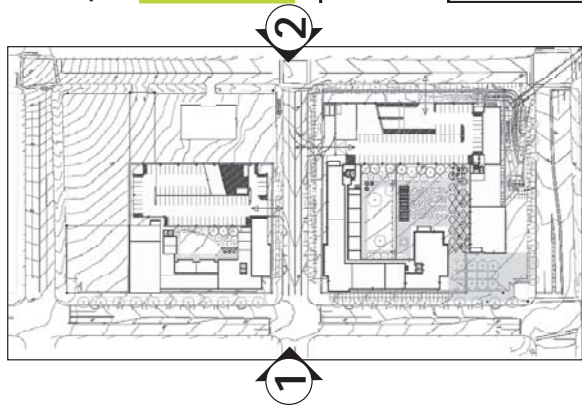
AYERS
SAINT
GROSS



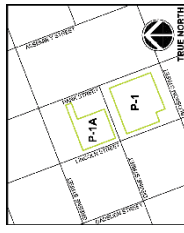
① SITE ELEVATION - WEST



② SITE ELEVATION - EAST



E1
OVERALL ELEVATIONS



1/16" = 1' - 0"

TOTAL ACREAGE:
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PHASE 1 - 3.87 ACRES

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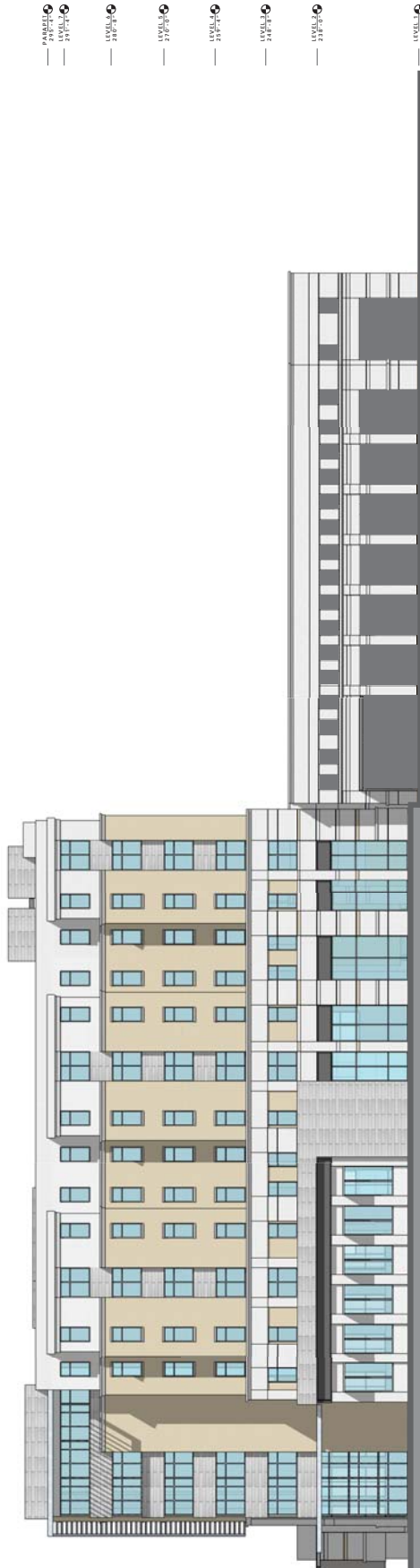
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AYERS
SAINT
GROSS

PHASE 1 BEYOND



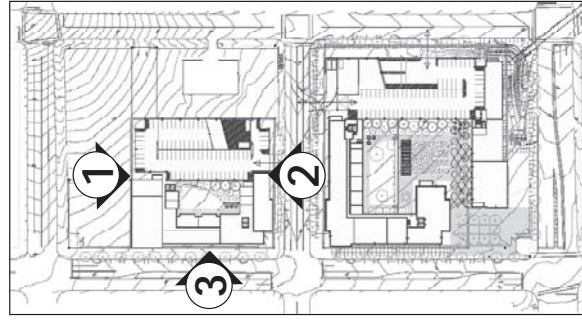
① PHASE 1A ELEVATION - NORTH



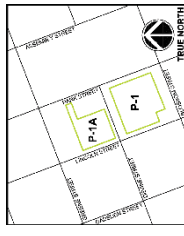
② PHASE 1A ELEVATION - SOUTH



③ PHASE 1A ELEVATION - WEST



E2 PHASE 1A ELEVATIONS



1/16" = 1' - 0"

TOTAL ACREAGE:
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AYERS
SAINT
GROSS

E3
PHASE 1A ELEVATIONS



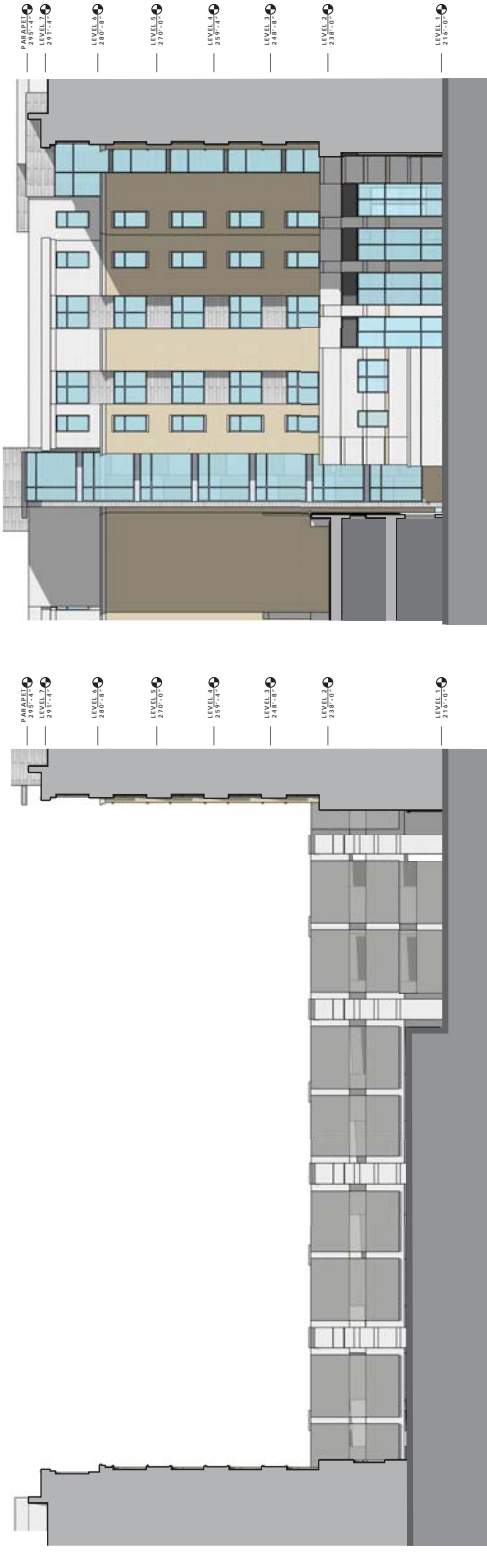
① PHASE 1A ELEVATION - EAST



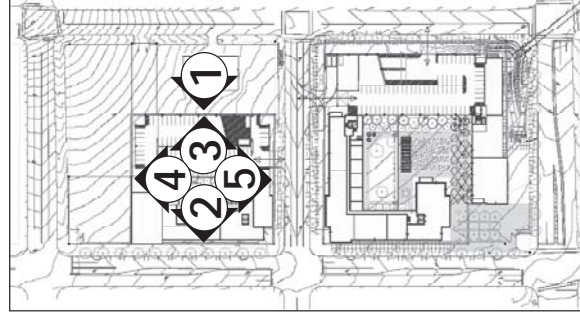
② PHASE 1A COURTYARD - EAST

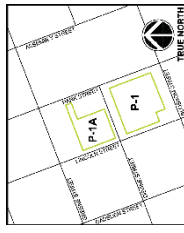


④ PHASE 1A COURTYARD - SOUTH



③ PHASE 1A COURTYARD - WEST





1/16" = 1' - 0"

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PHASE 1 - 3.87 ACRES

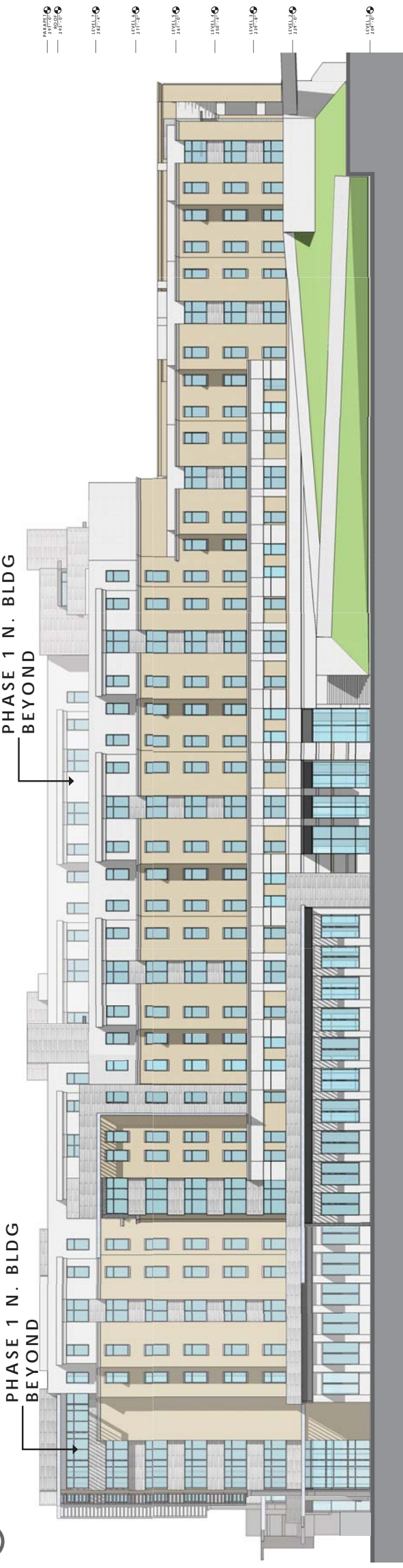
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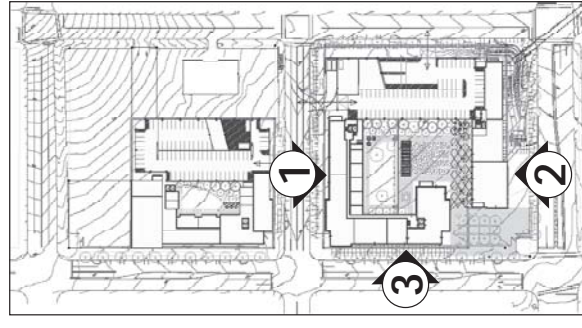
① PHASE 1 ELEVATION - NORTH



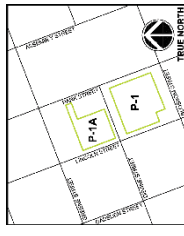
② PHASE 1 ELEVATION - SOUTH



③ PHASE 1 ELEVATION - WEST



E4 PHASE 1 ELEVATIONS



1/16" = 1' - 0"

TOTAL ACREAGE:
PHASE 1A - 2.26 ACRES
PHASE 1 - 3.87 ACRES

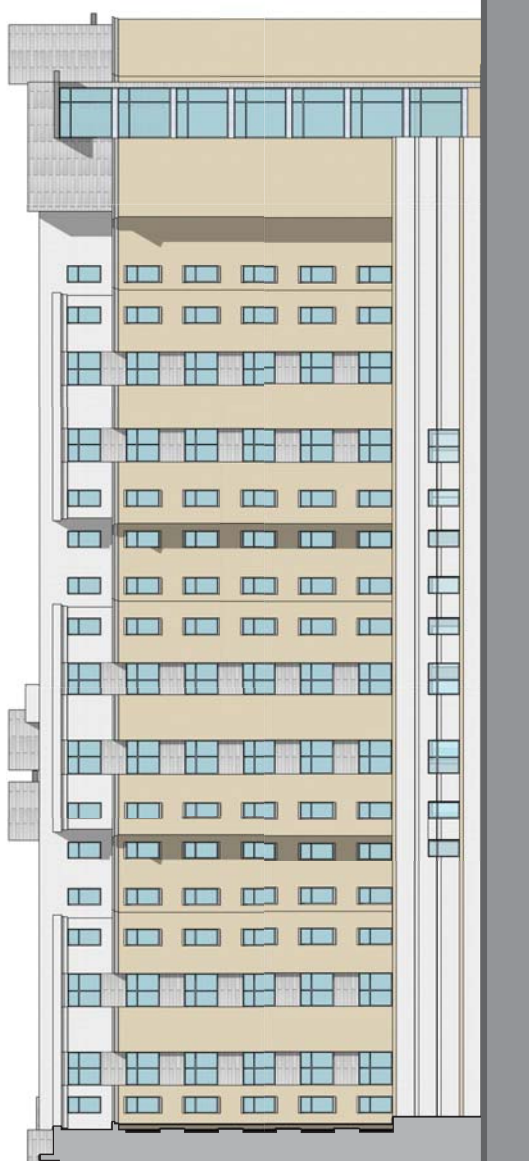
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AYERS
SAINT
GROSS



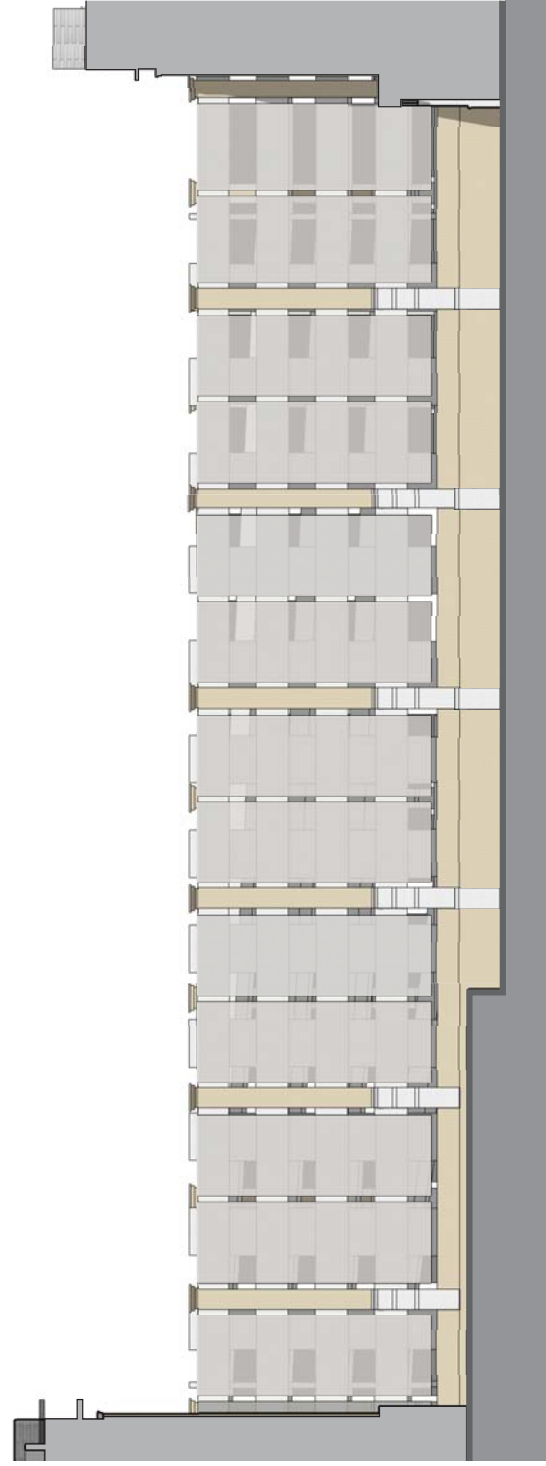
① PHASE 1 ELEVATION - EAST



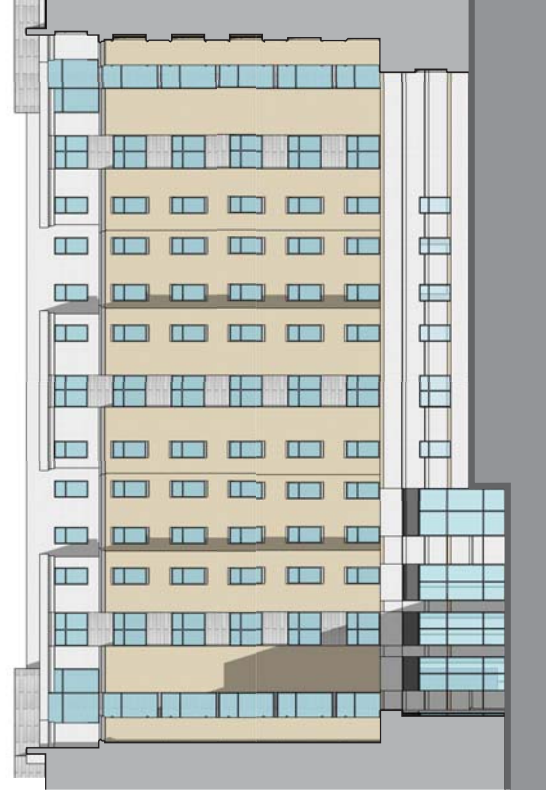
② PHASE 1 COURTYARD - SOUTH



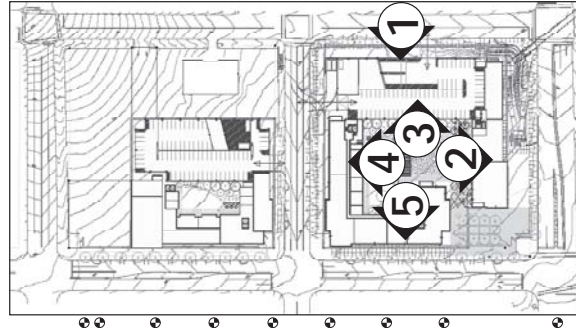
④ PHASE 1 COURTYARD - NORTH



③ PHASE 1 COURTYARD - WEST

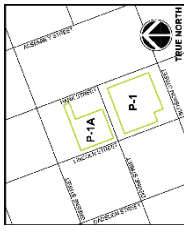


⑤ PHASE 1 COURTYARD - EAST



E5

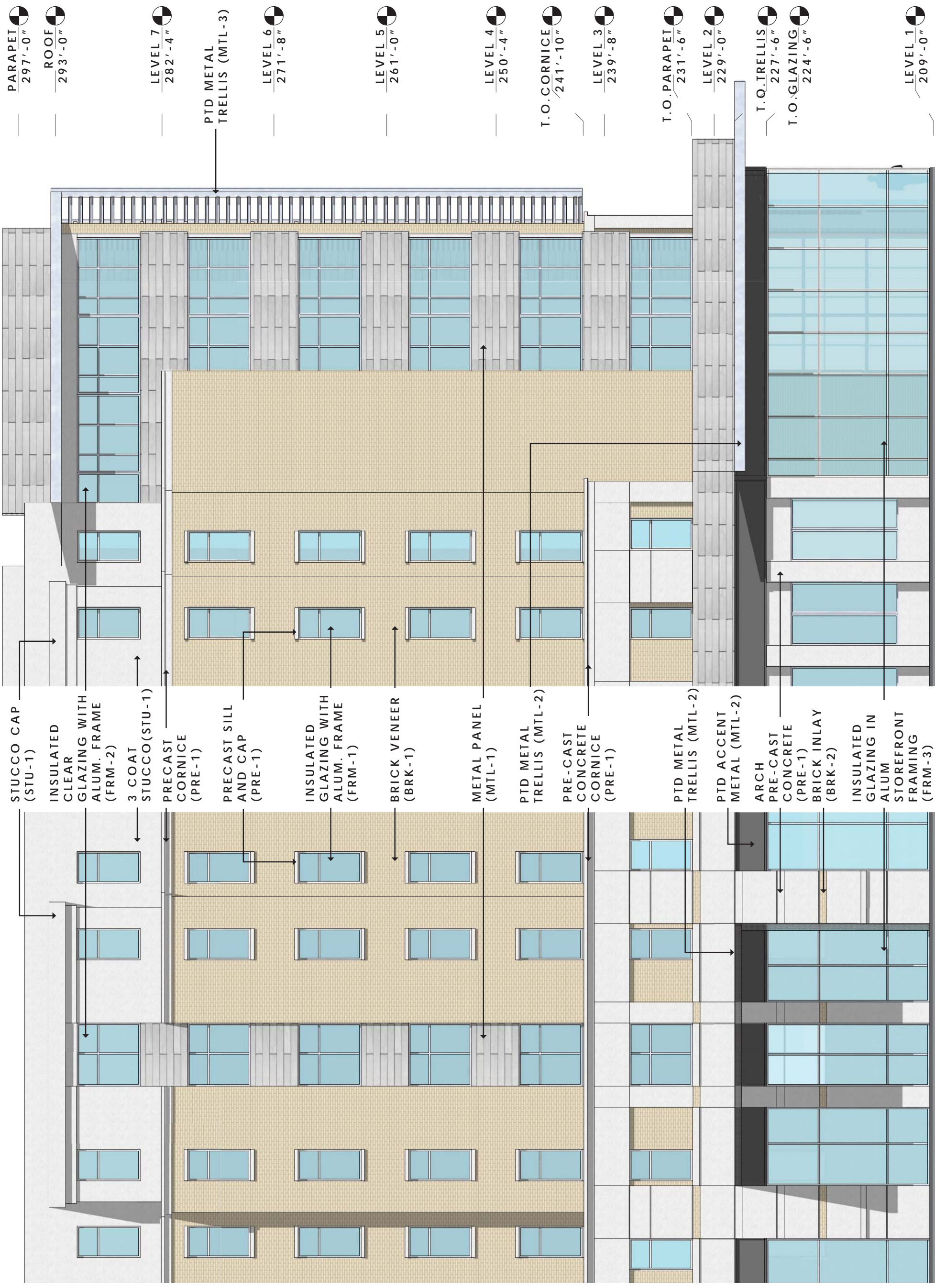
PHASE 1 ELEVATIONS



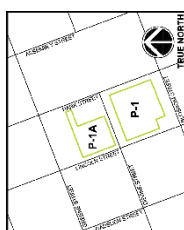
1/4" = 1' - 0"

TOTAL ACRES:
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 SUBMISSION DATE:
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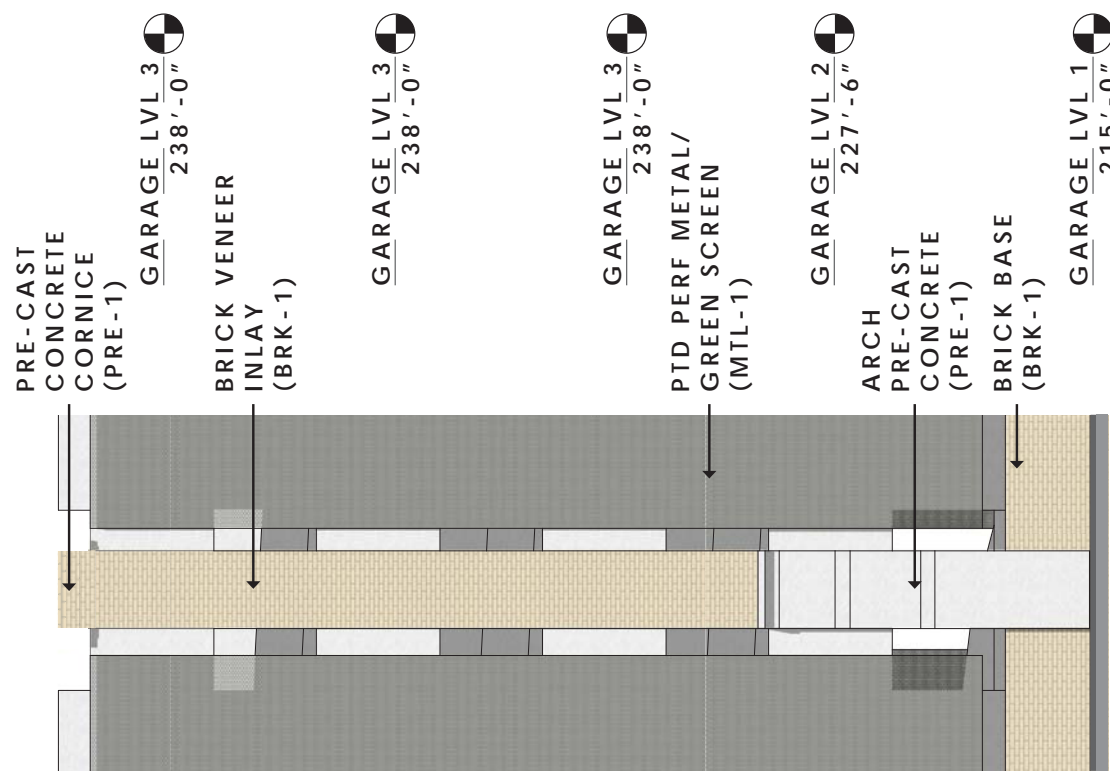
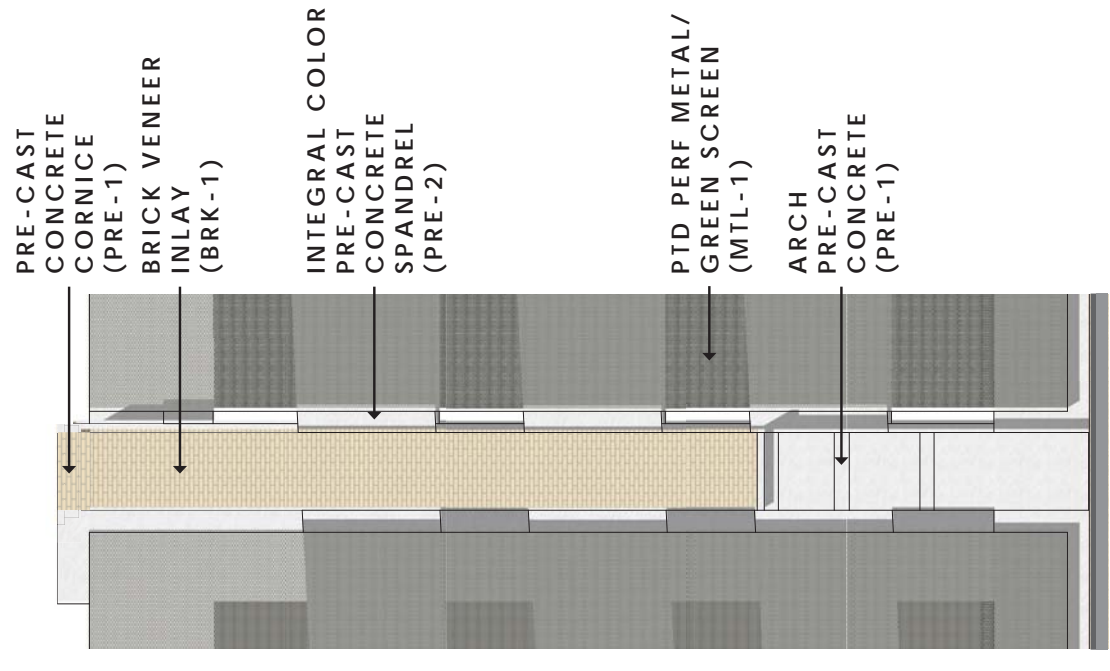
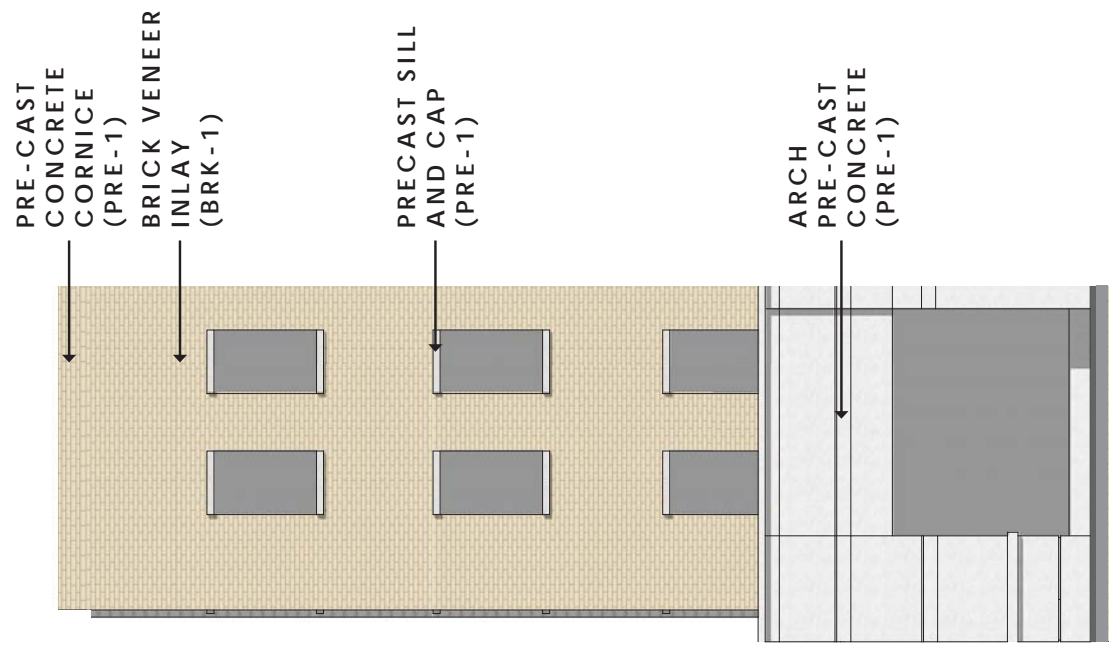
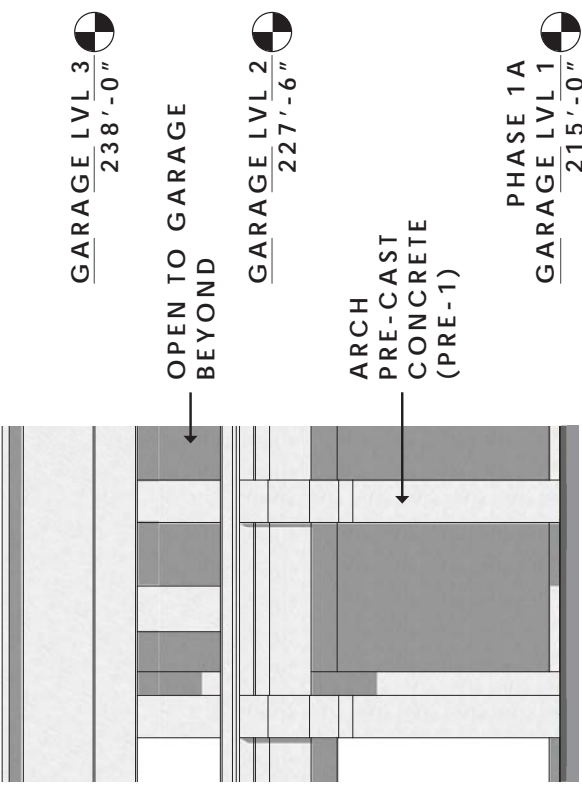
TYPICAL BAY - CORNER E6 SEVEN STORY BUILDING - SIX STORY SIMILAR SEE PLANS FOR ACTUAL FLOOR ELEVATIONS BAY ELEVATIONS

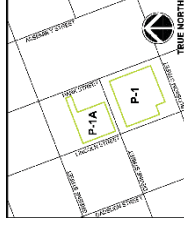


1/4" = 1' - 0"

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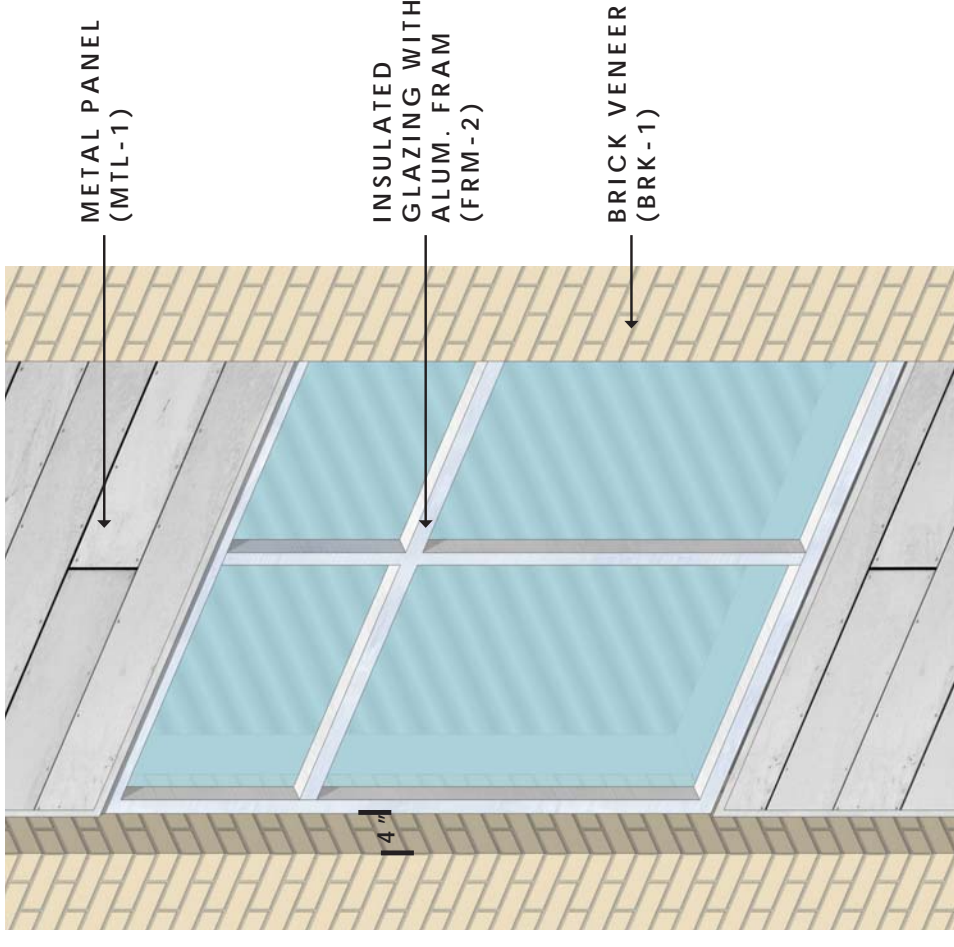


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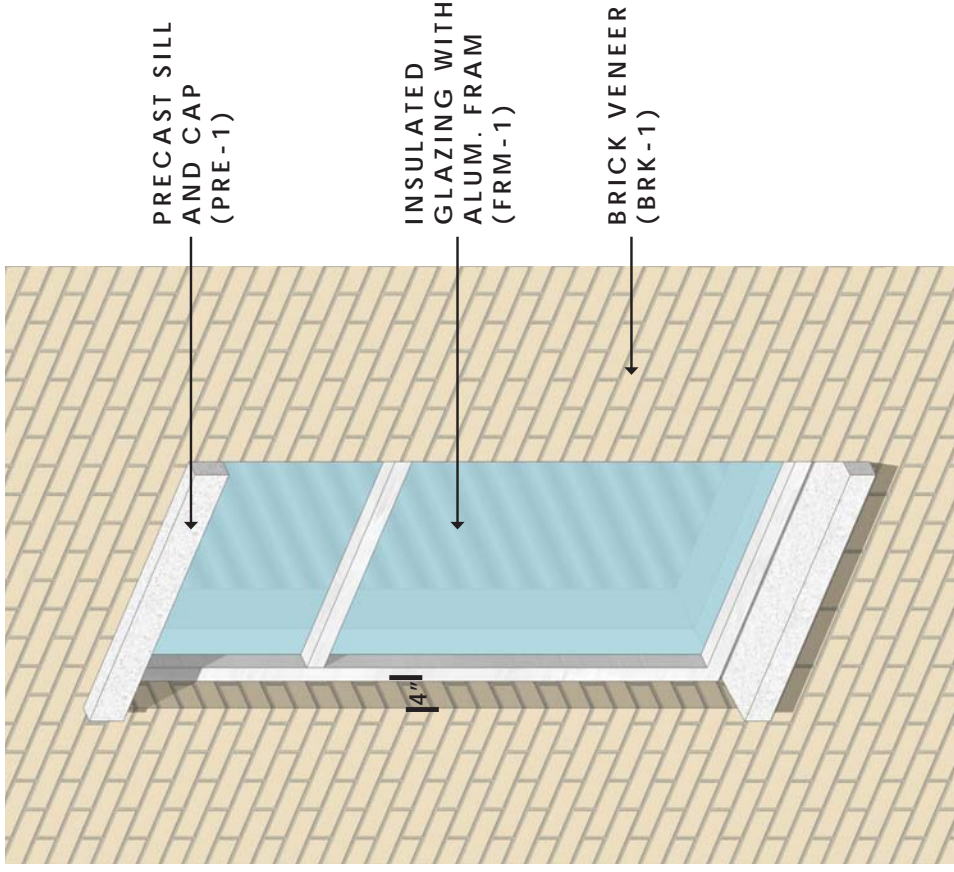
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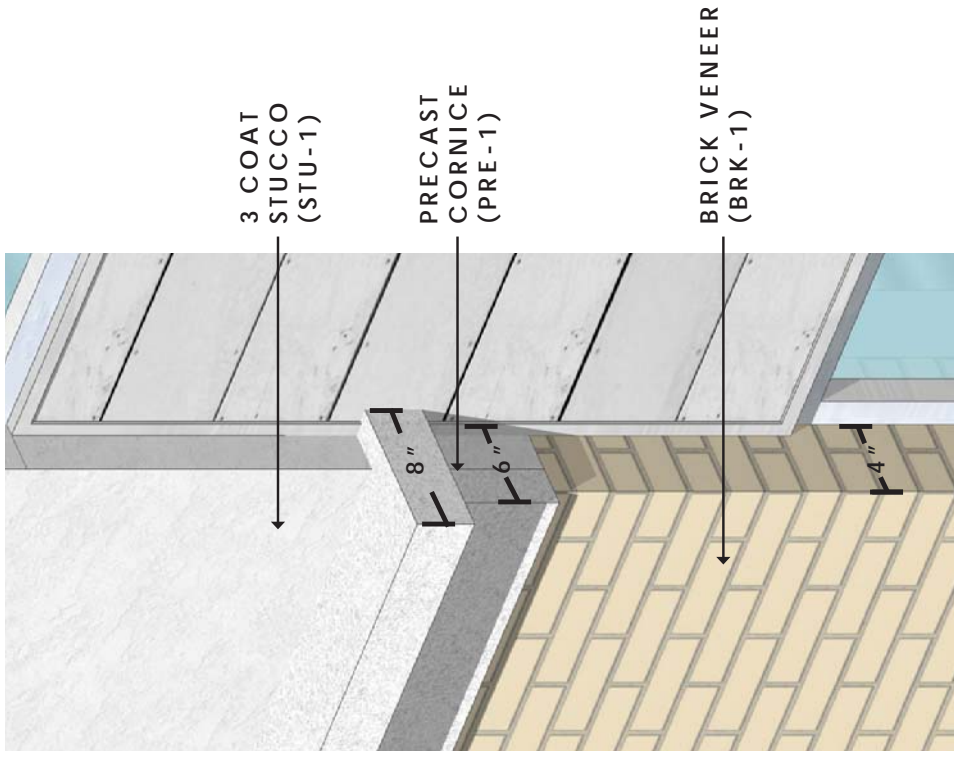
AYERS SAINT GROSS



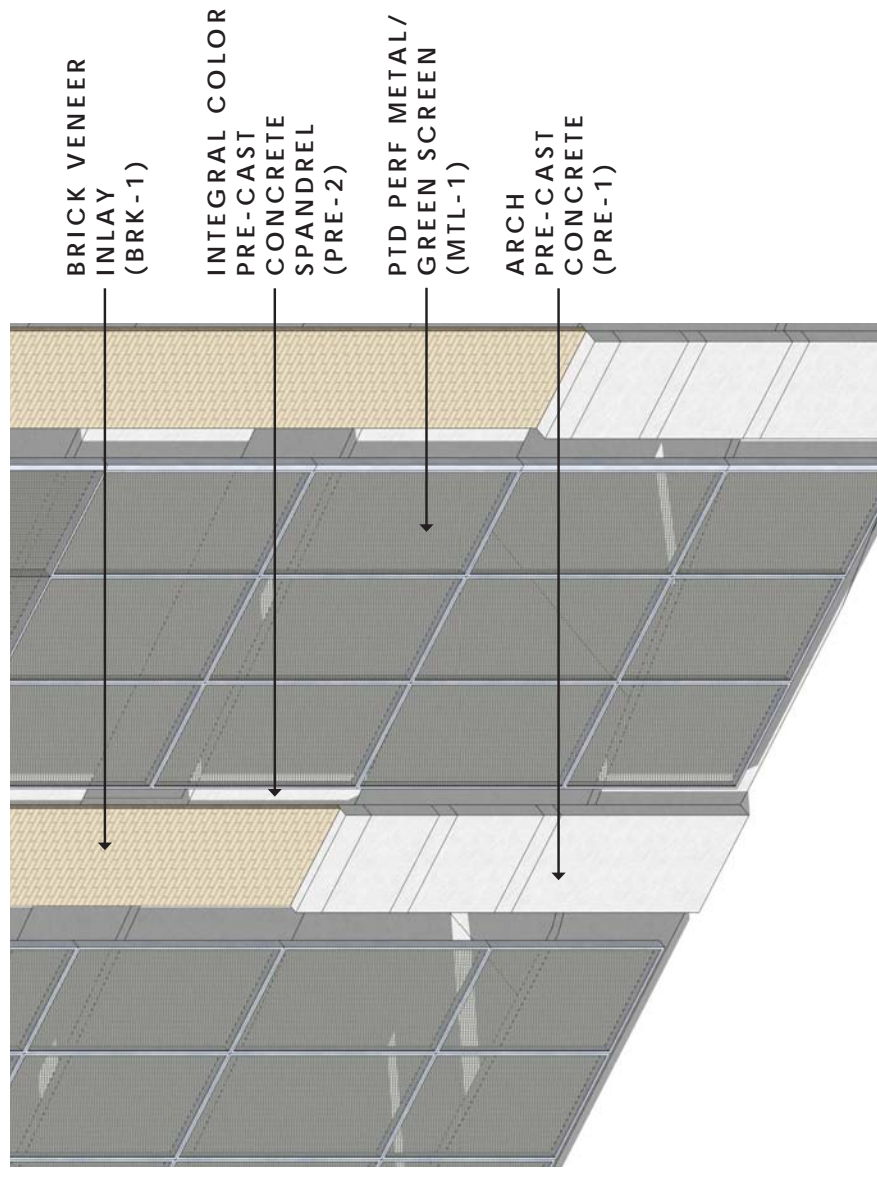
WINDOW IN BRICK



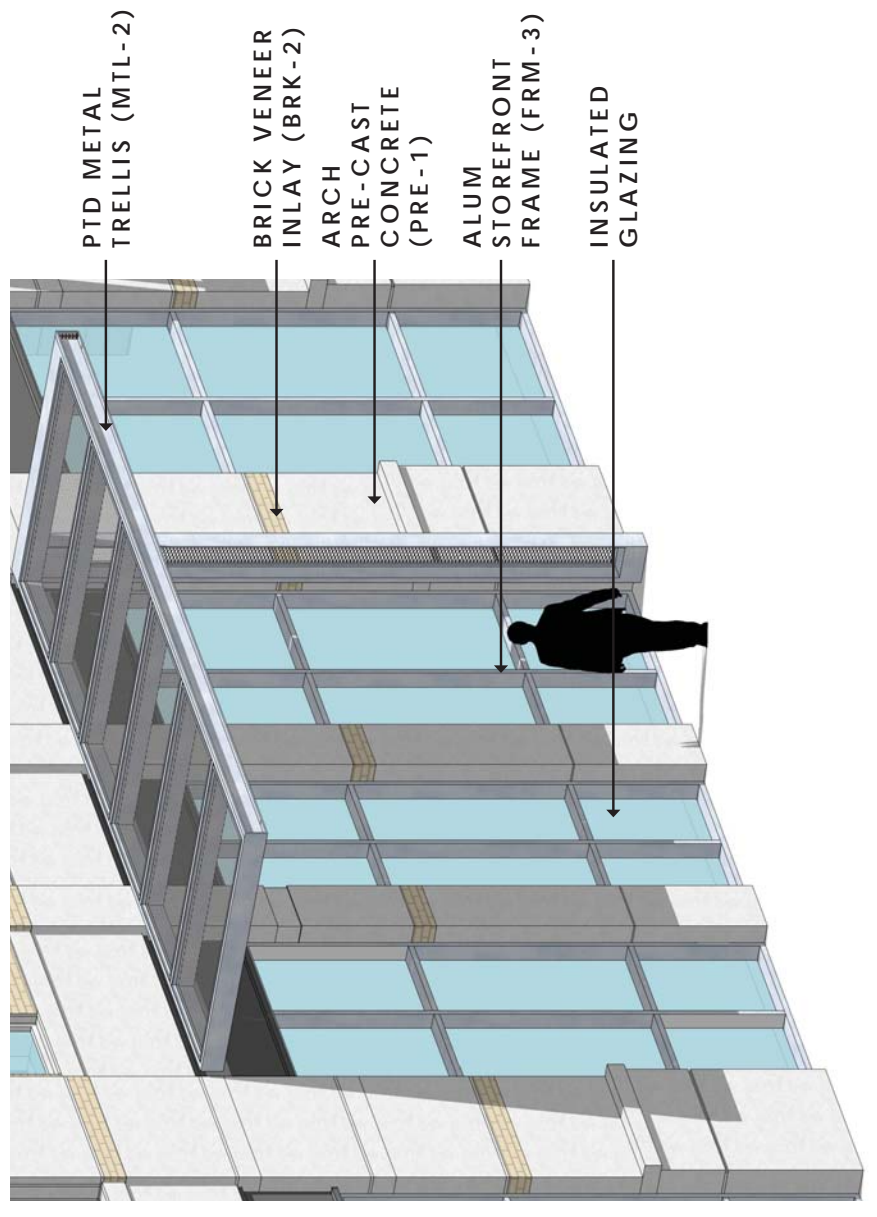
WINDOW IN BRICK



PRECAST CORNICE



GARAGE COLUMN VENEER/SCREENS



PRECAST BASE/STOREFRONT/TRELLIS



① BLDG PERSPECTIVE FROM BLOSSOM ST PROM



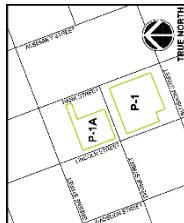
② BLDG PERSPECTIVE FROM LINCOLN STREET

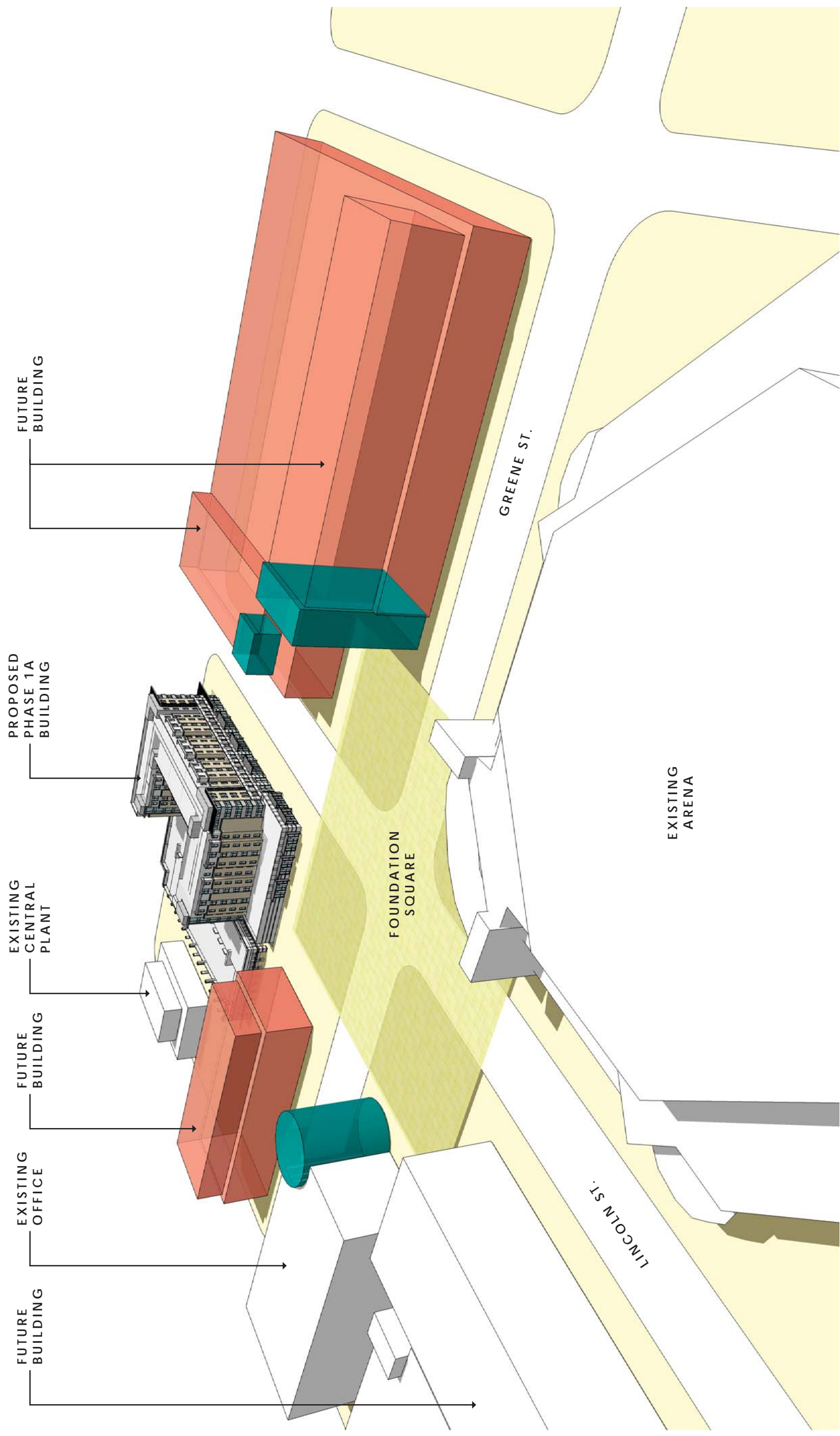
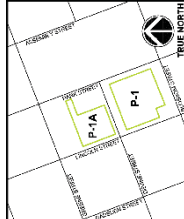


③ BLDG PERSPECTIVE FROM COURTYARD ENTRY

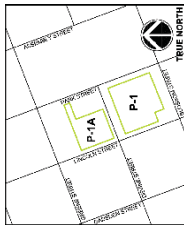


④ BLDG PERSPECTIVE FROM DEVINE STREET
BUILDING PERSPECTIVES E9

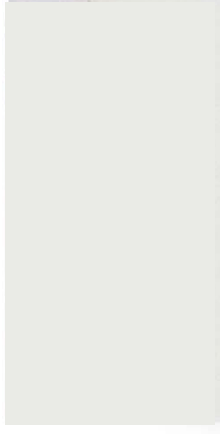




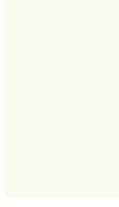
MASSING DIAGRAM AT FOUNDATION SQUARE



BRK-1
CUNNINGHAM OATMEAL
VELOUR FINISH
RUNNING BOND



GLA-1
1" INSULATED GLAZING UNIT
1/4" GUARDIAN CLEAR SNX 62/67 - 62% TRANSMITTANCE -
LOW-E OR EQUIVALENT
1/2" AIR SPACE
1/4" CLEAR



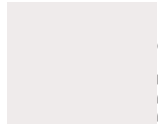
FRM-2
ALUM FRAME
COLOR: CANDLELIGHT
BEIGE



FRM-3
2" ALUM STOREFRONT
COLOR: ANODIZED
ALUM



PRE-1
ARCH PRE-CAST CONCRETE INTEGRAL COLOR PRE-CAST CONCRETE
COLOR: LIGHT GREY



PRE-2
ARCH PRE-CAST CONCRETE INTEGRAL COLOR PRE-CAST CONCRETE
COLOR: LIGHT GREY



MTL-1
METAL PANEL
DURANAR
COLOR: PEWTER



FRM-1
ALUM FRAME
DURANAR
COLOR: PEWTER



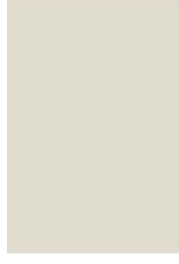
MTL-2
METAL PANEL
DURANAR
COLOR: COSMIC GRAY MICA



MTL-1
GARLAND ELEMENT MATERIAL
HORIZ ARCH WALL PANEL SYSTEM W/ CONCEALED FASTENERS
COLOR: PEWTER
STAGGERED JOINTS



STU-2
SMOOTH FINISH STUCCO
COLOR: IRON ORE
(SW 7069)



STU-1
SMOOTH FINISH STUCCO
COLOR: NATURAL CHOICE
(SW 7011)



0' 8" 16" 32" 48" 96"
1" = 50' - 0"

TOTAL ACREAGE:
PHASE 1A - 2.26 ACRES
PHASE 1 - 3.87 ACRES
SUBMISSION DATE:
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AYERS SAINT GROSS
1040 HULL STREET
SUITE 100
BALTIMORE, MD 21230
[410] 347-8500

ZONING INFORMATION
PROJECT AGGREGATE SUMMARY (PHASE I & IA COMBINED)

TOTAL PROJECT AREA: 412,800 GSF
TOTAL SITE AREA: 6.13 ACRES
TOTAL BED COUNT: 878 BEDS
AGGREGATE DENSITY: 143 BEDS/ACRE

PHASE I

BUILDING AREA: 275,500 GSF
199,500 Phase I north building
76,000 Phase I south building

SITE AREA: 3.87 ACRES
LOT COVERAGE: 85,688 SF (61%)
RETAIL AREA: 17,790 SF

| VEHICULAR PARKING: | RECD RATIO | # REQUIRED | # PROVIDED |
|--------------------|-----------------|------------|------------|
| RESIDENTIAL: | 0.75 SPACES/SBR | 437 | |
| RETAIL: | --- | 35 | |
| TOTAL: | --- | 472 | |

ON STREET PARKING:
GARAGE PARKING:
OFF-STREET LOADING:
TOTAL:

37
437
1 BERTH
474

*** RETAIL PARKING CALCULATION: 3.3 SPACES / 1000 SF FOR ALL RETAIL IN MIXED USE
40% MX-2 REDUCTION

BICYCLE PARKING:

| RECD RATIO | # REQUIRED |
|--------------|------------|
| RESIDENTIAL: | 146 |
| RETAIL: | --- |
| TOTAL: | 146 |

PUBLIC AREA:

| RECD RATIO | # PROVIDED |
|---------------|------------|
| SECURED AREA: | 25 |
| TOTAL: | 25 |

UNIT MATRIX:

| TYPE | BEDS | UNITS | % OF TOTAL |
|--------|------|-------|------------|
| 4BR | 440 | 110 | 60% |
| 2BR | 336 | 84 | 30% |
| STUDIO | 136 | 6 | 3% |
| TOTAL | 582 | 184 | 100% |

TOTALS BROKEN OUT BY INDIVIDUAL BUILDING:

| NORTH BUILDING | | | | SOUTH BUILDING | | | |
|----------------|------|-------|--|----------------|------|-------|--|
| TYPE | BEDS | UNITS | | TYPE | BEDS | UNITS | |
| 4BR | 336 | 84 | | 4BR | 104 | 26 | |
| 2BR | 0 | 0 | | 2BR | 0 | 0 | |
| STUDIO | 0 | 0 | | STUDIO | 0 | 0 | |
| TOTAL | 432 | 138 | | TOTAL | 150 | 49 | |

PHASE IA

BUILDING AREA: 137,300 GSF
SITE AREA: 2.26 ACRES
LOT COVERAGE: 58,938 SF (60%)
RETAIL AREA: 12,807 SF

| VEHICULAR PARKING: | RECD RATIO | # REQUIRED | # PROVIDED |
|--------------------|-----------------|------------|------------|
| RESIDENTIAL: | 0.75 SPACES/SBR | 222 | |
| RETAIL: | --- | 25 | |
| TOTAL: | --- | 247 | |

ON STREET PARKING:
GARAGE PARKING:
OFF-STREET LOADING:
TOTAL:

20
227
1 BERTH
247

*** RETAIL PARKING CALCULATION: 3.3 SPACES / 1000 SF FOR ALL RETAIL IN MIXED USE
40% MX-2 REDUCTION

BICYCLE PARKING:

| RECD RATIO | # REQUIRED |
|--------------|------------|
| RESIDENTIAL: | 74 |
| RETAIL: | --- |
| TOTAL: | 74 |

PUBLIC AREA:

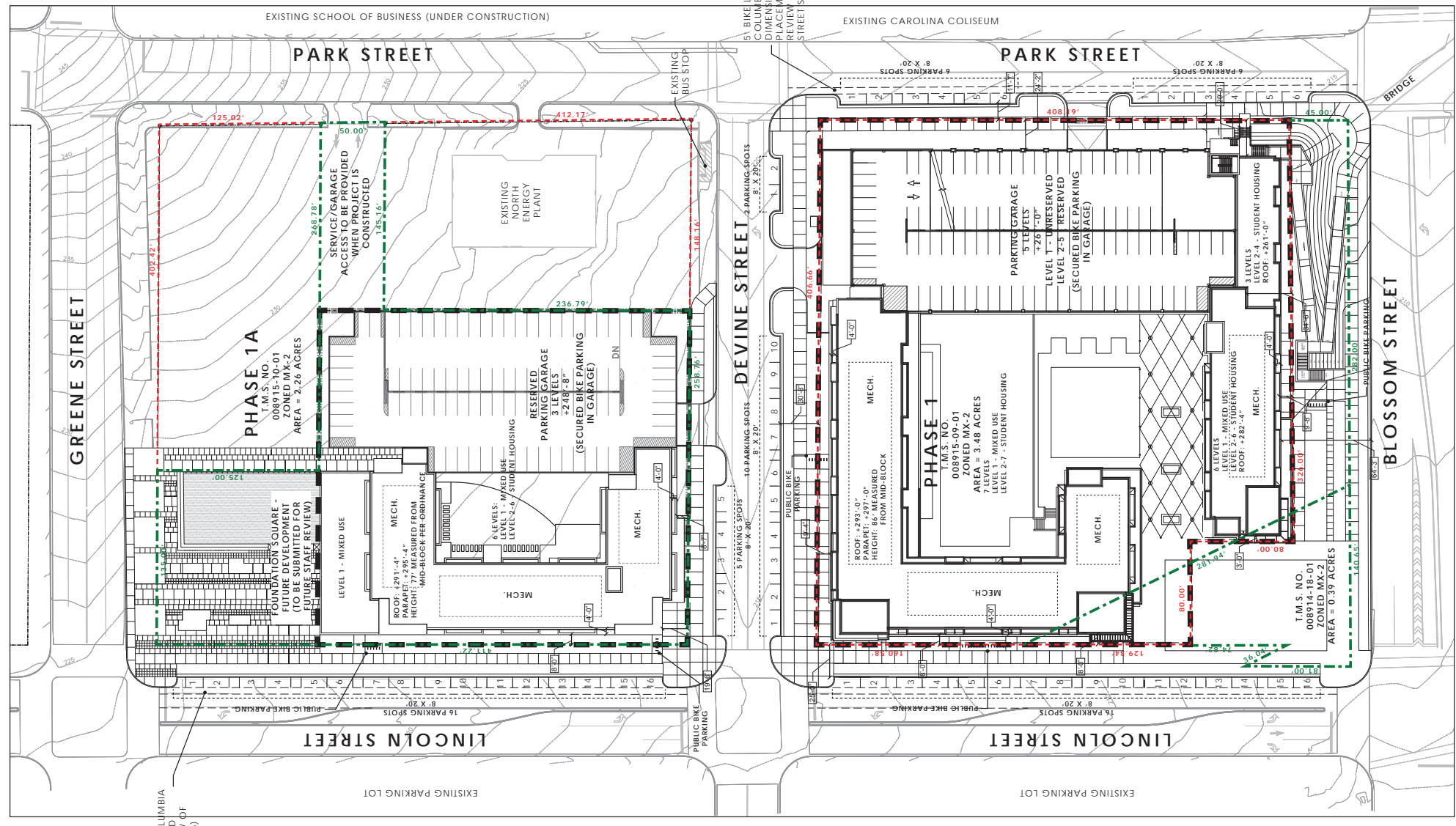
| RECD RATIO | # PROVIDED |
|---------------|------------|
| SECURED AREA: | 10 |
| TOTAL: | 10 |

UNIT MATRIX:

| TYPE | BEDS | UNITS | % OF TOTAL |
|--------|------|-------|------------|
| 4BR | 228 | 57 | 60% |
| 2BR | 62 | 31 | 36% |
| STUDIO | 6 | 6 | 6% |
| TOTAL | 296 | 94 | 100% |



S1 TECHNICAL SITE PLAN



5' BIKE LANE (CITY OF COLUMBIA TO VERIFY DIMENSION AND PLACEMENT AFTER REVIEW OF EXISTING STREET SECTIONS)

5' BIKE LANE (CITY OF COLUMBIA TO VERIFY DIMENSION AND PLACEMENT AFTER REVIEW OF EXISTING STREET SECTIONS)

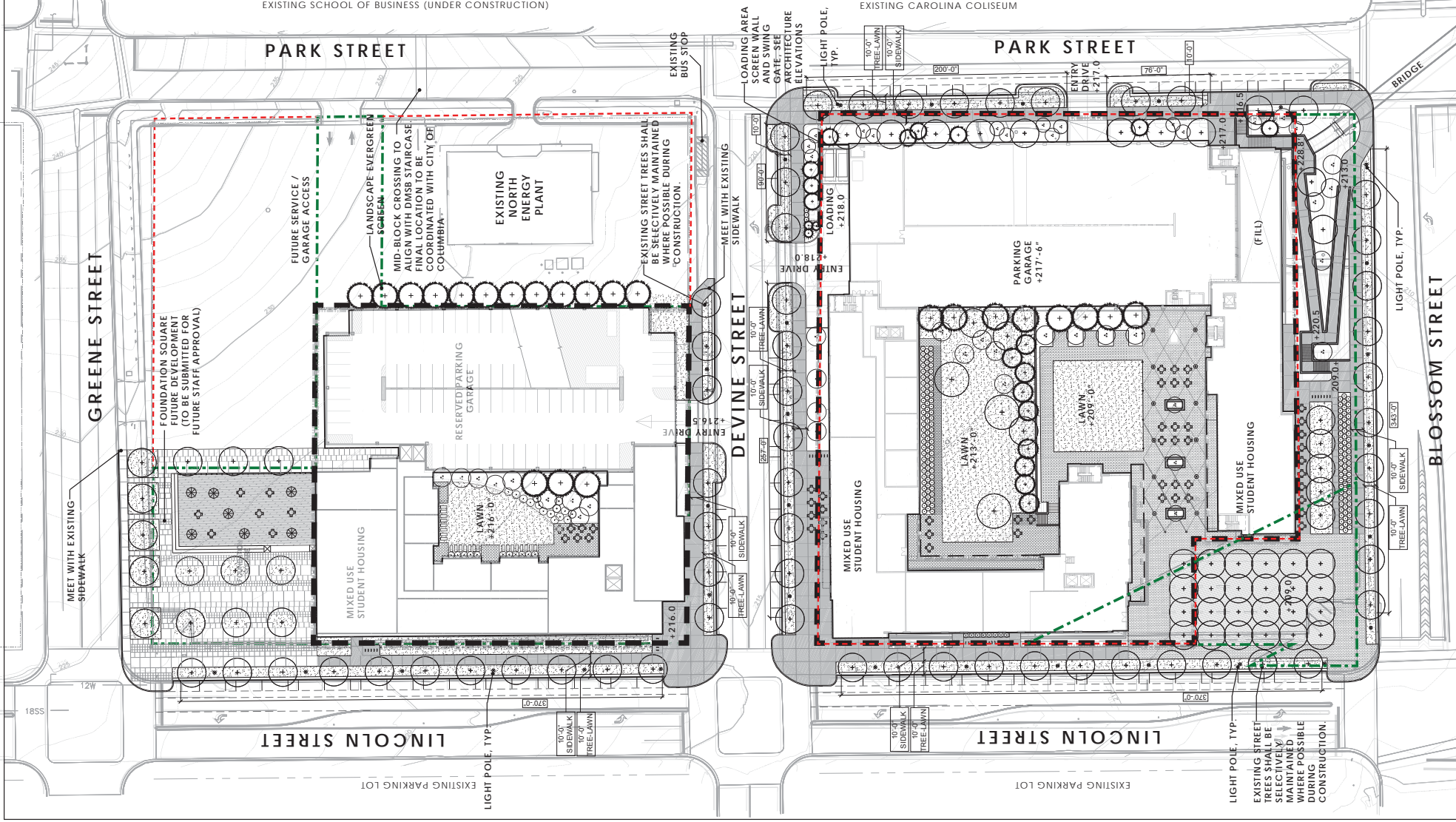
TECHNICAL SITE PLAN



TOTAL ACREAGE:
PHASE 1A - 2.28 ACRES
PHASE 1 - 3.87 ACRES
SUBMISSION DATE:
FEBRUARY 13, 2014

AYERS SAINT GROSS
1040 HULL STREET
SUITE 100
BALTIMORE, MD 21230
[410] 347-8500

AYERS
SAINT
GROSS



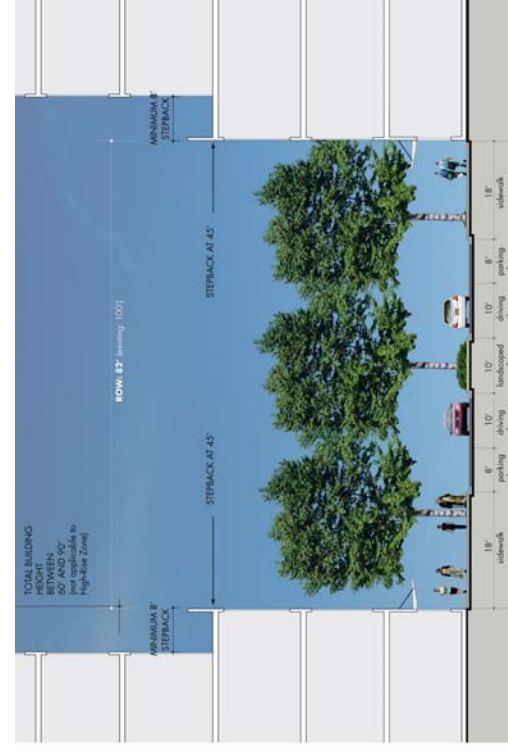
LEGEND

- SHADE TREE, MIN. 3" CALIPER
- ⊕ EVERGREEN TREE, MIN. 2" CALIPER OR 10'-12" HEIGHT
- ⊖ UNDERSTORY TREE, MIN. 2" CALIPER OR 10'-12" HEIGHT
- SHRUB, MIN. 3 GALLON CONTAINER
- ▨ PLANT BED, MIX OF HERBACEOUS PERENNIALS AND ORNAMENTAL GRASSES
- ▩ LAWN
- ▧ UNIT PAVING
- ▦ CAST-IN-PLACE CONCRETE PAVING
- ▥ CRUSHED STONE PAVING
- ▤ DEVELOPMENT PARCEL
- BUILD TO LINE
- - - BOUNDARY

NOTES:

- ALL STREET TREE SPECIES TO BE DETERMINED FROM CITY OF COLUMBIA "SUGGESTED TREES LIST".
- ALL AREAS NOTED AS "LAWN" PLANTING ARE TO BE IRRIGATED WITH SPRAY IRRIGATION. ALL AREAS NOTED AS "PLANT BEDS" ARE TO BE IRRIGATED WITH DRIP IRRIGATION.
- LIGHT FIXTURES SHOWN AS APPROXIMATE LOCATIONS TO BE VERIFIED WITH CITY OF COLUMBIA. FIXTURE TO MATCH EXISTING INSTALLED ALONG LINCOLN STREET.
- EXISTING STREET TREES SHALL BE SELECTIVELY MAINTAINED WHERE POSSIBLE DURING CONSTRUCTION.

| TREE DENSITY FACTOR FOR SITE (PERIMETER PLANTINGS) | | | |
|--|---------|----------|----------------|
| TREE | CALIPER | QUANTITY | CREDIT (UNITS) |
| EXISTING TREES TO REMAIN | T.B.D. | T.B.D. | 0 |
| SHADE TREES | 3" CAL. | 99 | 148.5 |
| UNDERSTORY TREES | 2" CAL. | 24 | 24 |
| EVERGREEN TREES | 2" CAL. | 24 | 24 |
| TOTAL CREDIT (PROPOSED TREES) | | | 196.5 |
| REQUIRED CREDIT (TOTAL ACRES X 30) | | | 172.2 |



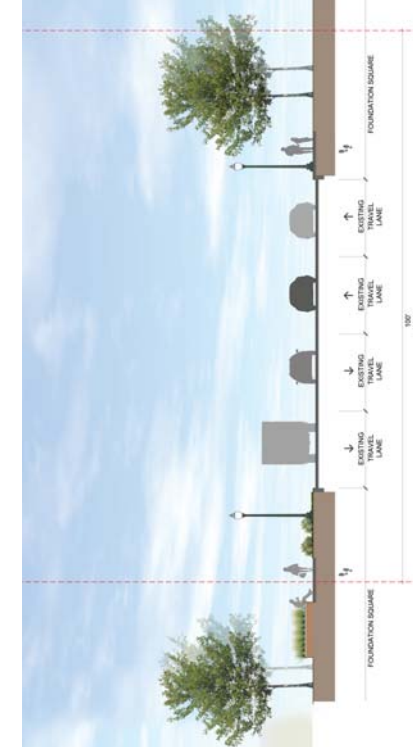
1 LINCOLN STREET (INNOVISTA PLAN)



1 LINCOLN STREET (PROPOSED)



4 GREENE STREET (INNOVISTA PLAN)



4 GREENE STREET (PROPOSED)



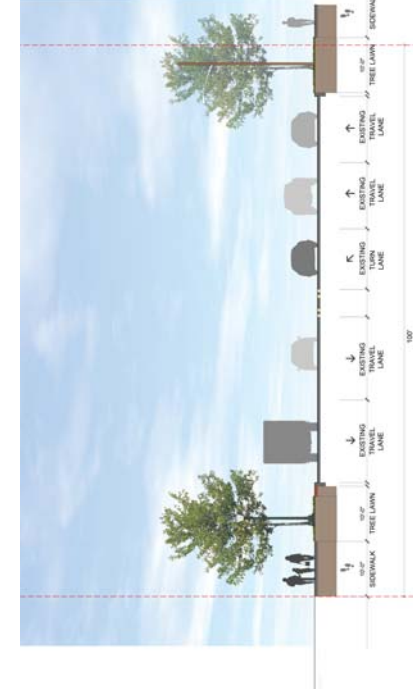
2 DEVINE STREET (INNOVISTA PLAN)



2 DEVINE STREET (PROPOSED)



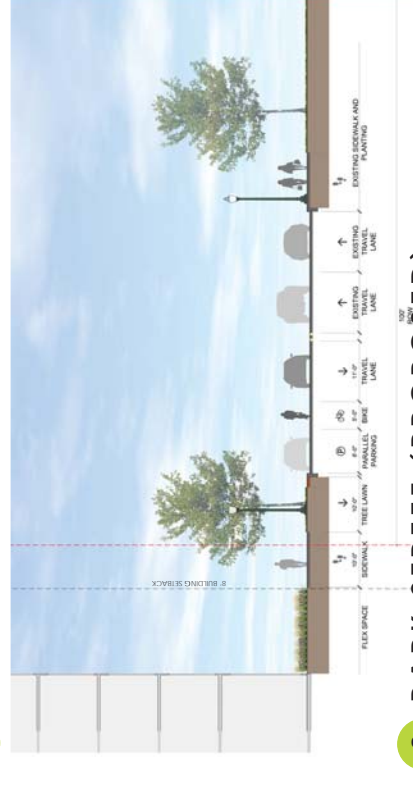
5 BLOSSOM STREET (INNOVISTA PLAN)



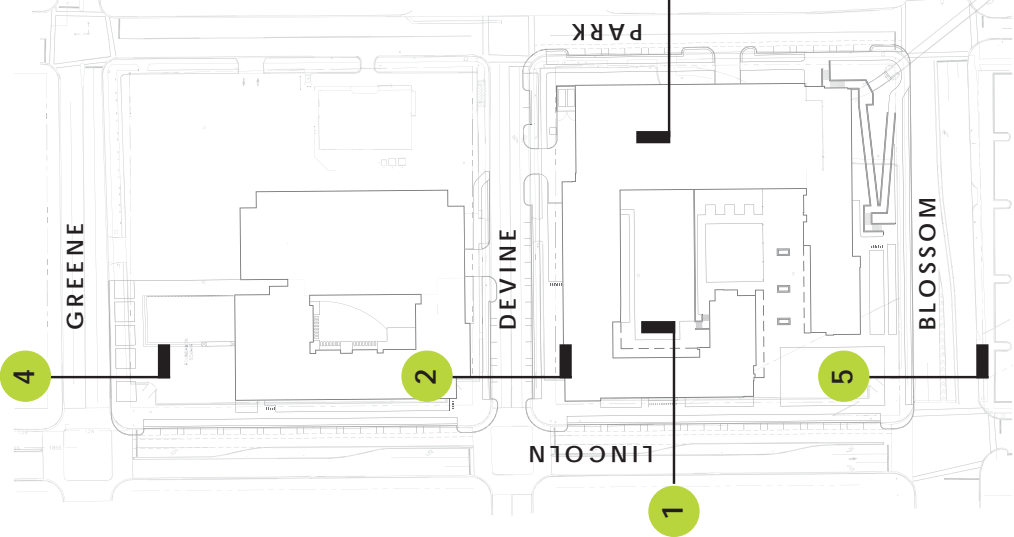
5 BLOSSOM STREET (PROPOSED)



3 PARK STREET (INNOVISTA PLAN)



3 PARK STREET (PROPOSED)



S3 STREET SECTIONS

UNIVERSITY OF SOUTH CAROLINA
UNIVERSITY OF SOUTH CAROLINA
DEREK GRUNER
743 GREENE STREET
COLUMBIA, SOUTH CAROLINA 29208
[803] 777-1184

THE UNIVERSITY OF SOUTH CAROLINA
WEST CAMPUS DEVELOPMENT

REGISTERED SURVEYOR
INNOVISTA DEVELOPMENT AND TOPOGRAPHICAL AND ASBLUIT SURVEY
REGISTERED ENGINEER
STEVENS & WILKINSON
REGISTERED ARCHITECT
AYERS SAINT GROSS



TOTAL ACREAGE:
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PHASE 1 - 3.87 ACRES
SUBMISSION DATE:
FEBRUARY 13, 2014

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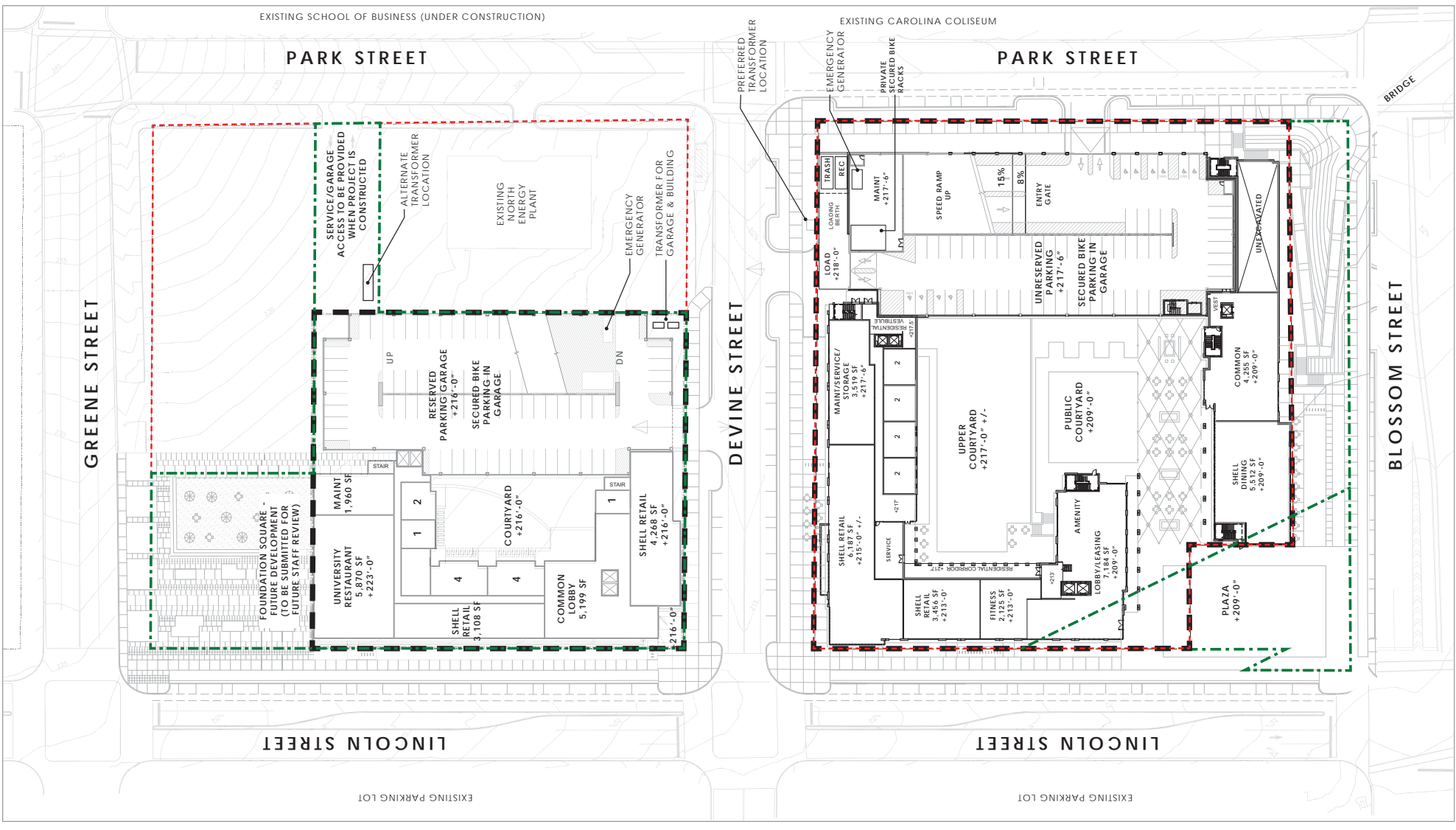
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LEGEND

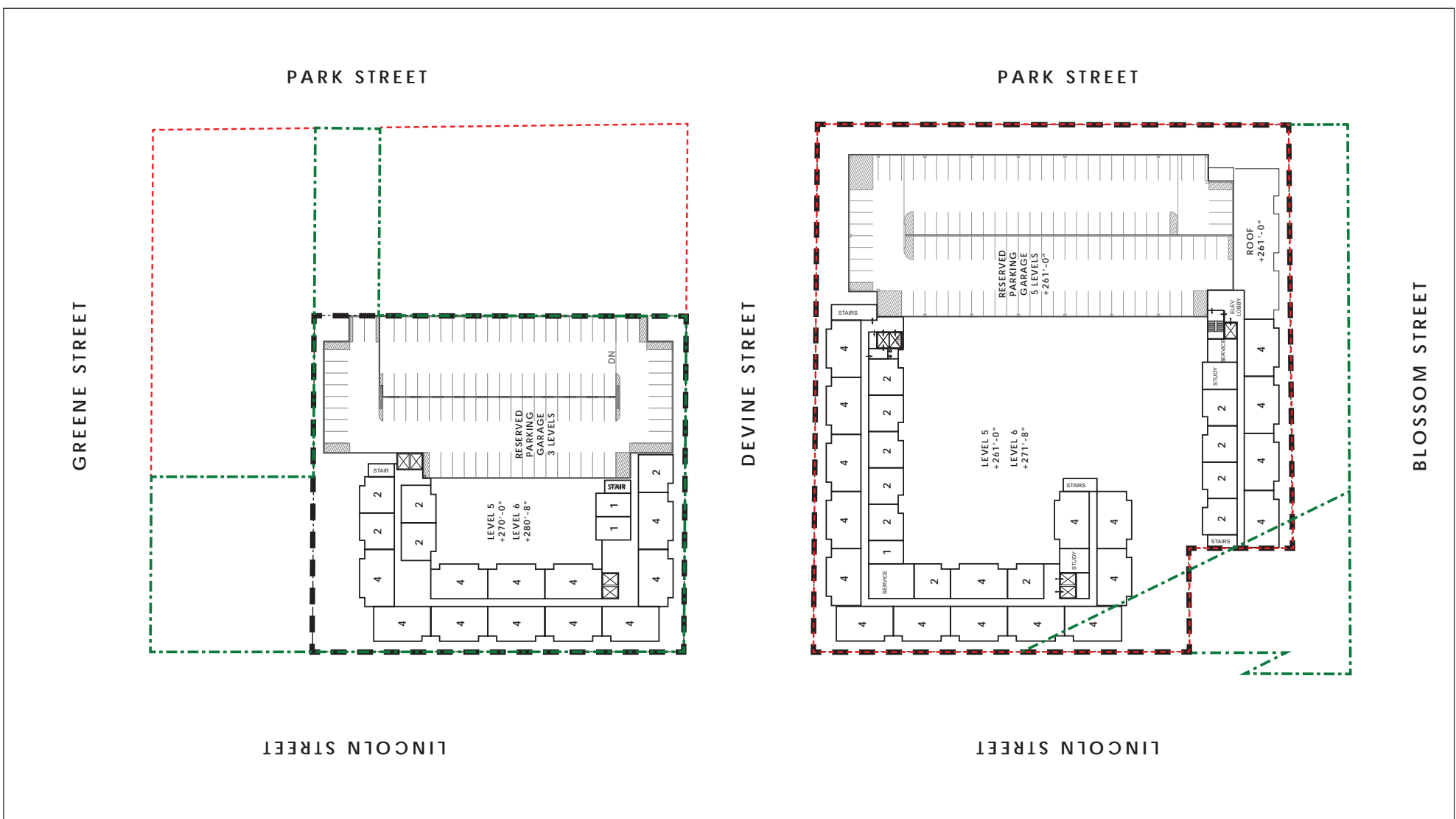
- - - DEVELOPMENT PARCEL
- - - BUILD TO LINE
- - - BOUNDARY



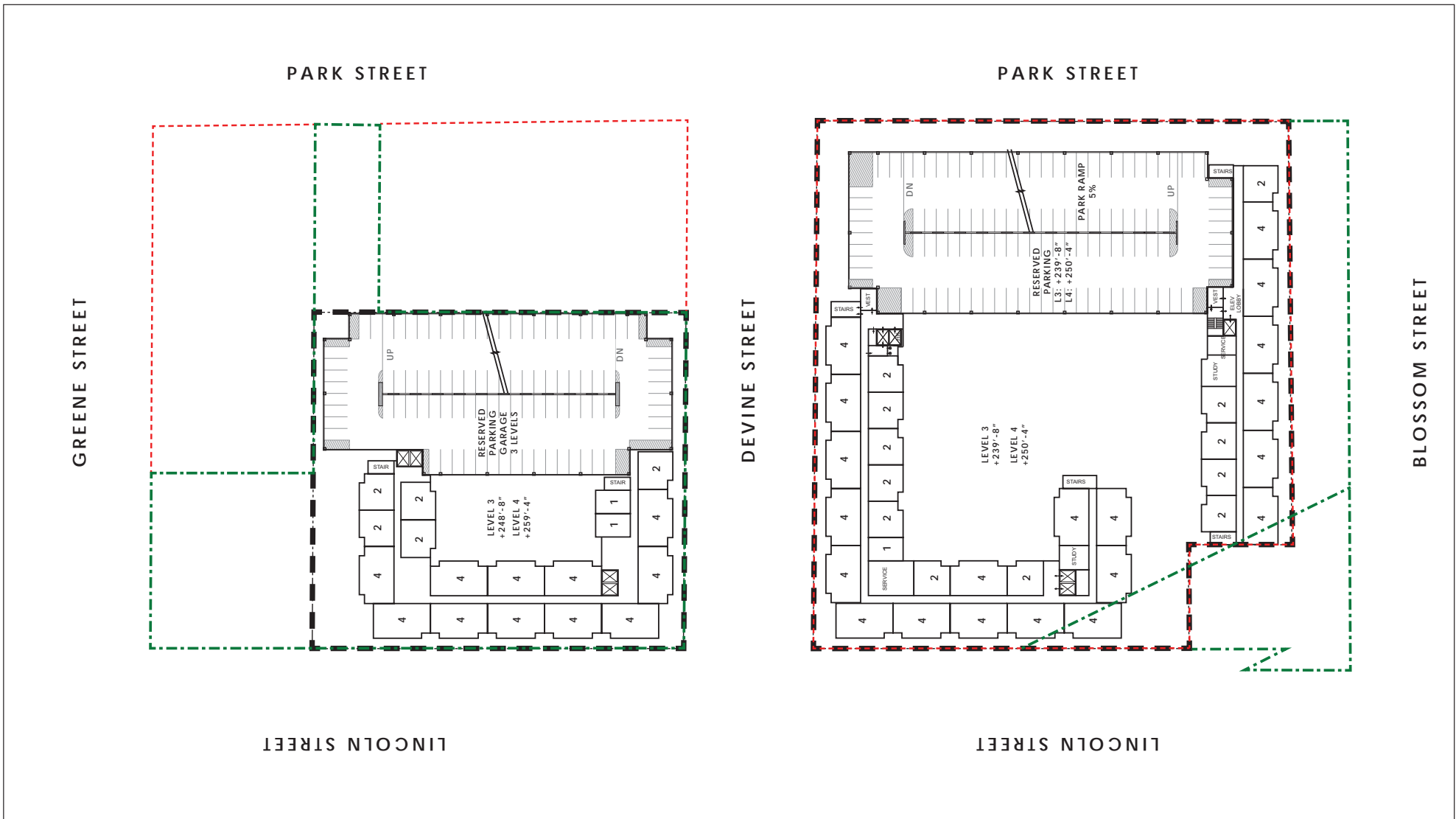


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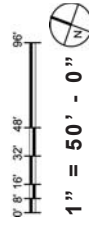
LEVELS 5-6



LEVELS 3-4 PLAN

LEGEND

- DEVELOPMENT PARCEL
- BUILT TO LINE
- BOUNDARY



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LEGEND

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- BUILD TO LINE
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