

# D/DRC Case

817-825 Main Street

City Center Design/Development District

TMS: 11304-07-05, -06



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

**817 THRU 825 MAIN STREET AND 1120 COLLEGE STREET  
EDR COLLEGIATE HOUSING, LLC  
PRIVATE DORMITORY MAIN @ COLLEGE**

**May 14, 2015 at 4:00pm**

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

<b>Subject Property:</b>	817 thru 825 Main Street and 1120 College Street
<b>TMS#:</b>	11304-07-05 and 11304-07-06
<b>Zoning District:</b>	C-4, -DD (Central Area Commercial District within the Design Development Overlay District)
<b>Council District:</b>	2
<b>Proposal:</b>	Request Site Plan Review Approval for the construction of a 246-unit, 704-bed private dormitory
<b>Applicant:</b>	Rodney J. King, EdR College Housing, LLC
<b>Proposed Use:</b>	Private Dormitory
<b>Staff Recommendation:</b>	Recommend approval with various conditions.

<b>Detail:</b>	<p>This project entails the construction of a +/- 335,000 sq. ft. private dormitory on 1.26 acres. The proposed private dormitory consists of 246-units with 704 bedrooms (129-four, 71-two, and 46-one) and a parking garage. The required number of parking spaces for this development is 553 (.75 per bedroom and 3.3 per 1,000 sq. ft. of gross floor area) whereas the applicant proposes to provide 555 within the parking garage. The required number of bicycle parking spaces is 176 (.25 per bed) whereas 221 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 SITE/SUBDIVISION PLAN REVIEW**

<b>John Fellows, Planning Administrator</b>	<p><b>Recommend approval with a condition:</b></p> <ol style="list-style-type: none"> <li>1. Consider the burial of overhead power lines in conjunction with this project. It will have a tremendous positive impact on the streetscape visually, and will allow for large healthy shade trees along the right-of-way.</li> </ol>
<b>K. Brian Cook, Zoning Administrator</b>	<p><b>Recommend approval with conditions:</b></p> <ol style="list-style-type: none"> <li>1. Must obtain a Special Exception from the Board of Zoning Appeals to exceed the maximum density of 150 bedrooms per acre. Please</li> </ol>

	<p>consult with staff on the operation and management plan that will be required for the Special Exception approval (see §17-321). On-site manager available 24/7. I would like more information on the location and access of the enclosed and secured bicycle parking.</p> <p>2. I will need a breakdown of the unit/bedroom count (1,2,3,4 bedrooms). No more than 60% of the total number of dwelling units may be designed for occupancy by more than three unrelated adults. I recommend that consideration be given to storage and parking of mopeds.</p>
<b>Johnathan Chambers, Land Development Administrator</b>	<p><b>Recommend approval with a condition:</b></p> <p>1. City and State Encroachment permits will be required for work being conducted within the ROW.</p>
<b>Robert Harkins, Plans Examiner</b>	<p><b>Recommend approval.</b></p>
<b>Scott Rogers, Utilities</b>	<p><b>Recommend approval with conditions:</b></p> <p>1. Any needed upgrade, extension or relocation of City utilities must be provided by the developer.</p> <p>2. Any privately owned/maintained utilities or permanent structures cannot be located inside exclusive City of Columbia utility easements.</p> <p>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.</p> <p>4. 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.</p>
<b>David Brewer, Traffic Engineering</b>	<p><b>Recommend approval with a condition:</b></p> <p>1. Awaiting traffic impact study results.</p>
<b>David Koon, Fire Department</b>	<p><b>Recommend approval with a condition:</b></p> <p>1. A fire hydrant will be required on the same side of the street as the building. The location of the fire hydrant and fire department connection shall be approved by the Fire Code Official.</p>
<b>Scott Holder, Land Development Planner</b>	<p><b>Recommend approval with a condition:</b></p> <p>1. Payment into the Landscape and Tree Fund will be required for unmet quota of required trees.</p>
<b>Sara Hollar, Forestry</b>	<p><b>Recommend approval with conditions:</b></p> <p>1. All landscaping and irrigation installed in the right-of-way must be maintained by the adjacent property owner in a manner to not interfere with pedestrian or vehicular traffic.</p> <p>2. SCDOT must also approve installations on SCDOT maintained roadways.</p>
<b>Tracy Mitchell, Stormwater</b>	<p><b>Recommend approval with conditions:</b></p> <p>1. Need to provide pre- and post-development hydrology calculations showing that there is no adverse impact or increase in runoff to adjacent properties or systems.</p> <p>2. Army Corps verification for application of permit for wetlands impacts required, if applicable to site work.</p>

	3. Need to provide documentation showing that water quality requirements are being addressed.
<b>Robert Sweatt, Street Division</b>	<b>Recommend approval with conditions.</b> 1. All pavers to be under an encroachment ordinance and not maintained by the city. 2. The existing trench drain to be removed and down spout tied into storm drain. 3. All sidewalk to meet current ADA requirements.
<b>John Hooks, Solid Waste</b>	<b>Recommend approval.</b>
<b>John Spade, Parking Services</b>	<b>Recommend approval.</b>

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# City of Columbia APPLICATION for SITE PLAN/SUBDIVISION PLAT REVIEW

**OFFICE USE ONLY:** Date Received \_\_\_\_\_ By \_\_\_\_\_

## 1) APPLICANT (Please Print)

<b>Name:</b>	Rodney J. King	<b>Company:</b>	EdR Collegiate Housing, LLC
<b>Tel. #:</b>	901-260-272	<b>Fax#:</b>	
<b>Mobile #:</b>		<b>E-mail:</b>	rking@edrtrust.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

<b>Address:</b>	825 Main Street (11304-07-05) & 819 Main Street (11304-07-06)		
<b>TMS#:</b>	11304-07-05 & 11304-07-06	<b>Total Acreage:</b>	1.26 acres +/-
<b>Current Use:</b>	Sandy's Hot Dogs Baptist Collegiate Ministries	<b>Proposed Use:</b>	Private Dormitory
<b>Current Zoning:</b>	C4		
<b>Number of Lots and/or Units:</b>	246 units (712 beds)	<b>Total Sq. Ft.</b>	544,655 square feet

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

Private dormitory consisting of 246 units and 712 beds. A parking structure housing 547 parking spaces is also included. The building will also house EdR's leasing office and Baptist Collegiate Ministries.

## 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

<b>Applicant Signature:</b>	
<b>Print Name:</b>	Rodney J. King
<b>Date:</b>	

PC Date: \_\_\_\_\_

Action: \_\_\_\_\_



999 South Shady Grove Road, Suite 600  
 Memphis, TN 38120  
 901.259.2500 phone  
 901.259.2594 fax  
 edrtrust.com

April 30, 2015

City of Columbia  
 Design/Development Review Commission  
 1136 Washington St.  
 Columbia, SC 29201

RE: Design/Development Review Commission – Agency Comments/EdR Responses

Dear Reviewing Agency Commenters:

EdR is excited about this potential redevelopment of Main Street and we are pleased with positive comments from the DDRC staff. Below are our responses to the comments that required follow-up. The comments are produced verbatim from the document received from the commission.

<b>John Fellows,          Planning          Administrator</b>	<b>Recommend approval with a condition:</b> 1. Consider the burial of overhead power lines in conjunction with this project. It will have a tremendous positive impact on the streetscape visually, and will allow for large healthy shade trees along the right-of-way.
<b>EdR Response</b>	We are currently evaluating the burial of overhead lines, but financial feasibility will be the determining factor on whether we take that action.
<b>K. Brian Cook,          Zoning          Administrator</b>	<b>Recommend approval with conditions:</b> 1. Must obtain a Special Exception from the Board of Zoning Appeals to exceed the maximum density of 150 bedrooms per acre. Please consult with staff on the operation and management plan that will be required for the Special Exception approval (see §17-321). On-site manager available 24/7. I would like more information on the location and access of the enclosed and secured bicycle parking. 2. I will need a breakdown of the unit/bedroom count (1, 2, 3, 4 bedrooms). No more than 60% of the total number of dwelling units may be designed for occupancy by more than three unrelated adults. I recommend that consideration be given to storage and parking of mopeds.
<b>EdR Response</b>	1. We are in the process of seeking a special exception from the Board of Zoning Appeals currently. 2. We can confirm that 4x4 units make up 52% of the total dwelling units. In addition, we have revised the plans to include moped parking.
<b>Johnathan          Chambers, Land</b>	<b>Recommend approval with a condition:</b> 1. City and State Encroachment permits will be required for work being conducted within the ROW.

<b>Development Administrator</b>	
<b>EdR Response</b>	We acknowledge this requirement.
<b>Robert Harkins, Plans Examiner</b>	<b>Recommend approval.</b>
<b>EdR Response</b>	Acknowledged.
<b>Scott Rogers, Utilities</b>	<p><b>Recommend approval with conditions:</b></p> <ol style="list-style-type: none"> <li>1. Any needed upgrade, extension or relocation of City utilities must be provided by the developer.</li> <li>2. Any privately owned/maintained utilities or permanent structures cannot be located inside exclusive City of Columbia utility easements.</li> <li>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.</li> <li>4. 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.</li> </ol>
<b>EdR Response</b>	<ol style="list-style-type: none"> <li>1. We acknowledge this requirement.</li> <li>2. We acknowledge this requirement.</li> <li>3. Proposed calculations have been provided under a separate cover.</li> <li>4. We acknowledge this requirement.</li> </ol>
<b>David Brewer, Traffic Engineering</b>	<p><b>Recommend approval with a condition:</b></p> <ol style="list-style-type: none"> <li>1. Awaiting traffic impact study results.</li> </ol>
<b>EdR Response</b>	The traffic study has been completed and delivered under separate cover.
<b>David Koon, Fire Department</b>	<p><b>Recommend approval with a condition:</b></p> <ol style="list-style-type: none"> <li>1. A fire hydrant will be required on the same side of the street as the building. The location of the fire hydrant and fire department connection shall be approved by the Fire Code Official.</li> </ol>
<b>EdR Response</b>	We acknowledge this requirement.
<b>Scott Holder, Land Development Planner</b>	<p><b>Recommend approval with conditions:</b></p> <ol style="list-style-type: none"> <li>1. All landscaping and irrigation installed in the right-of-way must be maintained by the adjacent property owner in a manner to not interfere with pedestrian or vehicular traffic.</li> <li>2. SCDOT must also approve installations on SCDOT maintained roadways.</li> </ol>
<b>EdR Response</b>	We acknowledge this requirement.
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<b>EdR Response</b>	We acknowledge this requirement.

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<b>EdR Response</b>	We acknowledge this requirement.
<b>John Hooks, Solid Waste</b>	<b>Recommend approval.</b>
<b>EdR Response</b>	Acknowledged.
<b>John Spade, Parking Services</b>	<b>Recommend approval.</b>
<b>EdR Response</b>	Acknowledged.

We thank you for your timely comments that will assist us in moving this important project forward. If you need any additional information, please do not hesitate to ask.

Sincerely,

Rodney J. King  
Real Estate Development and Acquisitions Manager

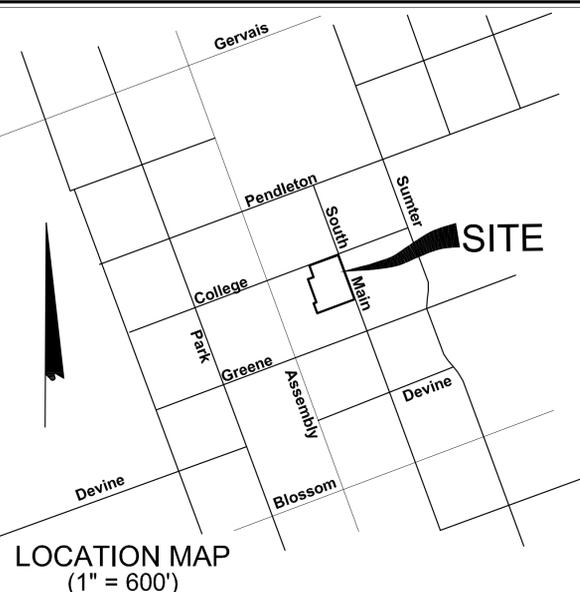
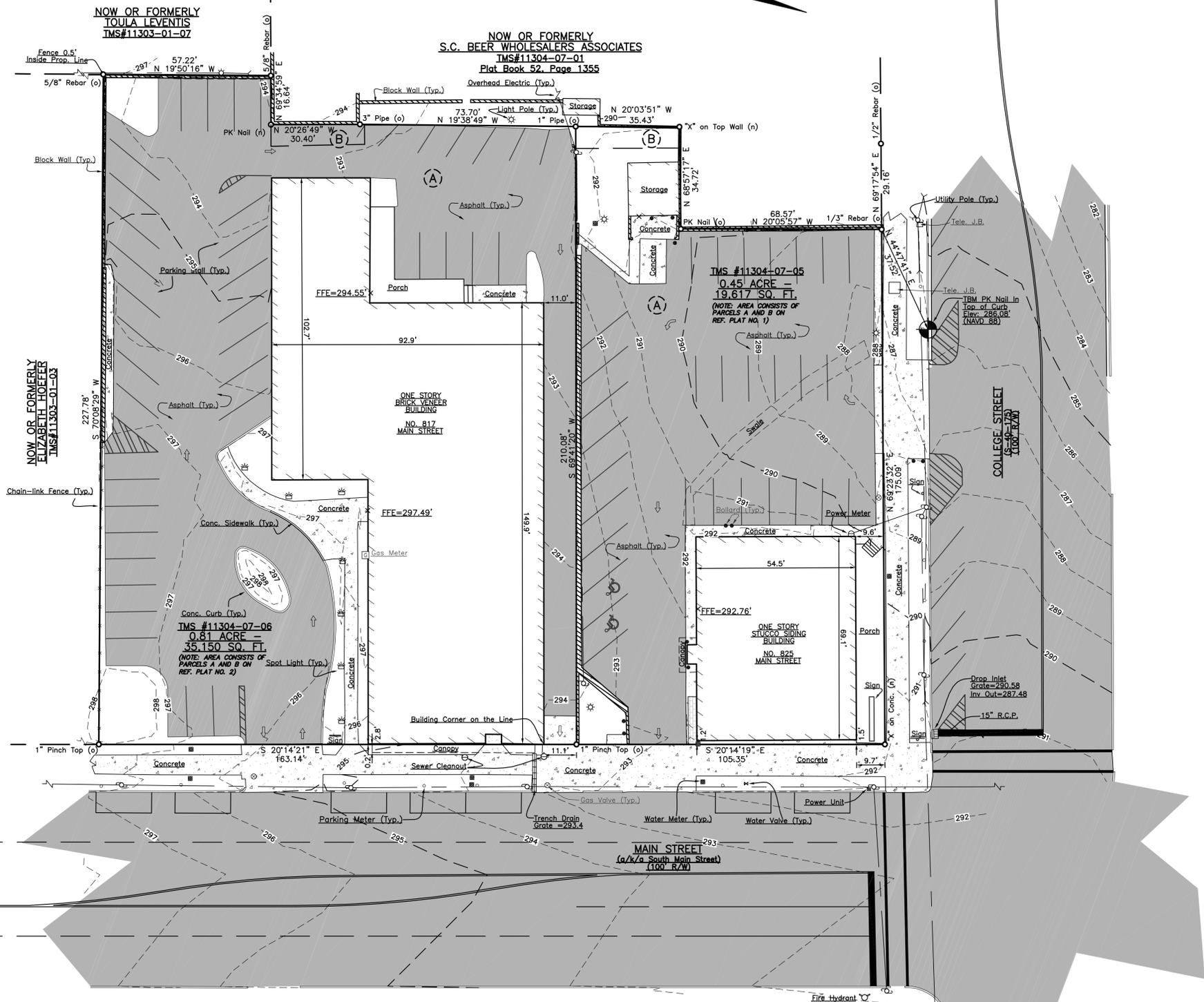
**EdR**





SITE PLAN 

TABULATIONS				
SITE AREA:	54,752 SF	1.26	ACRE	
BUILDING FOOTPRINT:	47,262 SF			
TOTAL UNIT	246 UNITS		1,099.1 SF	AVE
UNIT S 1BD	16 UNITS	6.5 %	469 SF	AVE
UNIT A 1BD	30 UNITS	12.2 %	640 SF	AVE
UNIT B 2BD	71 UNITS	28.9 %	774 SF	AVE
UNIT D 4BD	129 UNITS	52.4 %	1,366 SF	AVE
TOTAL BED COUNTS:	704 BEDS			
RESIDENTIAL PARKING REQUIREMENT:	528			0.75 SPACE PER BED
RETAIL PARKING REQUIREMENT:	5			1 SPACE PER 300 SF RETAIL
BCM PARKING REQUIREMENT:	21			3.3 SPACE PER 1000 SF BCM WITH 50% REDUCTION)
TOTAL PARKING REQUIRED:	553 SPACES			
TOTAL GARAGE PARKING PROVIDED:	555 SPACES			
TOTAL BIKE STORAGE SPACE REQUIRED:	176 SPACES			0.25 SPACE PER BED, 75% IS TO BE IN SECURED BIKE STORAGE
TOTAL BIKE STORAGE SPACE PROVIDED:	176 SPACES			
TOTAL MOPED SPACE PROVIDED:	7 SPACES			
TOTAL BUILDING AREA:				
GROSS RESIDENTIAL AREA:	310,586 SF	NRSF:	270,370 SF	EFF: 87.05%
LOBBY & LEASING:	3,148 SF			
AMENITIES:	6,880 SF			
RETAIL:	1,441 SF			
BCM:	12,415 SF			
TOTAL BUILDING AREA:	334,470 SF			
LOADING & TRASH:	1,744 SF			
MEP & STORAGE:	21,568 SF			
PARKING AND SERVICES:	210,021 SF		378.4 SF PER SPACE	



**GENERAL NOTES**

- 1) THE PROJECT SITE CONSISTS OF TAX PARCELS 11304-07-05 & 11304-07-06.
- 2) THE TOTAL AREA OF THE PROJECT SITE IS APPROXIMATELY 1.26 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.
- 4) TOPOGRAPHIC REFERENCE MARK IS SCGS MONUMENT DESIGNATED "SOUTH CAROLINA POPULATION CTR", ELEVATION = 312.70' NAVD 88 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 RADII ARE TO THE FACE OF CURB (PARKING LOT SIDE) UNLESS NOTED AS BACK OF CURB (BOC).

**REFERENCES**

- 1) PLAT PREPARED FOR COLLEGE STREET ASSOCIATES, BY POLSON SURVEYING CO., INC., DATED JULY 24, 1989, AND RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR RICHLAND COUNTY IN PLAT BOOK NO. 52, PAGE 6836.
- 2) CLOSING SURVEY FOR BAPTIST CONVENTION, BY WHITWORTH & ASSOCIATES, INC., DATED SEPTEMBER 25, 2001, AND RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR RICHLAND COUNTY IN RECORD BOOK NO. 00571, PAGE 1411.

**EXISTING PAVEMENT LEGEND**

- EXISTING ASPHALT SURFACE PAVEMENT
- EXISTING CONCRETE HARDSCAPE

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.



**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

**ROBERT T. BLACKWELL**  
No. 12542  
Robert T. Blackwell  
LICENSED PROFESSIONAL ENGINEER  
No. 12542

**COX AND DINKINS, INC.**  
No. C00294  
CERTIFICATE OF AUTHORIZATION

CERTIFICATE OF AUTHORIZATION SEAL

REVISIONS	DESCRIPTION
No.	DATE

PREPARED FOR:

**EdR Collegiate Housing, LLC**  
999 South Shady Grove Road  
Suite 600  
Memphis, TN 38120  
Tel: (901) 260-2720

PROJECT:

**PRIVATE DORMITORY**  
**MAIN @ COLLEGE (SWC)**

RICHLAND COUNTY, COLUMBIA, S.C.

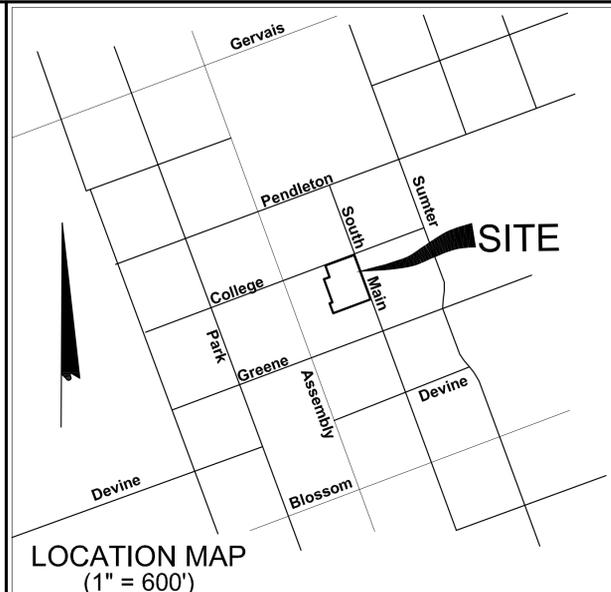
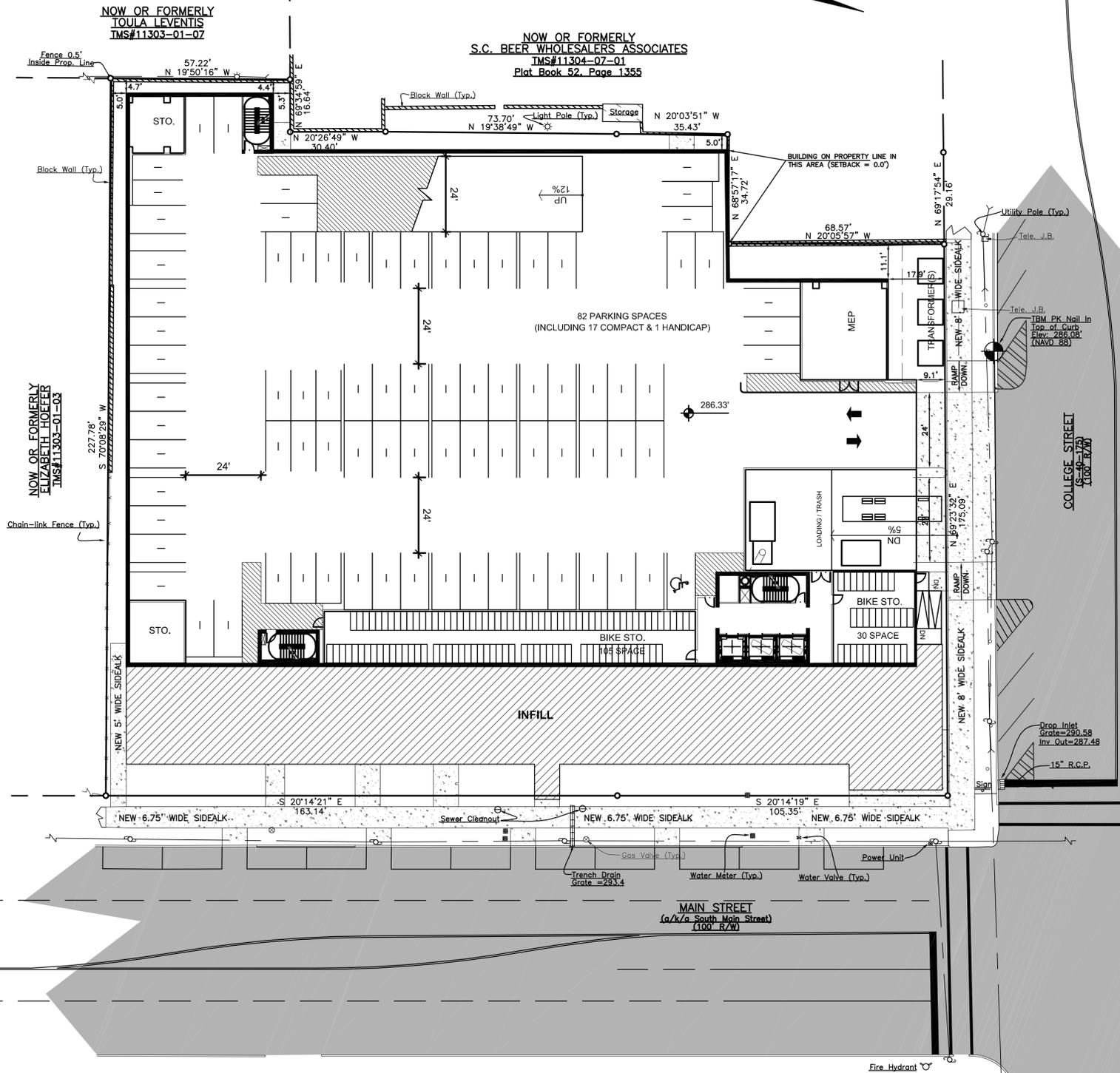
**EXISTING CONDITIONS PLAN**

TMS 11304-07-05 & -06

BOOK 28A-63 SF NO. 289 22

PROJECT NO. 1836 SHEET NO. **EC1**

DATE 4/08/2015



LOCATION MAP  
(1" = 600')

**GENERAL NOTES**

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- 2) THE TOTAL AREA OF THE PROJECT SITE IS APPROXIMATELY 1.26 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.
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**EXISTING PAVEMENT LEGEND**

- [Symbol] EXISTING ASPHALT SURFACE PAVEMENT
- [Symbol] EXISTING CONCRETE HARDCAPE

**BUILDING & PARKING SUMMARY**

BUILDING SUMMARY:		VEHICLE PARKING SUMMARY:		BICYCLE PARKING SUMMARY:	
1ST FLOOR	2 BEDS	LEVEL B1	82 SPACES	LEVEL B1	221 SPACES
2ND - 4TH FLRS	28 BEDS PER FLOOR	LEVEL 1	52 SPACES		
5TH FLOOR	30 BEDS	LEVELS 2 - 4	85 SPACES PER LEVEL		
6TH FLOOR	30 BEDS	LEVEL 5	82 SPACES		
7TH FLOOR	57 BEDS	LEVEL 6	85 SPACES		
8TH FLOOR	57 BEDS	TOTAL	558 SPACES		
9TH - 13TH FLRS	320 BEDS PER FLOOR				
14TH - 15TH FLRS	124 BEDS PER FLOOR				
TOTAL	704 BEDS				

**REQUIRED VEHICLE PARKING:**  
 704 BEDS x 0.75 SPACES PER BED = 528 SPACES  
 1,441 SF RETAIL x 1 SPACE / 300 SF = 5 SPACES  
 \*12,415 SF BCM x 3.3 SPACES / 1,000 SF x 0.5 = 21 SPACES  
 TOTAL PARKING REQUIRED = 554 SPACES

\*REFLECTS 50% REDUCTION DUE TO AVAILABILITY OF ON STREET PARKING

**REQUIRED BICYCLE PARKING:**  
 704 BEDS x 0.25 SPACES PER BED = 176 SPACES  
 MINIMUM OF 135 (176 x 0.75) COVERED & SECURED BICYCLE SPACES PROVIDED IN STRUCTURE

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.

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The Palmetto Utility Protection Service, Inc.  
 811 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.

**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  
 R.T.B. Holts  
 LICENSED PROFESSIONAL ENGINEER  
 No. 12542

SOUTH CAROLINA  
 CERTIFICATE OF AUTHORIZATION  
 COX AND DINKINS, INC.  
 No. C00294

CERTIFICATE OF AUTHORIZATION SEAL

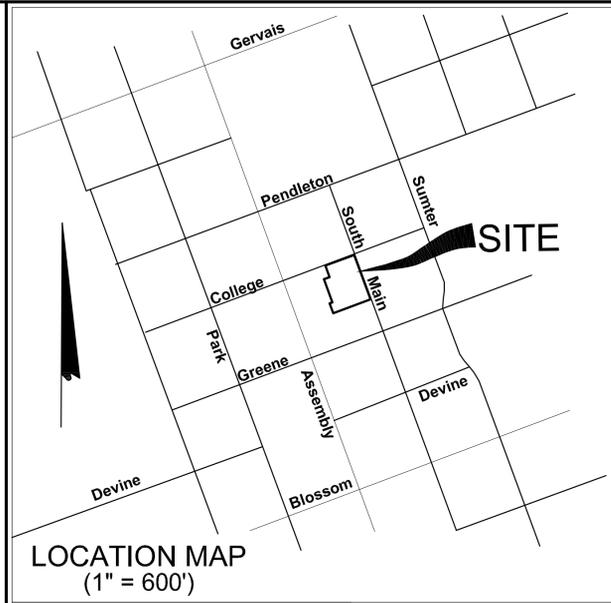
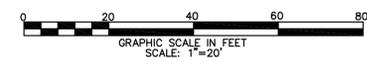
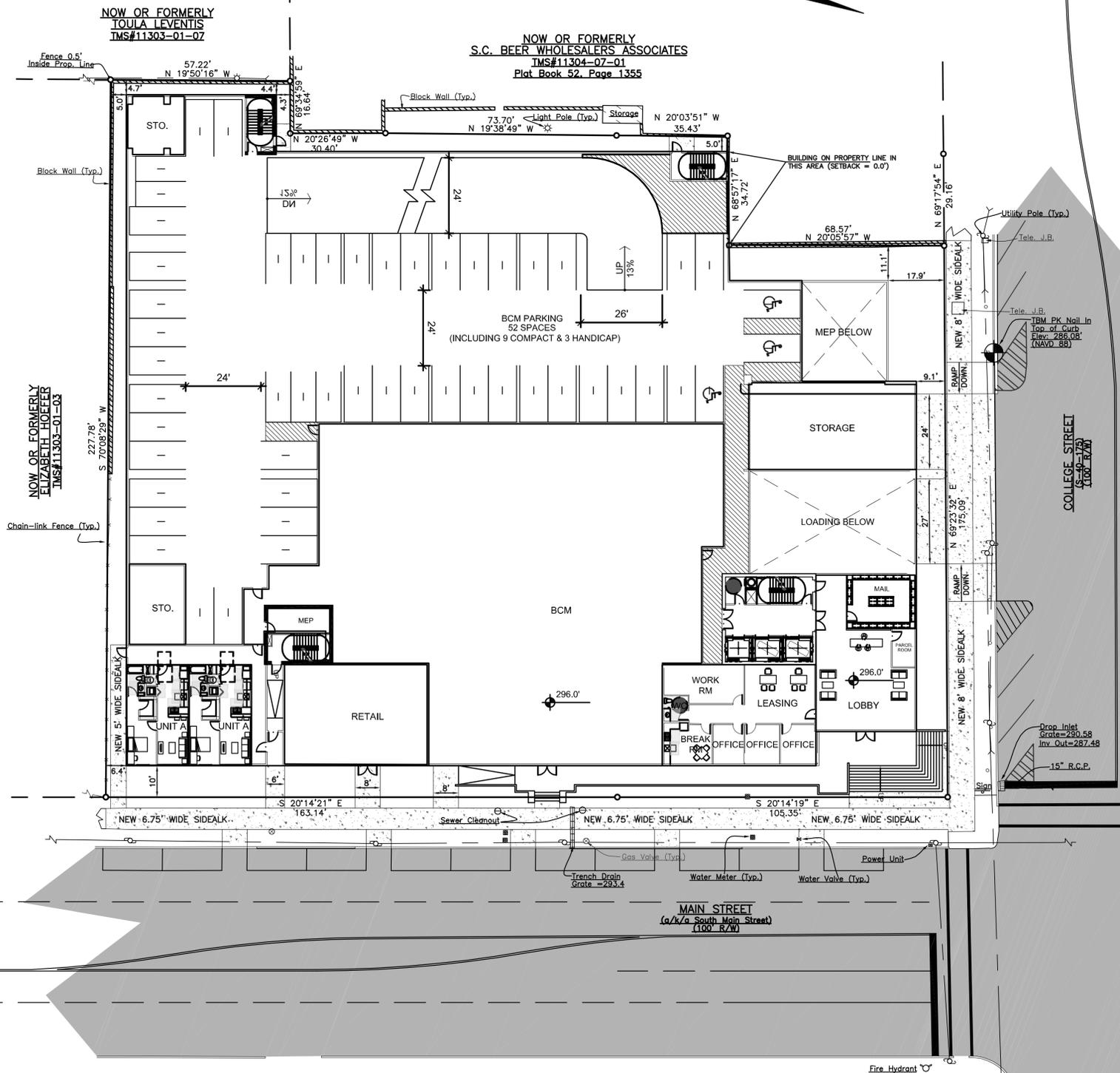
REVISIONS	DESCRIPTION
No.	
DATE	

PREPARED FOR:  
 EdR Collegiate Housing, LLC  
 999 South Shady Grove Road  
 Suite 600  
 Memphis, TN 38120  
 Tel: (901) 260-2720

PROJECT:  
**PRIVATE DORMITORY  
 MAIN @ COLLEGE (SWC)**  
 RICHLAND COUNTY, COLUMBIA, S.C.  
**DDRC SITE PLAN (BASEMENT)**

TMS 11304-07-05 & -06  
 BOOK 28A-63 SF NO. 289 22  
 PROJECT NO. 1836 SHEET NO. C1  
 DATE 4/08/2015

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**GENERAL NOTES**

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**EXISTING PAVEMENT LEGEND**

- EXISTING ASPHALT SURFACE PAVEMENT
- EXISTING CONCRETE HARDSCAPE

**BUILDING & PARKING SUMMARY**

BUILDING SUMMARY:		BICYCLE PARKING SUMMARY:	
1ST FLOOR	2 BEDS	LEVEL B1	221 SPACES
2ND - 4TH FLRS	28 BEDS PER FLOOR		
5TH FLOOR	30 BEDS		
6TH FLOOR	30 BEDS		
7TH FLOOR	57 BEDS		
8TH FLOOR	57 BEDS		
9TH - 13TH FLRS	320 BEDS PER FLOOR		
14TH - 15TH FLRS	124 BEDS PER FLOOR		
TOTAL	704 BEDS		

**REQUIRED VEHICLE PARKING:**  
 704 BEDS x 0.75 SPACES PER BED = 528 SPACES  
 1,441 SF RETAIL x 1 SPACE / 300 SF = 5 SPACES  
 \*12,415 SF BCM x 3.3 SPACES / 1,000 SF x 0.5 = 21 SPACES  
 TOTAL PARKING REQUIRED = 554 SPACES

\*REFLECTS 50% REDUCTION DUE TO AVAILABILITY OF ON STREET PARKING

**REQUIRED BICYCLE PARKING:**  
 704 BEDS x 0.25 SPACES PER BED = 176 SPACES  
 MINIMUM OF 135 (176 x 0.75) COVERED & SECURED BICYCLE SPACES PROVIDED IN STRUCTURE

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.

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 811 Before You Dig  
 3 DAYS BEFORE DIGGING IN SOUTH CAROLINA  
**CALL 811**  
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**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 PROFESSIONAL ENGINEER  
 No. 12542  
 Robert T. Blackwell  
 Robert T. Blackwell  
 LICENSED PROFESSIONAL ENGINEER  
 No. 12542

SOUTH CAROLINA CERTIFICATE OF AUTHORIZATION  
 COX AND DINKINS, INC.  
 No. C00294

CERTIFICATE OF AUTHORIZATION SEAL

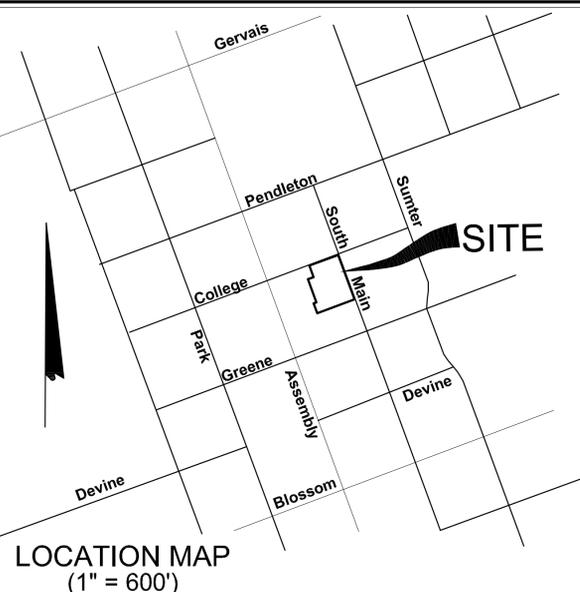
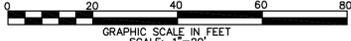
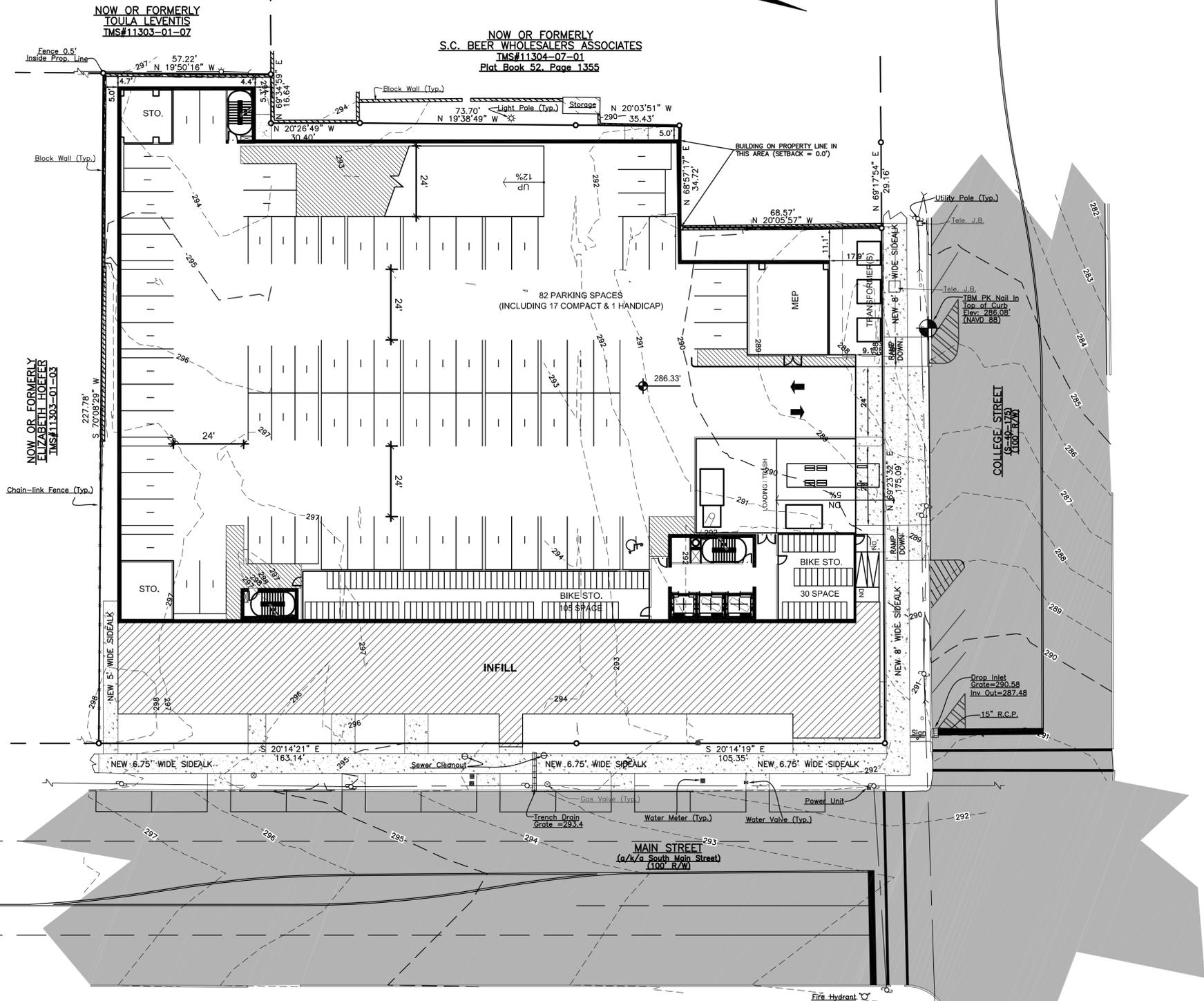
NO.	DATE	DESCRIPTION

PREPARED FOR:  
 EdR Collegiate Housing, LLC  
 999 South Shady Grove Road  
 Suite 600  
 Memphis, TN 38120  
 Tel: (901) 260-2720

PROJECT:  
**PRIVATE DORMITORY  
 MAIN @ COLLEGE (SWC)**  
 RICHLAND COUNTY, COLUMBIA, S.C.  
**DDRC SITE PLAN (GROUND FLOOR)**

TMS 11304-07-05 & -06  
 BOOK 28A-63 SF NO. 289 22  
 PROJECT NO. 1836 SHEET NO. C2  
 DATE 4/08/2015

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- ### GENERAL NOTES
- 1) THE PROJECT SITE CONSISTS OF TAX PARCELS 11304-07-05 & 11304-07-06.
  - 2) THE TOTAL AREA OF THE PROJECT SITE IS APPROXIMATELY 1.26 ACRES SUBJECT TO SURVEY.
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### EXISTING PAVEMENT LEGEND

	EXISTING ASPHALT SURFACE PAVEMENT
	EXISTING CONCRETE HARDSCAPE

### BUILDING & PARKING SUMMARY

BUILDING SUMMARY:		BICYCLE PARKING SUMMARY:	
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TOTAL	704 BEDS		
LEVEL B1	82 SPACES		
LEVEL 1	52 SPACES		
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LEVEL 6	85 SPACES		
TOTAL	558 SPACES		

**REQUIRED VEHICLE PARKING:**  
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 Fax: 803-765-0993  
 Email: cdinc@coxanddinkins.com

LICENSED PROFESSIONAL ENGINEER  
 No. 12542



CERTIFICATE OF AUTHORIZATION SEAL

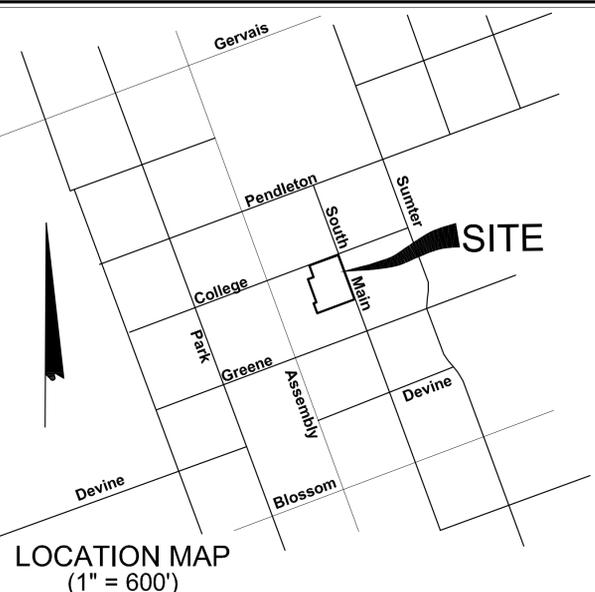
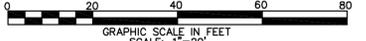
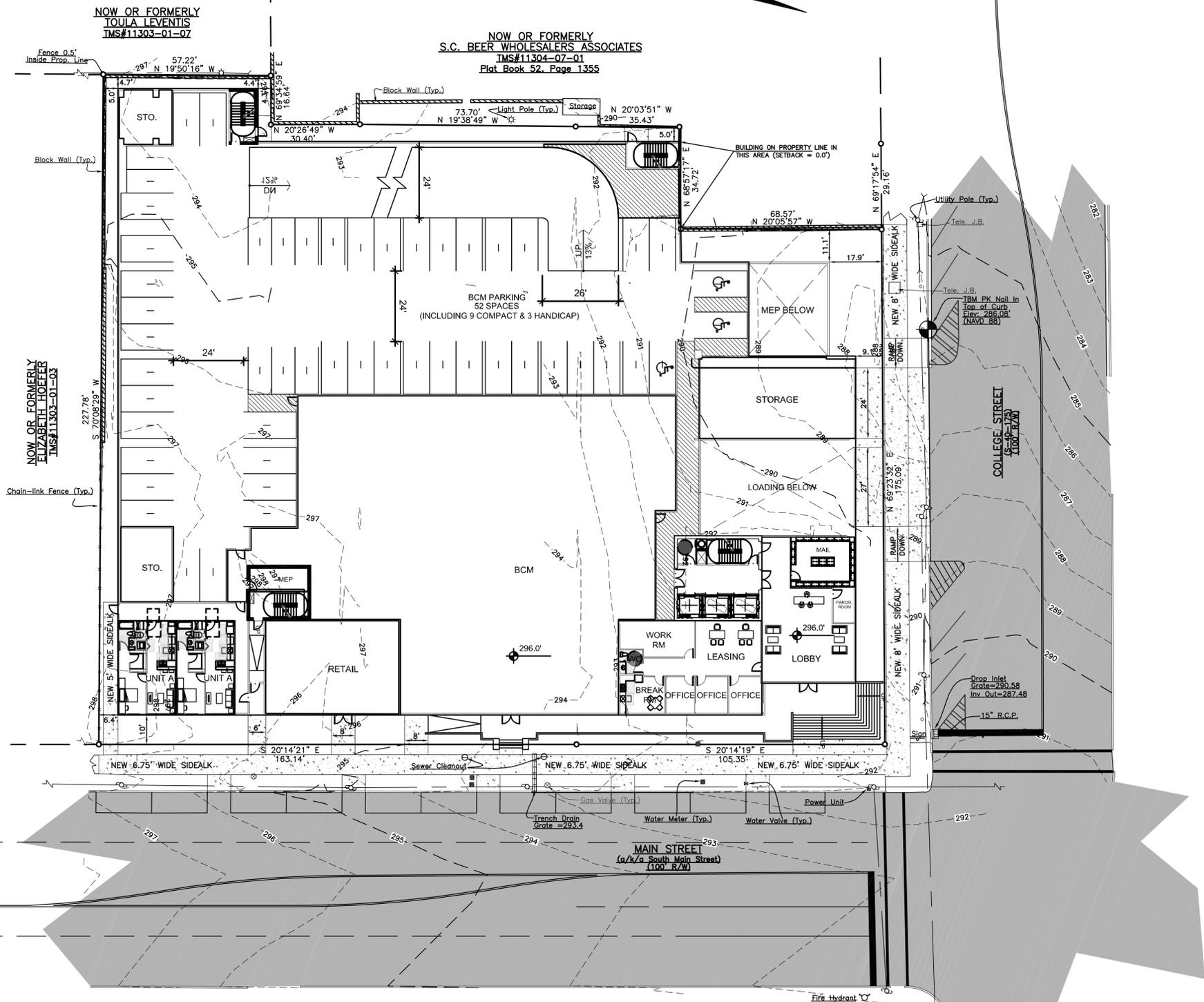
NO.	DATE	DESCRIPTION

PREPARED FOR:  
 EdR Collegiate Housing, LLC  
 999 South Shady Grove Road  
 Suite 600  
 Memphis, TN 38120  
 Tel: (901) 260-2720

PROJECT:  
**PRIVATE DORMITORY  
 MAIN @ COLLEGE (SWC)**  
 RICHLAND COUNTY, COLUMBIA, S.C.  
**DDRC SITE PLAN (BASEMENT)**

TMS 11304-07-05 & -06  
 BOOK 28A-63 SF NO. 289 22  
 PROJECT NO. 1836 SHEET NO. C3  
 DATE 4/08/2015

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LOCATION MAP  
(1" = 600')

**GENERAL NOTES**

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**EXISTING PAVEMENT LEGEND**

- [Symbol] EXISTING ASPHALT SURFACE PAVEMENT
- [Symbol] EXISTING CONCRETE HARDSCAPE

**BUILDING & PARKING SUMMARY**

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<b>VEHICLE PARKING SUMMARY:</b>		<b>REQUIRED VEHICLE PARKING:</b>	
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<b>REQUIRED BICYCLE PARKING:</b>		<b>*REFLECTS 50% REDUCTION DUE TO AVAILABILITY OF ON STREET PARKING</b>	
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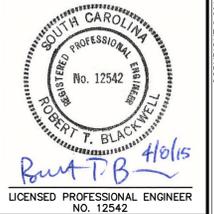
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**CALL 811**  
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COX AND DINKINS, INC.  
 724 BELTLINE BLVD.  
 COLUMBIA, SC 29205  
 803-254-0518  
 Fax: 803-765-0993  
 Email: cdinc@coxanddinkins.com



CERTIFICATE OF AUTHORIZATION SEAL

NO.	DATE	DESCRIPTION

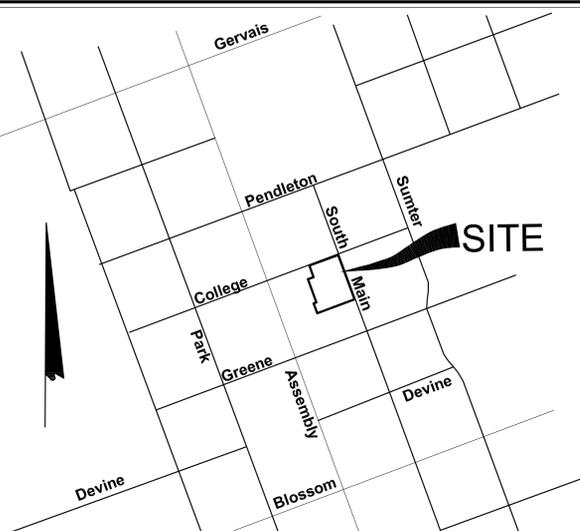
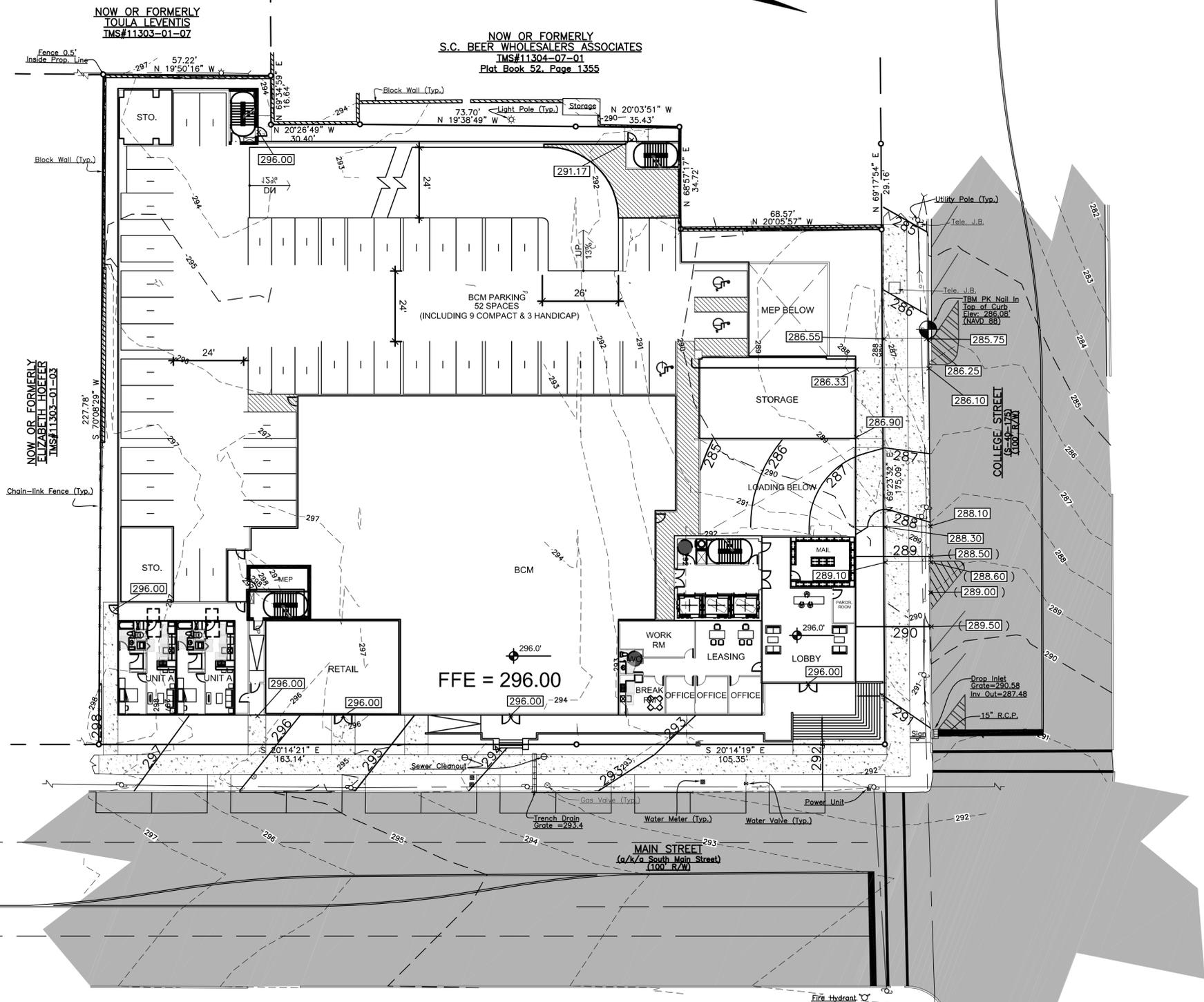
PREPARED FOR:  
 EdR Collegiate Housing, LLC  
 999 South Shady Grove Road  
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 Memphis, TN 38120  
 Tel: (901) 260-2720

PROJECT:  
**PRIVATE DORMITORY  
 MAIN @ COLLEGE (SWC)**  
 RICHLAND COUNTY, COLUMBIA, S.C.  
**DDRC SITE PLAN (GROUND FLOOR)**

TMS 11304-07-05 & -06  
 BOOK 28A-63 SF NO. 289 22  
 PROJECT NO. 1836 SHEET NO. **C4**  
 DATE 4/08/2015

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LOCATION MAP  
(1" = 600')

**GENERAL NOTES**

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**TOPOGRAPHIC LEGEND**

---	286	---	EXISTING CONTOURS
---	285	---	EXISTING CONTOURS
(	288.60	)	EXISTING SPOT ELEVATION
---	296	---	PROPOSED CONTOURS
---	295	---	PROPOSED CONTOURS
(	286.90	)	PROPOSED SPOT ELEVATION

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**NOT FOR CONSTRUCTION**

LICENSED PROFESSIONAL ENGINEER  
 No. 12542



CERTIFICATE OF AUTHORIZATION SEAL

NO.	DATE	DESCRIPTION

PREPARED FOR:  
 EdR Collegiate Housing, LLC  
 999 South Shady Grove Road  
 Suite 600  
 Memphis, TN 38120  
 Tel: (901) 260-2720

**PRIVATE DORMITORY  
 MAIN @ COLLEGE (SWC)**  
 DDRC GRADING PLAN (GROUND)  
 RICHLAND COUNTY, COLUMBIA, S.C.

TMS 11304-07-05 & -06  
 BOOK 28A-63 SF NO. 289 22  
 PROJECT NO. 1836 SHEET NO. **C6**  
 DATE 4/08/2015

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