DESIGN / DEVELOPMENT REVIEW COMMISSION
SITE / SUBDIVISION PLAN
CASE SUMMARY

500 AND 600 BLOCKS OF CANALSIDE STREET
CANALSIDE PHASE III
THE BEACH COMPANY
MIXED-USE DEVELOPMENT

February 11, 2016 at 4:00pm
City Council Chambers, 3rd Floor, City Hall, 1737 Main Street
Columbia, South Carolina 29201

Subject Property:	500 and 600 Blocks of Canalside Street
TMS#:	09005-03-04, 06, 17
Zoning District:	PUD-C (Commercial Planned Unit Development within the Design Development Overlay District)
Council District:	2
Proposal:	Request for Site Plan Approval for development of six new buildings (multi-family and commercial)
Applicant:	The Beach Company / Beach Canalside, LLC
Proposed Use:	Mixed-Use
Staff Recommendation:	Recommend approval with various conditions.

Detail:	This project entails the construction of a ± 320,000 sq. ft. mixed-use development on ± 5.78 acres within the CanalSide Planned Unit Development. This phase of development will contain 31,028 sq. ft. of commercial space and 338 multi-family residential units. The parking requirements for this project will be met with a combination of structured and off-street parking. Should the Commission be inclined to grant approval of the site plan, staff would request that the Commission grant approval subject staff comments.

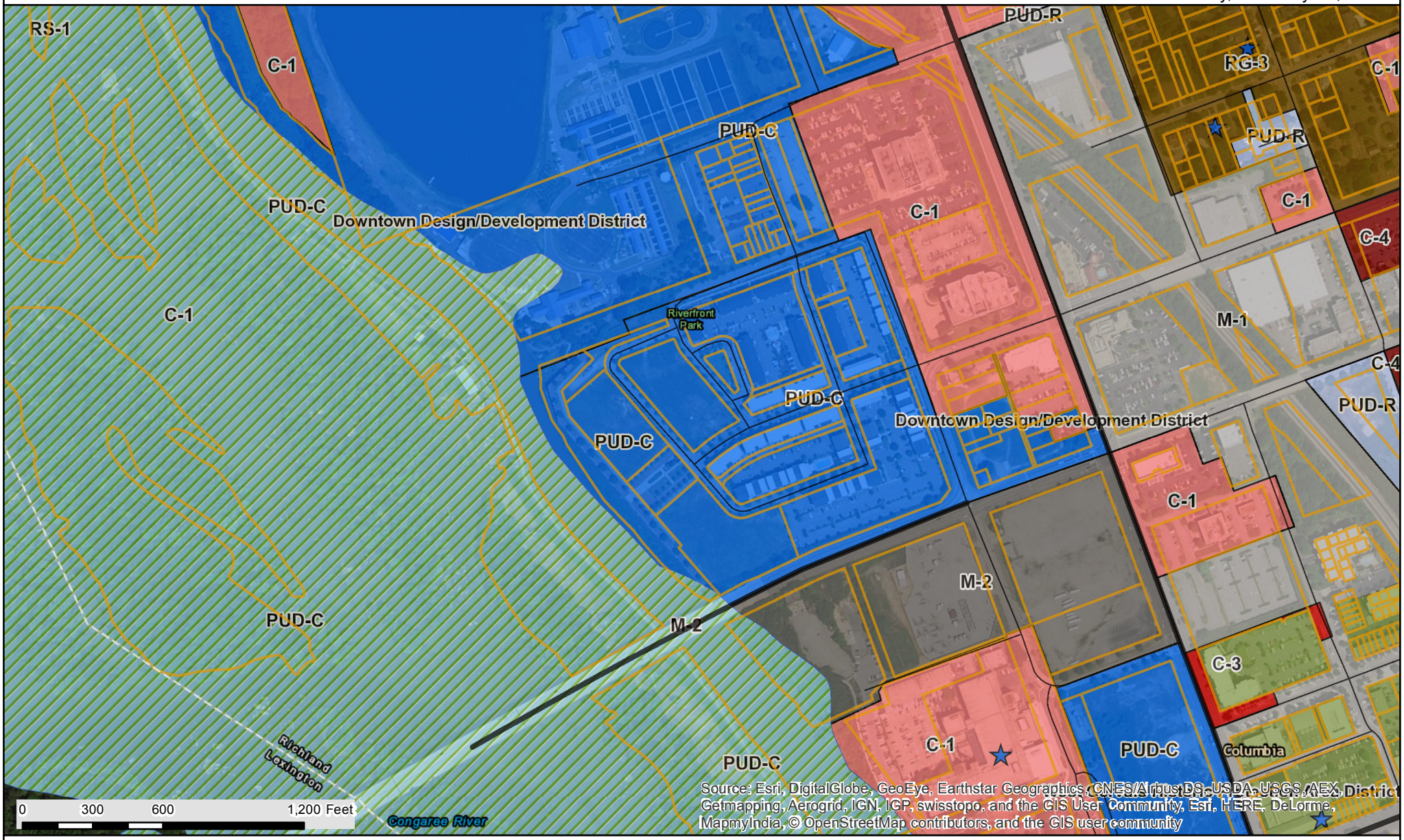
CITY AGENCY COMMENTS FOR SITE / SUBDIVISION PLAN REVIEW	
John Fellows, Planning Administrator and Lucinda Statler, Principal Planner Urban Design	**Recommend approval with a condition:** 1. Connectivity of Esplanade and Tunnel Connection – A connection from the south end of the esplanade to the tunnel access area shall be provided to allow for future connection of the esplanade to the greenway south of Hampton Street. The connection shall be a minimum width of 14 feet complying with the City's Comprehensive Plan/Walk Bike Columbia and guidelines for greenways. Details shall be deferred to staff for approval prior to issuance of permits.
K. Brian Cook, Zoning Administrator	**Recommend approval with condition:** 1. Approval with addition of PH. IV (38 units) to equal 750 total residential units.

Johnathan Chambers, Land Development Administrator	**Recommend approval with a condition:** 1. City and State Encroachment permits will be required for work being conducted within the ROW. 2. Phase IV plan is conceptual and site plan review and approval by the DDRC is required.
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 exclusive 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 with a condition:** 1. Fire department connections shall be within 100 feet of a fire hydrant. The locations of fire department connections and fire hydrants shall be approved by the Fire Code Official.
Scott Holder, Land Development Planner	**Recommend approval.**
Sara Hollar, Forestry	**Recommend approval with conditions:** 1. Maintenance for landscaping within the ROW will be on adjacent property owner. 2. Any landscaping or irrigation installed along SCDOT right of way must be approved by SCDOT.
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 Division	**Recommend approval.**
John Hooks, Solid Waste	**Recommend approval.**
John Spade, Parking Services	**Recommend approval.**

City of Columbia

Canalside Phase 3

Thursday, February 04, 2016



CITY OF COLUMBIA GIS DATA DISCLAIMER

The City of Columbia GIS data represented on this map or plan is the product of compilation, as produced by others. It is provided for informational purposes only and the City of Columbia makes no representation as to its accuracy. Its use without field verification is at the sole risk of the user.

We Are Columbia

City of Columbia

Canalside Phase 3

Thursday, February 04, 2016

We Are Columbia

CITY OF COLUMBIA GIS DATA DISCLAIMER

The City of Columbia GIS data represented on this map or plan is the product of compilation, as produced by others. It is provided for informational purposes only and the City of Columbia makes no representation as to its accuracy. Its use without field verification is at the sole risk of the user.

CITY OF COLUMBIA GIS DIVISION

January 27, 2016

Jonathan E. Chambers
Land Development Administrator
City of Columbia
1136 Washington Street
Columbia, SC 29201

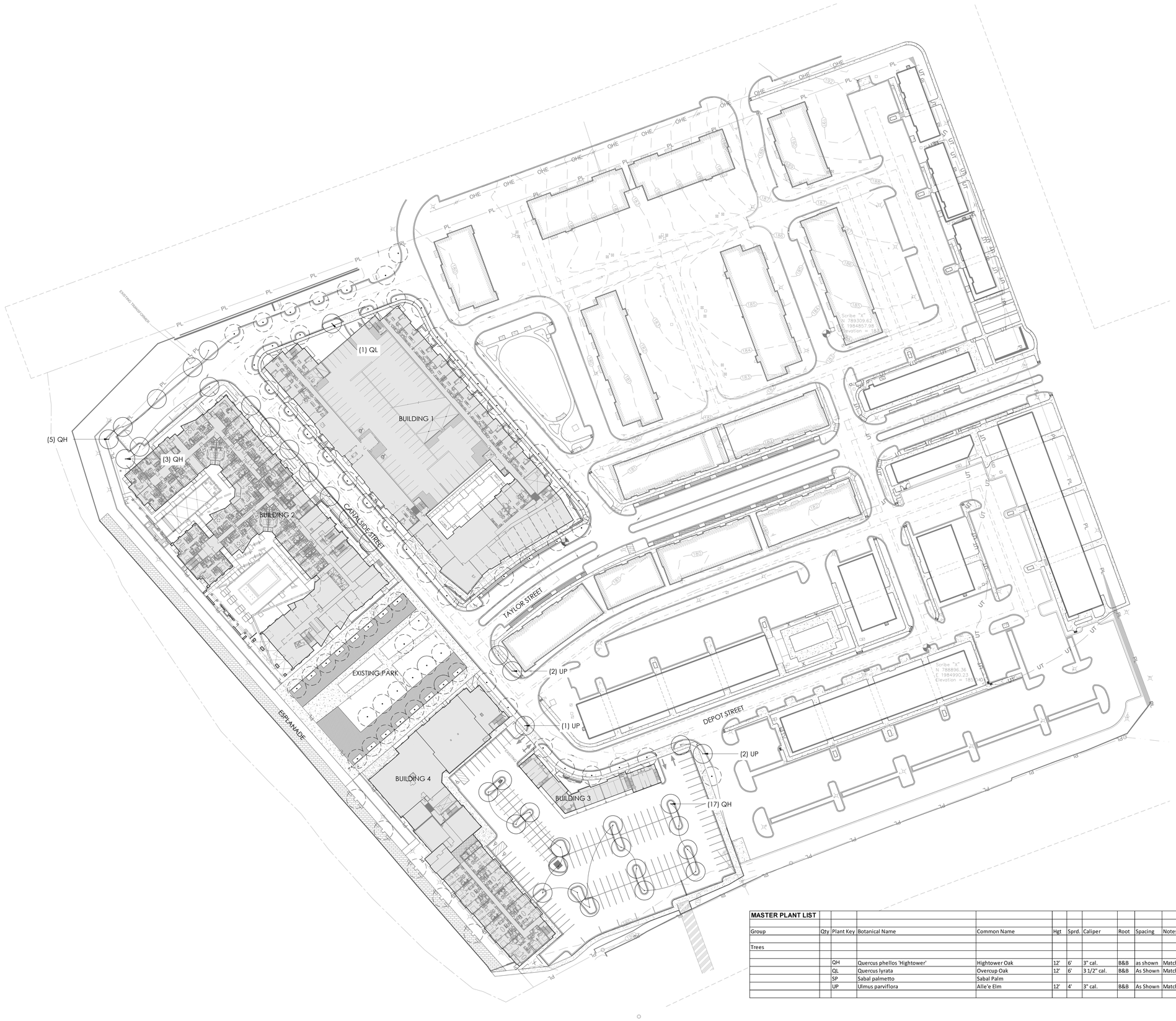
Dear Mr. Chambers:

We respectfully submit the following as part of the Site Plan Review application for the proposed mixed-use development located on the remaining parcels at the Canalside development. As required by the Zoning Ordinance of the City of Columbia, the following information is included as part of this package:

I. Planning Commission Application
II. Existing Conditions Site Plan
III. Proposed Site Plan
IV. Landscape Plan
V. Existing Tree Inventory (Included in above)

Sincerely,

Ned Miller
The Beach Company
Agent for Beach Equity Investments, LLC



MASTER PLANT LIST										
Group	Qty	Plant Key	Botanical Name	Common Name	Hgt	Sprd.	Caliper	Root	Spacing	Notes
Trees										
		QH	Quercus phellos 'Hightower'	Hightower Oak	12'	6'	3" cal.	B&B	as shown	Matched, full head
		QL	Quercus lyrata	Overcup Oak	12'	6'	3 1/2" cal.	B&B	As Shown	Matched, full head
		SP	Sabal palmetto	Sabal Palm						
		UP	Ulmus parviflora	Alle'e Elm	12'	4'	3" cal.	B&B	As Shown	Matched, full crown

1 STREET TREE LANDSCAPE PLAN

1"=50'

0 25 50 100 150

KEY

EXISTING TREE

PROPOSED TREE

HODGSON DOUGLAS
landscape architecture
planning . urban design
120 29th Ave. South, Nashville, Tennessee 37
t. 615.327.4447 f. 615.321.30
www.hodgsondouglas.com

NO.	Date	Issues/Revisions
1	8-21-15	DD

STAMP

NOT FOR CONSTRUCTION

PROJECT NAME

Sola Station

Columbia, South Carolina

Design Development

PROJECT NO.: 151751
DRAWN BY: HRG
CHECKED BY:

DRAWING TITLE

STREET TREE PLANTING PLAN

DATE: JANUARY 25, 2016
SCALE:

DRAWING NUMBER

L5.01

LEGEND

	PROPERTY PINS		EXISTING GRAVEL DRIVE
	EXISTING SIGN		EXISTING CONCRETE
	EXISTING LIGHT POLE		EXISTING BRICK WALKWAY
PL	PROPERTY LINE		PROPOSED ASPHALT PAVEMENT
	EXISTING PAVEMENT		PROPOSED GRAVEL PAVEMENT

PARKING REQUIREMENTS

BLOCK I:	1.5 STALLS PER UNIT = 183 STALLS
	3 STALLS PER 1,000 SF COMMERCIAL = 21 STALLS
BLOCK II:	1.5 STALLS PER UNIT = 187.5 STALLS
	3 STALLS PER 1,000 SF COMMERCIAL = 19 STALLS
BLOCK III:	1.5 STALLS PER UNIT = 136.5 STALLS
	8 STALLS PER 1,000 SF RESTAURANT = 49 STALLS
	3 STALLS PER 1,000 SF COMMERCIAL = 42 STALLS
TOTAL REQUIRED:	638 STALLS (517 STALLS WITH SHARED PARKING ANALYSIS BELOW)
COVERED PARKING:	387 STALLS PROVIDED
SURFACE PARKING:	130 STALLS PROVIDED
TUCK-UNDER:	14 STALLS PROVIDED
STREET PARKING:	20 STALLS PROVIDED
TOTAL PROVIDED:	551 STALLS PROVIDED (10 OF WHICH ARE HANDICAP

REFERENCES:

1. REFERENCE IS MADE TO A BOUNDARY SURVEY COMPLETED BY SURVEY ONE, LLC DATED JANUARY 24, 2011.
2. REFERENCE IS MADE TO A TOPOGRAPHIC SURVEY COMPLETED BY SURVEY ONE, LLC DATED MAY 4, 2015.

ENGINEER INFORMATION
ALLIANCE CONSULTING ENGINEERS, INC.
CONTACT: MR. TRAVIS A. BASNETT, P.E.
POST OFFICE BOX 8147
COLUMBIA, SC 29202-8147
TELEPHONE: (803) 779-2078
FAX: (803) 779-2079
E-MAIL: TBASNETT@ALLIANCECE.COM

DEVELOPER INFORMATION
BEACH CANALSIDE, LLC
CONTACT: MR. NED MILLER, DEVELOPMENT MANAGER
211 KING STREET, SUITE 300
CHARLESTON, SC 29401
TELEPHONE: (843) 277-3052
FAX: (843) 722-6449
E-MAIL: NMILLER@THEBEACHCOMPANY.COM

DENSITY CALCULATIONS
BLOCK 1 = 1.76 ACRE (76,769 SF)
BLOCK 2 = 1.59 ACRE (69,313 SF)
BLOCK 3 = 2.43 ACRE (106,006 SF)
TOTAL AREA = 5.79 ACRE (252,088 SF)
TOTAL NUMBER OF UNITS = 338
SITE DENSITY = 58.4 UNITS PER ACRE

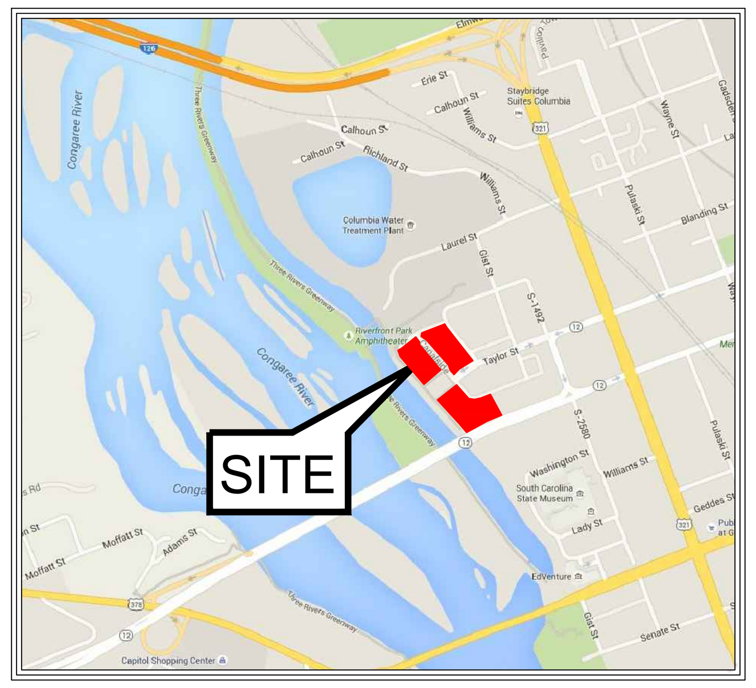
ALLIANCE CONSULTING ENGINEERS
Alliance Consulting Engineers, Inc.
Post Office Box 8147 Columbia, South Carolina 29202-8147
Phone (803) 779-2078 • Fax (803) 779-2079

JHP
JHP Architecture / Urban Design
8340 Meadow Road Suite 150
Dallas, Texas 75231
Telephone: 214-363-5687
Fax: 214-363-9567

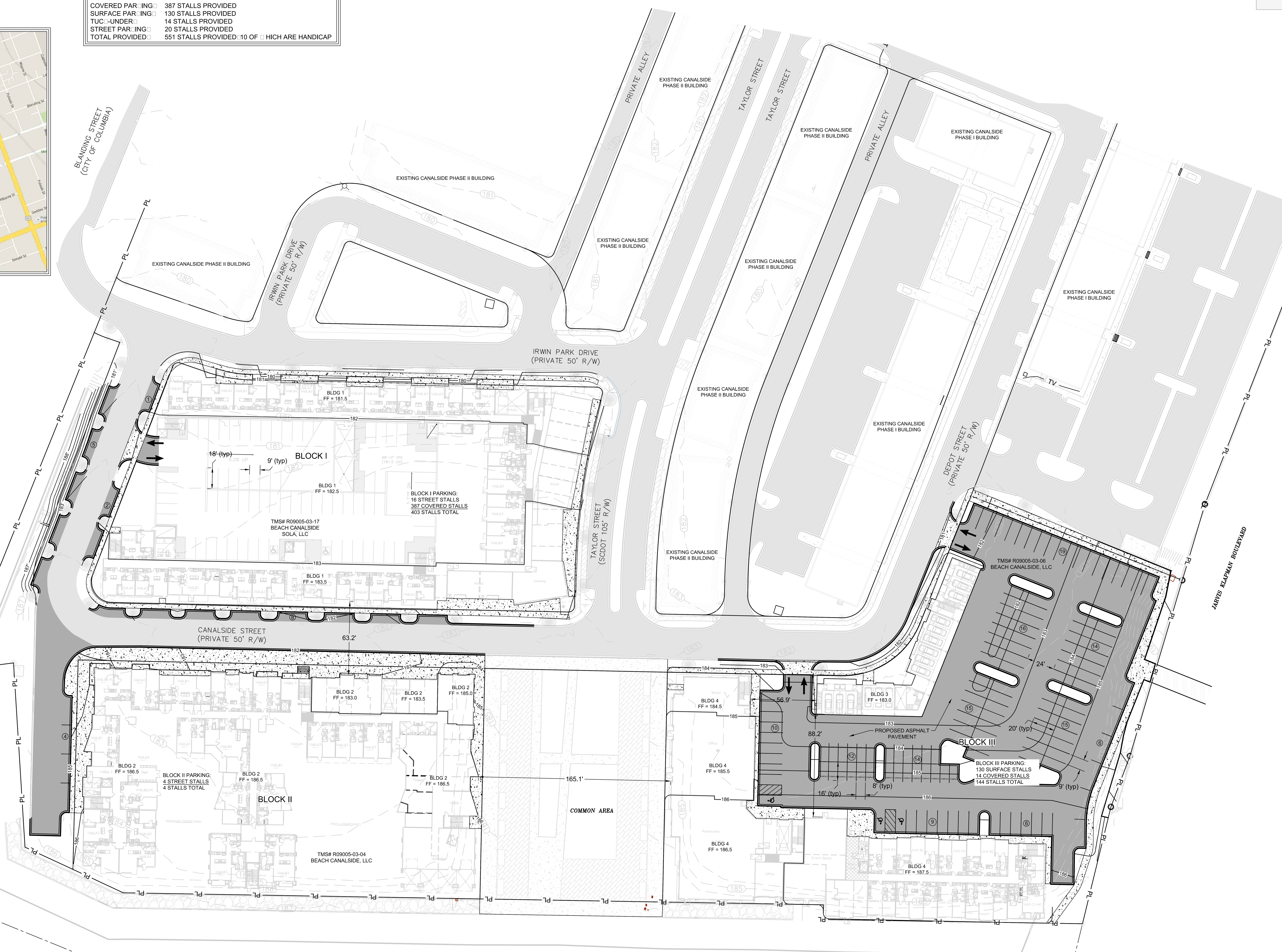
NOT FOR REGULATORY APPROVAL, PERMIT, OR CONSTRUCTION.

SOUTH CAROLINA REGISTERED PROFESSIONAL ENGINEER No. 32125 TRAVIS A. BASNETT

SOUTH CAROLINA Alliance Consulting Engineers, Inc. No. C02854 CERTIFICATE OF AUTHORIZATION



Location Map
Scale 1" = 1000'



Parking Summary	Total Units	Parking Required[1]	Total Provided
Phase I	175	284	350
Phase II	199	299	293
Phase III[2]	338	517	531
Phase IV[3]	38	57	27
Off-Street Parking Totals	750	1157	1201
Current On-Street Parking		-	130
Phase III On-Street Parking		-	20
Totals		**1,157**	**1,351**
		Surplus/(Deficit)	194

Note: 1. Parking requirements of 1.5 off-street spaces per unit based on April 2011 PUD amendment.
2. Parking required is based on a shared parking analysis performed by The Beach Company using ULI Shared Parking Metrics.
3. Phase IV Unit count and parking requirements based on schematic design of future units and takes into account the loss of surface parking, addition of tuck-under parking, and utilization of excess parking provided.

Total Commercial SF	
Phase I	6,588
Phase II	-
Phase III	31,028
Totals	37,616

Total Residential Units	
Phase I	175
Phase II	199
Phase III	338
Phase IV	38
Totals	750

Shared Parking Demand by Land Use and Time of Day

Land Use		Week Day				Weekend				Nighttime	
Parking Req.	Per Use	Day Time Use	Parking Req.	Evening Use	Parking Req.	Day Time Use	Parking Req.	Evening Use	Parking Req.	Evening Use	Parking Req.
Office/Retail	82	100%	82.2	10%	8.2	10%	8.2	5%	4.1	5%	4.1
Residential	507	30%	152.1	90%	456.3	80%	405.6	90%	456.3	100%	507
Restaurant	49	50%	24.5	100%	49	100%	49	100%	49	10%	4.9
Total	638		258.8		513.5		462.8		509.4		516.0

Maximum Parking Required 517
Parking Provided 531
Surplus/(Deficit) 14

THE BEACH COMPANY
Building Traditions Since 1945

C3
SITE PLAN

PERMITS / LICENSES

1. PRIOR TO THE COMMENCEMENT OF ANY WORK WITHIN THE PROJECT SITE, THE GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS SHALL POSSESS ALL APPLICABLE PERMITTING AND THE OWNER AND ENGINEER WILL BE GIVEN AT LEAST TWENTY-FOUR (24) HOURS NOTICE.

PROCEDURES / RESPONSIBILITIES

1. SLOPES WHICH EXCEED EIGHT (8) VERTICAL FEET SHOULD BE STABILIZED WITH SYNTHETIC OR VEGETATIVE MATS, IN ADDITION TO HYDROSEEDING. IT MAY BE NECESSARY TO INSTALL TEMPORARY SLOPE DRAINS DURING CONSTRUCTION. TEMPORARY BERMS MAY BE NEEDED UNTIL THE SLOPE IS BROUGHT TO GRADE.
2. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN FOURTEEN (14) DAYS AFTER WORK HAS CEASED, EXCEPT AS STATED BELOW.
   - WHERE STABILIZATION BY THE 14TH DAY IS PRECLUDED BY SNOW COVER OR FROZEN GROUND CONDITIONS STABILIZATION MEASURES MUST BE INITIATED AS SOON AS PRACTICABLE.
   - WHERE CONSTRUCTION ACTIVITY ON A PORTION OF THE SITE IS TEMPORARILY CEASED, AND EARTH-DISTURBING ACTIVITIES WILL BE RESUMED WITHIN 14 DAYS, TEMPORARY STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THE PORTION OF THE SITE.
3. ALL SEDIMENT AND EROSION CONTROL DEVICES SHALL BE INSPECTED ONCE EVERY CALENDAR WEEK. IF PERIODIC INSPECTION OR OTHER INFORMATION INDICATES THAT A BMP HAS BEEN INAPPROPRIATELY OR INCORRECTLY INSTALLED, THE PERMITEE MUST ADDRESS THE NECESSARY REPLACEMENT OR MODIFICATION REQUIRED TO CORRECT THE BMP WITHIN 48 HOURS OF IDENTIFICATION.
4. PROVIDE SILT FENCE AND/OR OTHER CONTROL DEVICES, AS MAY BE REQUIRED, TO CONTROL SOIL EROSION DURING UTILITY CONSTRUCTION. ALL DISTURBED AREAS SHALL BE CLEANED, GRADED, AND STABILIZED WITH GRASSING IMMEDIATELY AFTER THE UTILITY INSTALLATION. FILL, COVER, AND TEMPORARY SEEDING AT THE END OF EACH DAY ARE RECOMMENDED. IF WATER IS ENCOUNTERED WHILE TRENCHING, THE WATER SHOULD BE FILTERED TO REMOVE SEDIMENT BEFORE BEING PUMPED BACK INTO ANY WATERS OF THE STATE.
5. ALL EROSION CONTROL DEVICES SHALL BE PROPERLY MAINTAINED DURING ALL PHASES OF CONSTRUCTION UNTIL THE COMPLETION OF ALL CONSTRUCTION ACTIVITIES AND ALL DISTURBED AREAS HAVE BEEN STABILIZED. ADDITIONAL CONTROL DEVICES MAY BE REQUIRED DURING CONSTRUCTION IN ORDER TO CONTROL EROSION AND/OR OFFSITE SEDIMENTATION. ALL TEMPORARY CONTROL DEVICES SHALL BE REMOVED ONCE CONSTRUCTION IS COMPLETE AND THE SITE IS STABILIZED.
6. THE CONTRACTOR MUST TAKE NECESSARY ACTION TO MINIMIZE THE TRACKING OF MUD ONTO PAVED ROADWAYS FROM CONSTRUCTION AREAS AND THE GENERATION OF DUST. THE CONTRACTOR SHALL DAILY REMOVE MUD/SOIL FROM PAVEMENT, AS MAY BE REQUIRED.
7. RESIDENTIAL SUBDIVISIONS REQUIRE EROSION CONTROL FEATURES FOR INFRASTRUCTURES AS WELL AS FOR INDIVIDUAL LOT CONSTRUCTION. INDIVIDUAL PROPERTY OWNERS SHALL FOLLOW THESE PLANS DURING CONSTRUCTION OR OBTAIN APPROVAL OF AN INDIVIDUAL PLAN IN ACCORDANCE WITH S.C REG. 72-300 ET SEQ. AND SCR100000.
8. TEMPORARY DIVERSION BERMS AND/OR DITCHES SHALL BE PROVIDED AS NEEDED DURING CONSTRUCTION TO PROTECT WORK AREAS FROM UPSLOPE RUNOFF AND/OR TO DIVERT SEDIMENT-LADEN WATER TO APPROPRIATE TRAPS OR STABLE OUTLETS.
9. ALL WATERS OF THE STATE (WOS), INCLUDING WETLANDS, ARE TO BE FLAGGED OR OTHERWISE CLEARLY MARKED IN THE FIELD. A DOUBLE ROW OF SILT FENCE IS TO BE INSTALLED IN ALL AREAS WHERE A 50-FOOT BUFFER CAN NOT BE MAINTAINED BETWEEN THE DISTURBED AREAS AND ALL WOS. A 10-FOOT BUFFER SHOULD BE MAINTAINED BETWEEN THE LAST ROW OF SILT FENCE AND ALL WOS.
10. LITTER, CONSTRUCTION DEBRIS, OILS, FUELS, AND BUILDING PRODUCTS WITH SIGNIFICANT POTENTIAL FOR IMPACT (SUCH AS STOCKPILES OF FRESHLY TREATED LUMBER) AND CONSTRUCTION CHEMICALS THAT COULD BE EXPOSED TO STORM WATER MUST BE PREVENTED FROM BECOMING A POLLUTANT SOURCE IN STORM WATER DISCHARGES.
11. A COPY OF THE SWPPP, INSPECTION RECORDS, AND RAINFALL DATA MUST BE RETAINED A THE CONSTRUCTION SITE OR A NEARBY LOCATION EASILY ACCESSIBLE DURING NORMAL BUSINESS HOURS, FROM THE DATE OF COMMENCEMENT OF CONSTRUCTION ACTIVITIES TO THE DATE THE FINAL STABILIZATION IS REACHED.
12. INITIATE STABILIZATION MEASURES ON ANY EXPOSED STEEP SLOPE (3H:1V OR GREATER) WHERE LAND-DISTURBING ACTIVITIES HAVE BEEN PERMANENTLY OR TEMPORARILY CEASED, AND WILL NOT RESUME FOR A PERIOD OF 7 CALENDAR DAYS.
13. MINIMIZE SOIL COMPACTION AND, UNLESS INFEASIBLE, PRESERVE TOPSOIL AND REPLACE WITHIN ALL GRASSED AND LANDSCAPED AREAS TO A MINIMUM DEPTH OF 6". IF ADDITIONAL TOPSOIL IS REQUIRED TO MEET THE SPECIFICATIONS, THE CONTRACTOR MUST PROVIDE FROM AN OFF-SITE SOURCE.
14. MINIMIZE THE DISCHARGE OF POLLUTANTS FROM EQUIPMENT AND VEHICLE WASHING, WHEEL WASH WATER, AND OTHER WASH WATERS. WASH WATERS MUST BE TREATED IN A SEDIMENT BASIN OR ALTERNATIVE CONTROL THE PROVIDES EQUIVALENT OR BETTER TREATMENT PRIOR TO DISCHARGE.
15. MINIMIZE THE DISCHARGE OF POLLUTANTS FROM DEWATERING OF TRENCHES AND EXCAVATED AREAS. THESE DISCHARGES ARE TO BE ROUTED THROUGH APPROPRIATE BMPS (SEDIMENT BASIN, FILTER BAG, ECT.).
16. THE FOLLOWING DISCHARGES FROM SITES ARE PROHIBITED:
   - WASTEWATER FROM WASHOUT OF CONCRETE, UNLESS MANAGED BY AN APPROPRIATE CONTROL;
   - WASTEWATER FROM WASHOUT AND CLEANOUT OF STUCCO, PAINT, FORM RELEASE OILS, CURING COMPOUNDS AND OTHER CONSTRUCTION MATERIALS
   - FUELS, OILS, OR OTHER POLLUTANTS USED IN VEHICLE AND EQUIPMENT OPERATION AND MAINTENANCE; AND
   - SOAPS OR SOLVENTS USED IN VEHICLE AND EQUIPMENT WASHING.
17. AFTER CONSTRUCTION ACTIVITIES BEGIN, INSPECTIONS MUST BE CONDUCTED AT A MINIMUM OF AT LEAST ONCE EVERY CALENDAR WEEK AND MUST BE CONDUCTED UNTIL FINAL STABILIZATION IS REACHED ON ALL AREAS OF THE THE CONSTRUCTION SITE.
18. IF EXISTING BMPS NEED TO BE MODIFIED OR IF ADDITIONAL BMPS ARE NECESSARY TO COMPLY WITH THE REQUIREMENTS OF THIS PERMIT AND/OR SC'S WATER QUALITY STANDARDS, IMPLEMENTATION MUST BE COMPLETED BEFORE THE NEXT STORM EVENT WHENEVER PRACTICABLE. IF IMPLEMENTATION BEFORE THE NEXT STORM EVENT IS IMPRACTICABLE, THE SITUATION MUST BE DOCUMENTED IN THE SWPPP AND ALTERNATIVE BMPS MUST BE IMPLEMENTED AS SOON AD REASONABLY POSSIBLE.
19. A PRE-CONSTRUCTION CONFERENCE MUST BE HELD FOR EACH CONSTRUCTION SITE WITH AN APPROVED ON-SITE SWPPP PRIOR TO THE IMPLEMENTATION OF CONSTRUCTION ACTIVITIES. FOR NON-LINEAR PROJECTS THAT DISTURB 10 ACRES OR MORE THIS CONFERENCE MUST BE HELD ON-SITE UNLESS THE DEPARTMENT HAS APPROVED OTHERWISE.

REFERENCES:

1. REFERENCE IS MADE TO A BOUNDARY SURVEY COMPLETED BY SURVEY ONE, LLC DATED JANUARY 24, 2011.
2. REFERENCE IS MADE TO A TOPOGRAPHIC SURVEY COMPLETED BY SURVEY ONE, LLC DATED MAY 4, 2015.

ENGINEER INFORMATION

ALLIANCE CONSULTING ENGINEERS, INC.
CONTACT: MR. TRAVIS A. BASNETT, P.E.
POST OFFICE BOX 8147
COLUMBIA, SC 29202-8147
TELEPHONE: (803) 779-2078
FAX: (803) 779-2079
E-MAIL: TBASNETT@ALLIANCECE.COM

DEVELOPER INFORMATION

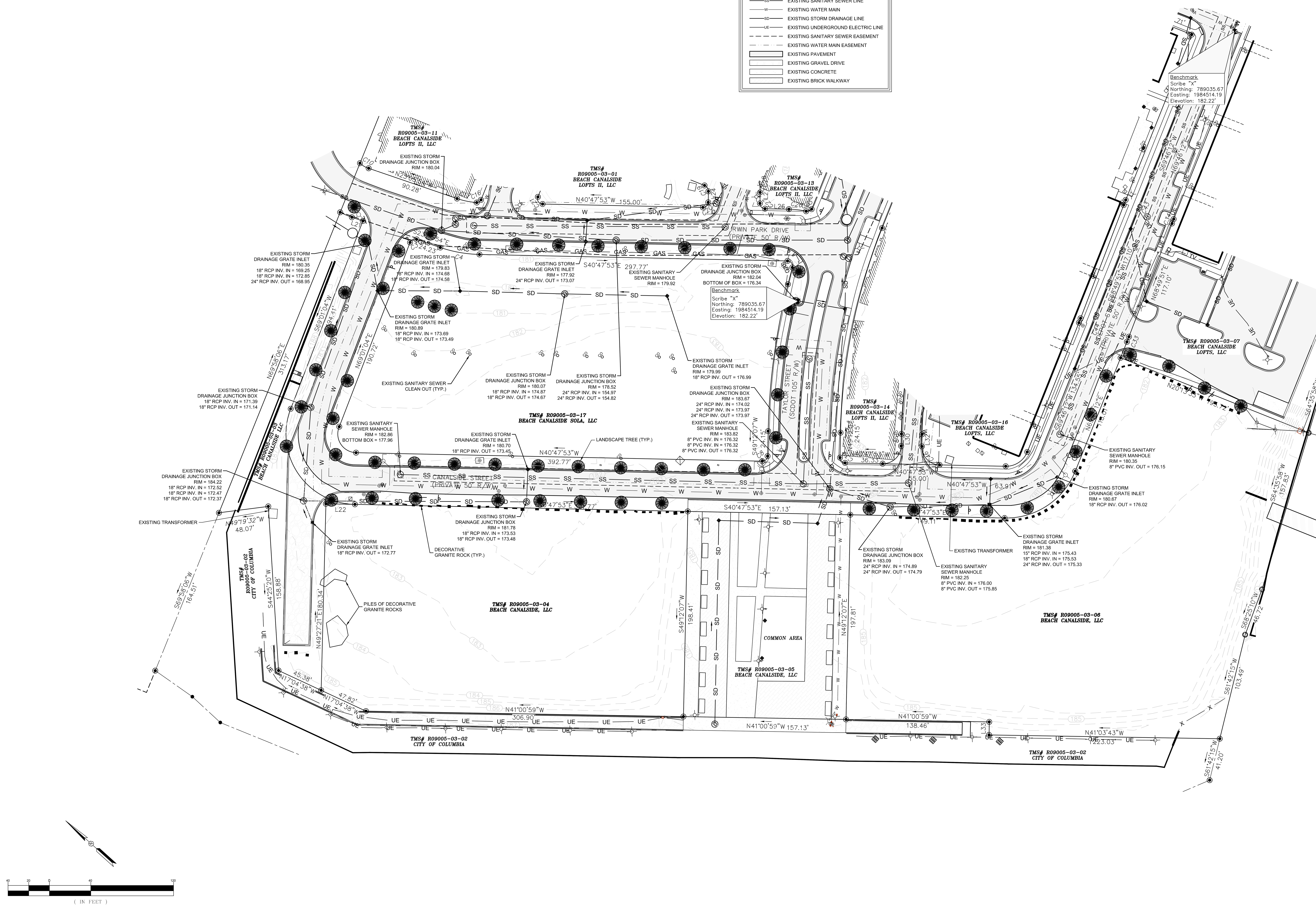
BEACH CANALSIDE, LLC
CONTACT: MR. NED MILLER, DEVELOPMENT MANAGER
211 KING STREET, SUITE 300
CHARLESTON, SC 29401
TELEPHONE: (843) 277-3052
FAX: (843) 722-6449
E-MAIL: NMILLER@THEBEACHCOMPANY.COM

NOTE: CADD FILES WILL BE PROVIDED TO CONTRACTOR FOR USE WITH SITE STAKING

ALLIANCE CONSULTING ENGINEERS
Alliance Consulting Engineers, Inc.
Post Office Box 8147 Columbia, South Carolina 29202-8147
Phone (803) 779-2078 • Fax (803) 779-2079

LEGEND

◉	PROPERTY PINS
Ⓓ	STORM DRAIN JUNCTION BOX
■	STORM DRAIN INLET
Ⓢ	SANITARY SEWER MANHOLE
	BENCHMARK
	EXISTING SIGN
	EXISTING LIGHT POLE
CO	EXISTING CLEAN OUT
	EXISTING FIRE HYDRANT
—PL—	PROPERTY LINE
(183)	EXISTING CONTOUR MINOR
(185)	EXISTING CONTOUR MAJOR
—SS—	EXISTING SANITARY SEWER LINE
—W—	EXISTING WATER MAIN
—SD—	EXISTING STORM DRAINAGE LINE
—UE—	EXISTING UNDERGROUND ELECTRIC LINE
— — —	EXISTING SANITARY SEWER EASEMENT
— · · —	EXISTING WATER MAIN EASEMENT
	EXISTING PAVEMENT
	EXISTING GRAVEL DRIVE
	EXISTING CONCRETE
	EXISTING BRICK WALKWAY



JHP

JHP Architecture / Urban Design
8340 Meadow Road Suite 150
Dallas, Texas 75231
Telephone: 214-363-5687
Fax: 214-363-9563

NOT FOR REGULATORY APPROVAL, PERMIT, OR CONSTRUCTION.

SOUTH CAROLINA REGISTERED PROFESSIONAL ENGINEER No. 32125 TRAVIS A. BASNETT

SOUTH CAROLINA CERTIFICATE OF AUTHORIZATION Alliance Consulting Engineers, Inc. No. C02854

THE BEACH COMPANY
Building Traditions Since 1945

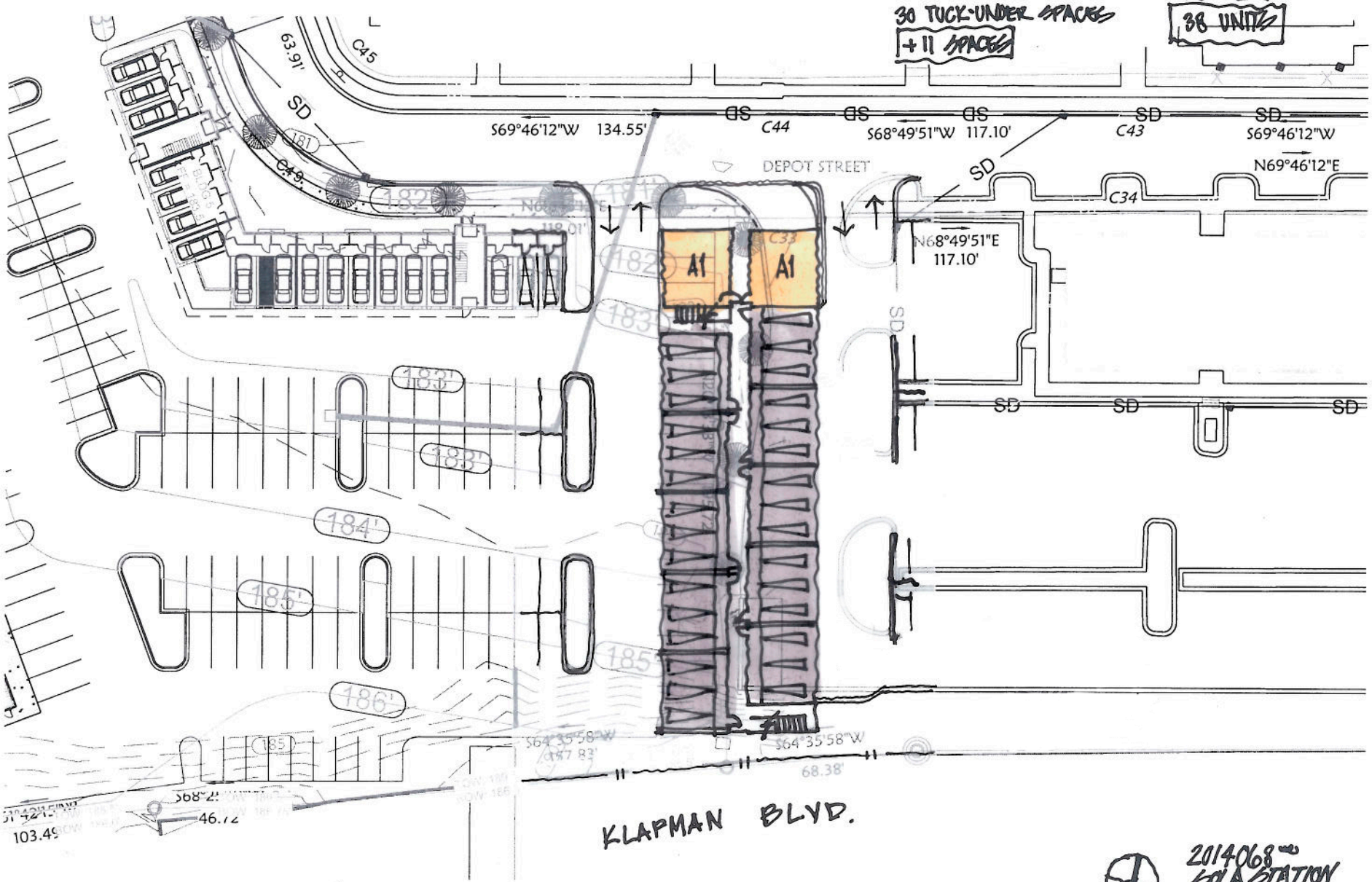
C1
EXISTING CONDITIONS PLAN

PARKING:

PREVIOUS:
19 HEAD-IN @ PHASE 3
0 @ PHASE 1 (NONE LIST)

THIS SCHEME:
30 TUCK-UNDER SPACES
+11 SPACES

3-STORIES OVER TUCK-UNDER
12 A1/A2 PER FLR
x 3 FLOORS
36 + 2 @ GROUND =
38 UNITS



NORTH.

2014068
SOLA STATION
NEW BLDG STUDY

28 JAN 2016
1"=50'-0"
JHP ARCHITECTURE

3) DETAILED PROJECT DESCRIPTION:

New construction of multifamily dwellings and commercial space consisting of 3 and 4 story construction. Includes 341 units and approximately 31,000 square feet of ground level commercial space with a combination of surface, street, tuck-under and structured parking.

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:	Edward (Ned) Miller	**Company:**	Beach CanalSide, LLC
Tel. #:	843.277.3052	**Fax#:**	
Mobile #:	415.517.7131	**E-mail:**	nmiller@thebeachcompany.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:	No final address assignment - CanalSide Street & Taylor Street		
TMS#:	R09005-03-17; R09005-03-04; R09005-03-06	**Total Acreage:**	5.78
Current Use:	Vacant land	**Proposed Use:**	multifamily/commercial
Current Zoning:	PUD-R - DD - FP		
Number of Lots and/or Units:	Approximately 338	**Total Sq. Ft.**	320,000 SF

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

See attached.

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:	Ned Miller
Print Name:	Ned Miller
Date:	1.27.18

PC Date: _____ Action: _____