



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

**7901 FARROW ROAD
SOUTH CAROLINA DEPARTMENT OF METNAL HEALTH
ADMINISTRATION, ADMISSIONS AND HOUSEKEEPING BUILDINGS**

April 7, 2014 at 5:15pm
City Council Chambers, 3rd Floor, City Hall, 1737 Main Street
Columbia, South Carolina 29201

Subject Property:	7901 Farrow Road, TMS#14400-01-01A
Council District:	1
Proposal:	Request site plan approval to construct 3 buildings (administration, admissions and housekeeping) that total 25,500 sq. ft.
Applicant:	William Fleming
Proposed Use:	Office
Staff Recommendation:	Approve with various conditions.

Detail:	<p>This project entails the construction of +/- 25,500 sq. ft. contained within 3 buildings (administration, admissions and housekeeping) at the Department of Mental Health on Farrow Road. The off-street parking area will be reconfigured to accommodate a total of 285 parking spaces. The applicant has worked with staff regarding the landscaping and tree protection plans.</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	
John Fellows, Planning	Recommend approval.
Andrew Livengood, Deputy Zoning Administrator	Recommend approval.
Johnathan Chambers, Land Development Administrator	Recommend approval with conditions: City and SCDOT encroachment permits will be required for work being conducted within the ROW.
Robert Harkins, Plans Examiner	Recommend approval.
Scott Rogers, Utilities	Recommend approval with conditions: <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.

	<p>3. 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> <p>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	Recommend approval.
David Koon, Fire Department	Recommend approval with condition: 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: Final landscaping and tree protection plans to reviewed and approved prior to the issuance of any permit.
Sara Hollar, Forestry	Recommend approval.
Tracy Mitchell - Stormwater	Recommend approval with conditions: Needs to provide pre- and post-development hydrology calculations demonstrating that water quantity and quality are being addressed according to City and State regulations.
Robert Sweatt, Street	Recommend approval.
John Hooks, Solid Waste	Recommend approval.
John Spade, Parking	Recommend approval.

Zoning Map

7901 Farrow Road
TMS# 14400-01-01A Zoned C-1

Department of Planning & Development Services

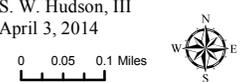
Legend

—+— RAILROADS [---] CITY LIMITS
- - - - - STREETS

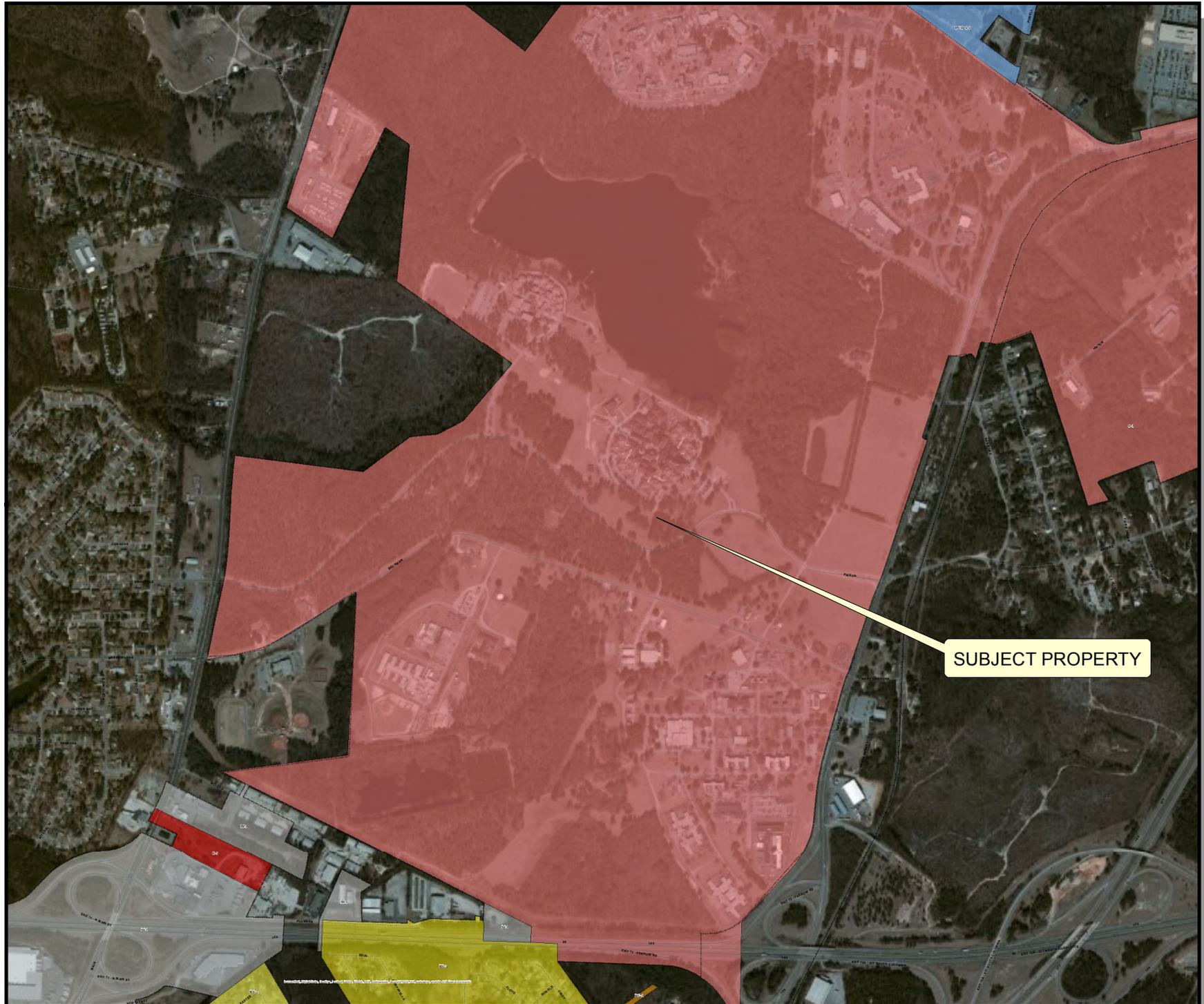
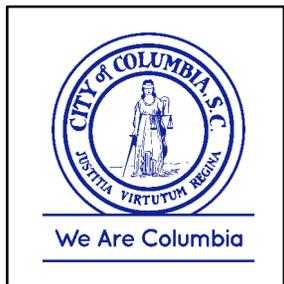
[Green] D-1	[Purple] MX-2
[Light Yellow] RS-1	[Pink] C-1
[Yellow] RS-1A	[Red] C-2
[Light Yellow] RS-1B	[Red] C-3
[Yellow] RS-2	[Red] C-3A
[Yellow] RS-3	[Red] C-4
[Orange] RD	[Red] C-5
[Orange] RD-2	[Grey] M-1
[Orange] RG-1	[Grey] M-2
[Orange] RG-1A	[Blue] PUD-C
[Orange] RG-2	[Blue] PUD-LS
[Orange] RG-3	[Blue] PUD-LS-E
[Pink] UTD	[Blue] PUD-LS-R
[Purple] MX-1	[Blue] PUD-R

[Red] PROPOSED REZONING [Red] DP Overlay
[Blue] DD Overlay [Red] Arch Conserv District
[Green] City Landmarks [Blue] Historic District
[Green] Protection Area

ORIGINAL PREPARATION/DATE:
This map was prepared by:
S. W. Hudson, III
April 3, 2014



DISCLAIMER:
The City of Columbia Department of Planning and Development Services 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 APPLICATION for SITE PLAN/SUBDIVISION PLAT REVIEW



FORM REVISED 02/10

OFFICE USE ONLY: Date Received _____ By _____

1) APPLICANT (Please Print)

Name:	JAMES R. BERRY, PE	Company:	SC DEPT. OF MENTAL HEALTH
Tel. #:	803-935-5655	Fax#:	803-935-5653
Mobile #:		E-mail:	jrb63@SCDMH.org

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:	220 FAISON DRIVE COLUMBIA, SC 29203		
TMS#:	14400-01-01A	Total Acreage:	8.75, AREA OF CONSTRUCTION
Current Use:	HEALTH CARE FACILITY	Proposed Use:	HEALTH CARE FACILITY
Current Zoning:	C-1		
Number of Lots and/or Units:	3 BUILDINGS	Total Sq. Ft.	25,500 SQ.FT.

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

THREE NEW BUILDING TO BE CONSTRUCTED ON THE EXISTING CAMPUS. IN ADDITION TO THE THREE BUILDINGS (ADMINISTRATION, ADMISSIONS and HOUSE KEEPING) THERE WILL BE ASSOCIATED PARKING LOTS, ROADWAY, SIDEWALKS, ENTRY DRIVE, UTILITIES AND LANDSCAPING w/ IRRIGATION.

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:	JAMES R. BERRY
Date:	3 Mar 2014

PC Date: _____ Action: _____



LETTER OF AGENCY

DATE: _____
 TO: ZONING ADMINISTRATOR, CITY OF COLUMBIA

I, the undersigned PROPERTY OWNER below, do hereby attest that I am the person that holds, or I am authorized to act on behalf of the party that holds, fee simple interest in the following property:

COMMON STREET ADDRESS(ES): 220 FAISON DRIVE,

also known by TAX MAP NUMBER(S): 14400-01-01A.

Further, I hereby authorize the person listed as AUTHORIZED AGENT below to act on my behalf for the purpose of submitting documents, amending documents, meeting with staff, attending public meetings and hearings, and as otherwise may be necessary and proper to fulfill the required steps to request (CHECK ALL THAT APPLY):

- a **variance** from the Board of Zoning Appeals;
- a **special exception** from the Board of Zoning Appeals;
- an **appeal of the decision of the Zoning Administrator** from the Board of Zoning Appeals;
- a change to the Zoning Maps of the City of Columbia from City Council, **rezoning** the property listed above from _____ to _____;
- site plan review** by the Planning Commission; and/or
- a **minor subdivision**.

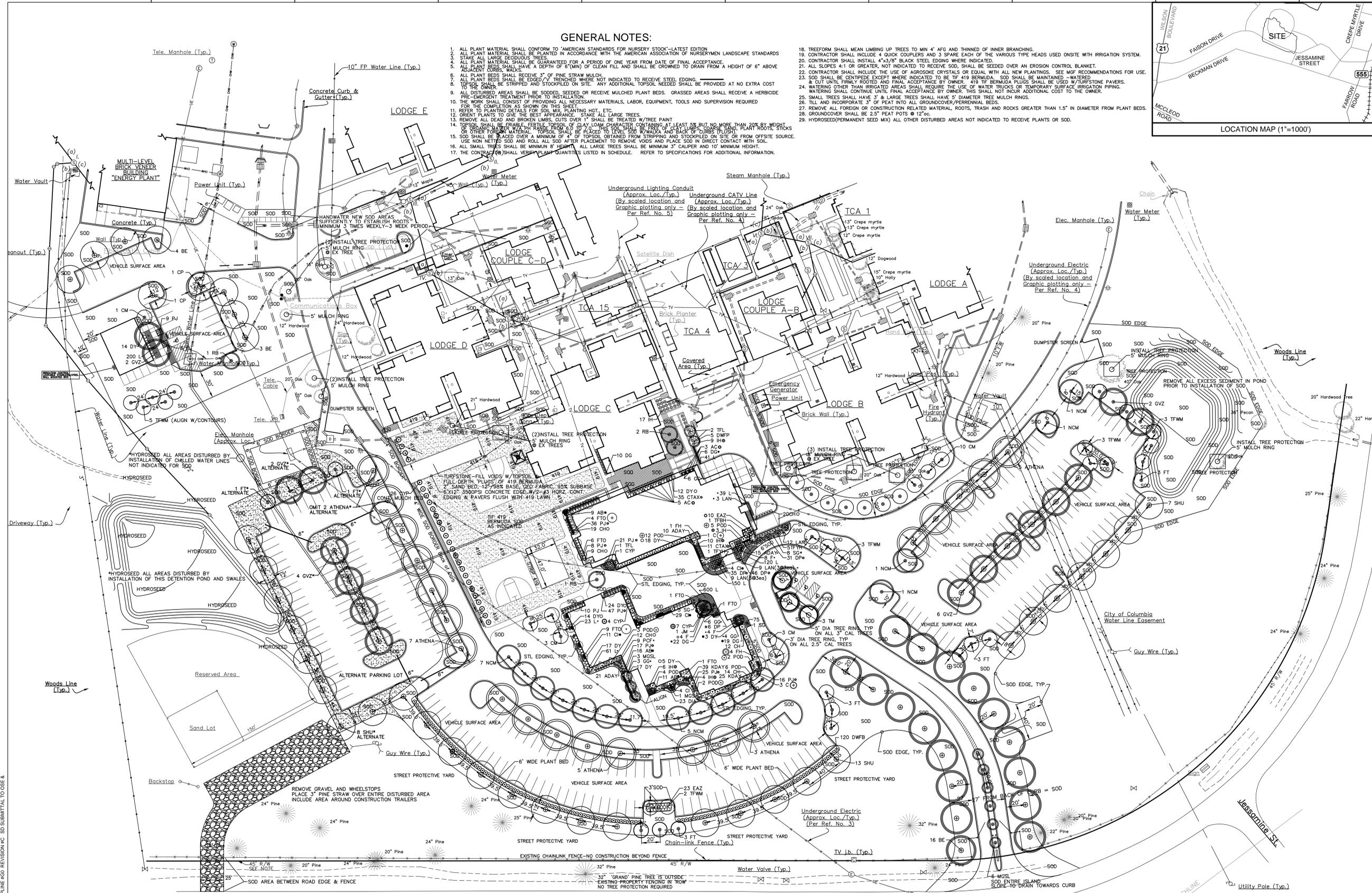
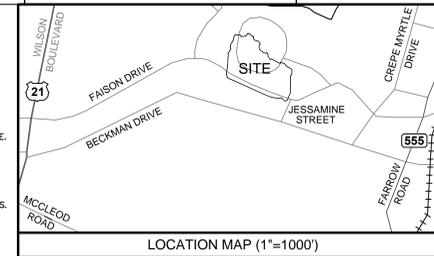
• SIGNATURE OF PROPERTY OWNER: *James R Berry* DATE: 3/3/14
 PRINT Name of Property Owner: JAMES R BERRY
 Street Address of Property Owner: 7901 FARROW RD, BLDG 4
 City, State, ZIP of Property Owner: COLUMBIA SC 29203
 Telephone Number of Property Owner: (803) 935-5655

• SIGNATURE OF WITNESS: *Jeff White* DATE: 3/3/14
 PRINT Name of Witness to Signature of Property Owner: JEFF WHITE

SIGNATURE OF AUTHORIZED AGENT: *William J. Fleming* DATE: 3/3/14
 Name of Authorized Agent: WILLIAM J. FLEMING
 Company/Firm of Authorized Agent: STEVENS & WILKINSON
 Street Address of Authorized Agent: 1501 MAIN ST.
 City, State, ZIP of Authorized Agent: COLUMBIA, SC 29201
 Telephone Number of Authorized Agent: 803-705-0320

GENERAL NOTES:

1. ALL PLANT MATERIAL SHALL CONFORM TO "AMERICAN STANDARDS FOR NURSERY STOCK"-LATEST EDITION.
2. ALL PLANT MATERIAL SHALL BE PLANTED IN ACCORDANCE WITH THE AMERICAN ASSOCIATION OF NURSERYMEN LANDSCAPE STANDARDS.
3. STAKE ALL LARGE DECIDUOUS TREES.
4. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM DATE OF FINAL ACCEPTANCE.
5. ALL PLANT BEDS SHALL HAVE A DEPTH OF 6" (MIN) OF CLEAN FILL AND SHALL BE CROWNED TO DRAIN FROM A HEIGHT OF 6" ABOVE ADJACENT CURBS, WALKS.
6. ALL PLANT BEDS SHALL RECEIVE 3" OF PINE STRAW MULCH.
7. ALL PLANT BEDS SHALL BE EDGED (V) TRENDING WHERE NOT INDICATED TO RECEIVE STEEL EDGING.
8. ALL PLANT BEDS SHALL BE STRIPPED AND STOCKPILED ON SITE. ANY ADDITIONAL TOPSOIL NEEDED SHALL BE PROVIDED AT NO EXTRA COST TO THE OWNER.
9. ALL DISTURBED AREAS SHALL BE SOODED, SEEDED OR RECEIVE MULCHED PLANT BEDS. GRASSED AREAS SHALL RECEIVE A HERBICIDE PRE-EMERGENT TREATMENT PRIOR TO INSTALLATION.
10. THE WORK SHALL CONSIST OF PROVIDING ALL NECESSARY MATERIALS, LABOR, EQUIPMENT, TOOLS AND SUPERVISION REQUIRED FOR THE COMPLETION AS SHOWN ON THIS SHEET.
11. REFER TO PLANTING DETAILS FOR SOIL MIX, PLANTING HOT, ETC.
12. ORIENT PLANTS TO GIVE THE BEST APPEARANCE. TAKE ALL LARGE TREES.
13. REMOVE ALL DEAD AND BROKEN LIMBS. CUTS OVER 1" SHALL BE TREATED W/TREE PAINT.
14. TOPSOIL SHALL BE FERTILE, FINE, TOPSOIL OF CLAY LOAM CHARACTER CONTAINING AT LEAST 5% BUT NO MORE THAN 20% BY WEIGHT OF ORGANIC MATERIAL. TOPSOIL SHALL BE PLACED TO LEVEL SOIL W/WALKS AND BACKING CURBS (FLUSH), PLANT ROOTS, STICKS OR OTHER FOREIGN MATERIAL. TOPSOIL SHALL BE PLACED TO LEVEL SOIL W/WALKS AND BACKING CURBS (FLUSH), PLANT ROOTS, STICKS OR OTHER FOREIGN MATERIAL.
15. SOD SHALL BE PLACED OVER A MINIMUM OF 4" OF TOPSOIL OBTAINED FROM STRIPPING AND STOCKPILED ON SITE OR FROM OFFSITE SOURCE. USE NON NITRO SOD AND ROLL ALL SOD AFTER PLACEMENT TO REMOVE VOIDS AND PLACE SOD IN DIRECT CONTACT WITH SOIL.
16. ALL SMALL TREES SHALL BE MINIMUM 8' HEIGHT. ALL LARGE TREES SHALL BE MINIMUM 3" CALIPER AND 10' MINIMUM HEIGHT.
17. THE CONTRACTOR SHALL VERIFY PLANT QUANTITIES LISTED IN SCHEDULE. REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION.
18. TREEFORM SHALL MEAN LIMBING UP TREES TO MIN 4" AFG AND THINNED OF INNER BRANCHING.
19. CONTRACTOR SHALL INCLUDE 4 QUICK COUPLERS AND 3 SPARE EACH OF THE VARIOUS TYPE HEADS USED ON SITE WITH IRRIGATION SYSTEM.
20. CONTRACTOR SHALL INSTALL 4"x3/8" BLACK STEEL EDGING WHERE INDICATED.
21. ALL SLOPES 4:1 OR GREATER, NOT INDICATED TO RECEIVE SOD, SHALL BE SEEDED OVER AN EROSION CONTROL BLANKET.
22. CONTRACTOR SHALL INCLUDE THE USE OF AGROSOKE CRYSTALS OR EQUAL WITH ALL NEW PLANTINGS. SEE MGF RECOMMENDATIONS FOR USE.
23. SOD SHALL BE CERTIFIED EXCEPT WHERE INDICATED TO BE TYP 419 BERMUJIA. SOD SHALL BE MAINTAINED - WATERED & CUT UNTIL FULLY ROOTED AND FINAL ACCEPTANCE BY OWNER. 419 IF BERMUJIA PLUGS SHALL BE USED W/TURFSTONE PAVERS.
24. WATERING OTHER THAN IRRIGATED AREAS SHALL REQUIRE THE USE OF WATER TRUCKS OR TEMPORARY SURFACE IRRIGATION PIPING. WATERING SHALL CONTINUE UNTIL FINAL ACCEPTANCE BY OWNER. THIS SHALL NOT INCUR ADDITIONAL COST TO THE OWNER.
25. SMALL TREES SHALL HAVE 3" & LARGE TREES SHALL HAVE 5" DIAMETER TREE MULCH RINGS.
26. TILL AND INCORPORATE 3" OF PEAT INTO ALL GROUNDCOVER/PERENNIAL BEDS.
27. REMOVE ALL FOREIGN OR CONSTRUCTION RELATED MATERIAL, ROOTS, TRASH AND ROCKS GREATER THAN 1.5" IN DIAMETER FROM PLANT BEDS.
28. GROUND COVER SHALL BE 2.5" PEAT POTS @ 12" OC.
29. HYDROSEED/PERMANENT SEED MIX ALL OTHER DISTURBED AREAS NOT INDICATED TO RECEIVE PLANTS OR SOD.



STEVENS WILKINSON
ARCHITECTS ENGINEERS CONTRACTORS
1501 MAIN STREET, SUITE 601
COLUMBIA, SC 29201
P 803.765.0320
F 803.765.0320
WWW.STEWENS-WILKINSON.COM

architecture+
BEHAVIORAL HEALTH CARE
CONSULTANT
LOMONACO & PITTS, ARCHITECTS PC
297 RIVER STREET
TROY, NEW YORK 12180
P 518.272.4481
F 518.272.1605
WWW.APLUSUSA.COM

REVISIONS

NO.	DATE	DESCRIPTION
01	05.10.13	SD SUBMITTAL TO OSE & DHEC
02	10.21.13	DD SUBMITTAL TO ESTIMATOR
03	11.28.13	DD SUBMITTAL TO DHEC
04	02.07.14	CD SUBMITTAL TO OSE

APPROVED FOR CONSTRUCTION
NOT APPROVED FOR CONSTRUCTION

S&W PROJECT NUMBER: 12012.00
STATE PROJECT NUMBER: J12-9703-SG
DATE: 02.07.14

PROJECT STATUS:

SC DEPARTMENT OF MENTAL HEALTH

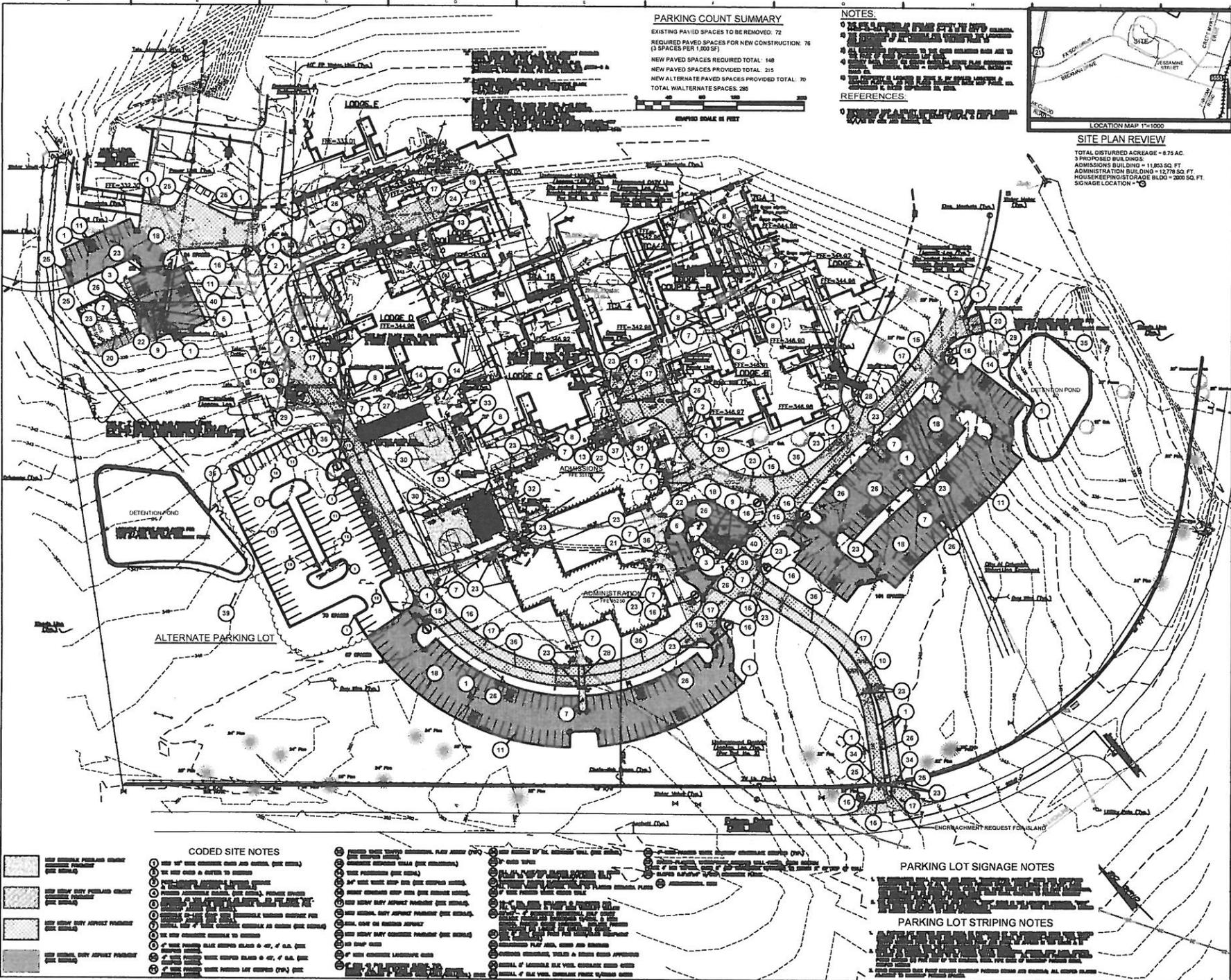
HALL INSTITUTE CHILD AND ADOLESCENT HOSPITAL
COLUMBIA, SC

LANDSCAPE PLAN

C9.00

REFER TO SHEET C9.10 FOR PLANT SCHEDULE AND NOTES.

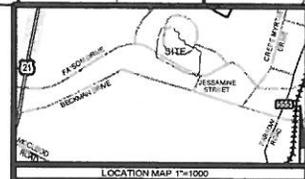
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VOLUME 1 SHEET DISCIPLINE 600 REVISION C 30 SUBMITTAL TO OSE & DHEC



PARKING COUNT SUMMARY

EXISTING PAVED SPACES TO BE REMOVED: 72
 (3 SPACES PER 1,000 SF)
 REQUIRED PAVED SPACES FOR NEW CONSTRUCTION: 76
 (3 SPACES PER 1,000 SF)
 NEW PAVED SPACES REQUIRED TOTAL: 148
 NEW PAVED SPACES PROVIDED TOTAL: 215
 NEW ALTERNATE PAVED SPACES PROVIDED TOTAL: 70
 TOTAL ALTERNATE SPACES: 285

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1. ALL PAVED SPACES SHALL BE CONCRETE WITH 2" CURBS.
 2. ALL PAVED SPACES SHALL BE 12' X 24'.
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NEVENS WALKERSON
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 803.762.6600
 WWW.S&WARCHITECTURE.COM

architecture
 BEHAVIORAL HEALTH CARE
 CONSULTANT
 LONGWALK & PYLE ARCHITECTS PC
 225 FIFTH STREET
 FAYETTEVILLE, NC 28404
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 WWW.APLUSTDA.COM

REVISIONS

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 NOT APPLICABLE FOR
 CONSTRUCTION

SC DEPARTMENT OF MENTAL
 HEALTH

HALL INSTITUTE CHILD
 AND ADOLESCENT
 HOSPITAL
 COLUMBIA, SC

SITE
 PLAN
C3.00

- ### CODED SITE NOTES
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PARKING LOT SIGNAGE NOTES

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PARKING LOT STRIPING NOTES

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