



**PLANNING COMMISSION  
SITE PLAN REVIEW  
CASE SUMMARY**

**BLOCK BOUNDED BY HARDEN, GERVAIS, LAURENS AND LADY STREETS  
PEAK CAMPUS DEVELOPMENT, LLC  
PRIVATE DORMITORY**

**December 1, 2014 at 5:15pm**

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

<b>Subject Property:</b>	<b>1225 and 1239 Harden Street, 2000 Lady Street, 2015 Gervais Street</b>
<b>TMS#:</b>	TMS#11406-13-01, 11406-13-02, 11406-13-03, 11406-13-04
<b>Zoning District:</b>	C-3 (General Commercial)
<b>Council District:</b>	2
<b>Proposal:</b>	Request site plan approval to construct a 218-Unit, 660-Bed, Private Dormitory with a +/- 212,000 sq. ft. parking deck
<b>Applicant:</b>	Jeff Githens, Peak Campus Development, LLC
<b>Proposed Use:</b>	Private Dormitory
<b>Staff Recommendation:</b>	Approval with staff comments.

<b>Detail:</b>	<p>This project entails the construction of a +/- 367,000 sq. ft. private dormitory and +/- 212,000 sq. ft. parking garage on 4.13 acres. The proposed private dormitory consists of 218-units, 660 bedrooms (112-four, 28-three, 50-two, and 28-one). The required number of parking spaces for this development is 495 (.75 per bedroom) whereas the applicant proposes to provide 557 within the parking garage. The required number of bicycle parking spaces is 165 (.25 per bed) whereas 165 will be provided within the parking garage.</p> <p>Though there are many staff comments within this case summary, the proposed site plan largely meets requirements. 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**

<b>John Fellows, Planning</b>	<p><b>Recommend approval with conditions:</b></p> <ol style="list-style-type: none"><li>1. Current plans show a suburban style landscaping design between the sidewalk and the building, consisting of curvilinear beds, ornamental trees etc. Staff and the applicant's landscape architect shall meet to discuss and to develop a landscaping plan that is urban in context that relates to the adjacent to five points. Details to be differed to staff.</li><li>2. The applicant shall work with staff to assure plenty of exterior bike parking is provided for the private property and right of way to assure that bikes do not become locked and attached to public and private lighting and other amenities. Details to be deferred to staff.</li><li>3. All bike parking shall comply with APBP Bike Parking Standards. All details to be deferred to staff.</li><li>4. The current plaza is rather larger and does not have design and details represented at this time. The applicant shall work with staff to assure that the plaza is developed in keeping with its urban context. All details</li></ol>
-------------------------------	--

	<p>to be deferred to staff.</p> <ol style="list-style-type: none"> <li>Sidewalks shall be provided on all four streets. Width of sidewalks shall be determined based upon traffic study. All details to be deferred to staff. All improvements within the public right of way shall require an encroachment permit. Such improvements shall be urban to relate to the urban context. Details of improvements shall be deferred to staff.</li> <li>Stormwater drains shall be moved to be located within the curb. All details to be deferred to staff.</li> <li>Street lighting shall be provided with all sidewalks. All details to be deferred to staff.</li> </ol>
<b>K. Brian Cook, Zoning Administrator</b>	<p><b>Recommend approval with conditions:</b></p> <ol style="list-style-type: none"> <li>Pending approval of text amendment to allow use in C-3, with 300 ft. residential separation. Special Exception needed from BOZA for 660 bedrooms. Seventy-five percent of required bicycle parking shall be located in an enclosed and secured area. Recommend secure parking area for mopeds. On-site manager 24/7.</li> </ol>
<b>Johnathan Chambers, Land Development Administrator</b>	<p><b>Recommend approval with conditions:</b></p> <ol style="list-style-type: none"> <li>City and State Encroachment permits will be required for work being conducted within the ROW.</li> <li>TMS#11406-13-01, 11406-13-02, 11406-13-03, 11406-13-04 must be consolidated into one lot prior to the issuance of any permits.</li> </ol>
<b>Robert Harkins, Plans Examiner</b>	<b>Recommend approval.</b>
<b>Scott Rogers, Utilities</b>	<p><b>Recommend approval with conditions:</b></p> <ol style="list-style-type: none"> <li>Any needed upgrade, extension or relocation of City utilities must be provided by the developer.</li> <li>Any privately owned/maintained utilities or permanent structures cannot be located inside exclusive City of Columbia utility easements.</li> <li>Water mains, sewer mains and water meters that are 4" or larger 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 water/sewer utilities on the developed property is strongly encouraged.</li> </ol>
<b>David Brewer, Traffic Engineering</b>	<p><b>Recommend approval with condition:</b></p> <ol style="list-style-type: none"> <li>Implementation of the recommendations of the traffic study.</li> </ol>
<b>David Koon, Fire Department</b>	<p><b>Recommend approval with condition:</b></p> <ol style="list-style-type: none"> <li>The fire department connections shall be within 100 feet of a fire hydrant.</li> </ol>
<b>Sara Hollar, Forestry</b>	<p><b>Recommend approval with conditions:</b></p> <ol style="list-style-type: none"> <li>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 and vehicular traffic.</li> <li>SCDOT must also approve any encroachments on SCDOT maintained roadways.</li> </ol>
<b>Tracy Mitchell, Stormwater</b>	<p><b>Recommend approval with condition:</b></p> <ol style="list-style-type: none"> <li>Will need to submit pre- vs. post-development hydrology calculations demonstrating that the proposed activity will not provide an increase in overall runoff from that area. How is water quality on-site currently being addressed? Any flooding concerns for the area at present? These comments will need to be addressed in the submittal as well. All other State and local applicable regulations as it pertains to stormwater will apply.</li> </ol>
<b>John Spade, Parking</b>	<b>Recommend approval.</b>
<b>Robert Sweatt, Street Division</b>	<p><b>Recommend approval with conditions:</b></p> <ol style="list-style-type: none"> <li>Need additional information regarding Storm Drainage.</li> <li>May want to consider installing backflow preventers for heavy rain</li> </ol>

	events due to current storm drainage system becoming overwhelmed.
<b>John Hooks, Solid Waste</b>	<b>Recommend approval.</b>
<b>Scott Holder, Landscaping</b>	<b>Recommend approval with conditions:</b> <ol style="list-style-type: none"> <li>1. Final landscape plan to be reviewed &amp; approved prior to issuance of any permits. Quotes to pay into Tree Fund should be updated to within 90 days of submittal.</li> <li>2. Grand trees need further evaluation to determine condition and replacement unit value.</li> <li>3. Written permission from the Zoning Administrator prior to removal of grand trees.</li> </ol>

# Zoning Map

## Planning Commission Site Plan Review

Harden, Gervais, Laurens, and Lady Streets  
TMS# 11406-13-01, -02, -03, -04 ZONED: C-3



Department of Planning & Development Services

**Legend**

- CITY LIMITS
- PARCELS
- Flood Plain Overlay

**Zoning**

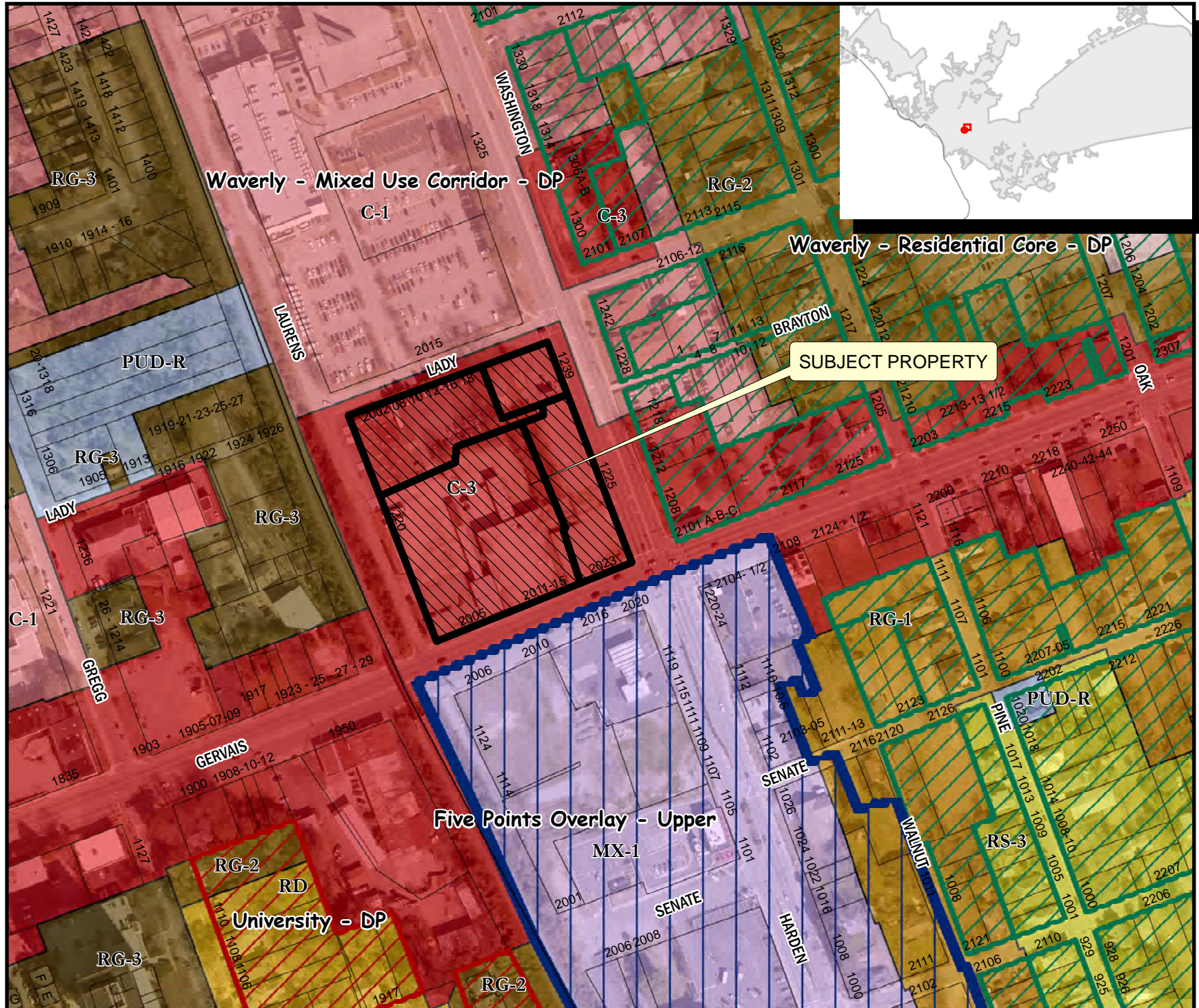
D-1	C-1
RS-1	C-2
RS-1A	C-3
RS-1B	C-3A
RS-2	C-4
RS-3	C-5
RD	M-1
RD-2	M-2
RG-1	PUD-C
RG-1A	PUD-LS
RG-2	PUD-LS-E
RG-3	PUD-LS-R
UTD	PUD-R
MX-1	OUT OF CITY
MX-2	

- DD Overlay
- Arch Conserv District
- Protection Area

0 50 100 200 Feet

**ORIGINAL PREPARATION/DATE:**  
This map was prepared by:  
S. W. Hudson  
November 26, 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.





02/21/2013

© 2013 Pictometry



# City of Columbia

## APPLICATION for

### SITE PLAN/SUBDIVISION PLAT REVIEW

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

#### 1) APPLICANT (Please Print)

Name:	Jeff Githens	Company:	Peak Campus Development, LLC
Tel. #:	404-920-5361	Fax#:	404-920-5461
Mobile #:		E-mail:	jgithens@peakcampus.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 Private Dormitory
- ☐ Residential Subdivision
- ☐ Planned Unit Development Site Review

#### 3) PROPERTY

Address:			
TMS#:	11406-13-01; -02; -03; -04	Total Acreage:	4.13 acres
Current Use:	Bus terminal; paint & body; vacant	Proposed Use:	Private Dormitory
Current Zoning:	C-3		
Number of Lots and/or Units:	218 Units; 660 Beds	Total Sq. Ft.	Residential = 367,000 sq.ft. Parking = 212,000 sq.ft.

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

Private dormitory with associated parking deck to be constructed on the block bound by Gervais Street, Harden Street, Lady Street and Laurens Street

#### 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:	Jeff Githens
Date:	11/5/14

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



FORM REVISED 2/21/07

# LETTER OF AGENCY

DATE:

11/5/14

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): 1220 Laurus Street, 2015 Garvais Street,also known by TAX MAP NUMBER(S): 11406-13-01, 04

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:

DATE: 11/5/2014

PRINT Name of Property Owner:

Richard N. Burasde

Street Address of Property Owner:

142 Kinder Road

City, State, ZIP of Property Owner:

Mythawood, SC 29016

Telephone Number of Property Owner:

803-331-0352

SIGNATURE OF WITNESS:

DATE: 11/5/2014

PRINT Name of Witness to Signature of Property Owner:

JAMES D. SPANGLER

SIGNATURE OF AUTHORIZED AGENT:

DATE: 11/5/14

Name of Authorized Agent:

Jeff Githens

Company/Firm of Authorized Agent:

Peak Campus Development, LLC

Street Address of Authorized Agent:

2970 Clairmont Road, Suite 310

City, State, ZIP of Authorized Agent:

Atlanta, GA 30389

Telephone Number of Authorized Agent:

404-920-5361



FORM REVISED 2/21/07

# LETTER OF AGENCY

DATE: 11/5/14TO: 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): 1239 Harden Streetalso known by TAX MAP NUMBER(S): 11406-13-02

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: Jackie M. Harden DATE: 11/5/14  
PRINT Name of Property Owner: JACKIE M. HARDEN  
Street Address of Property Owner: 379 St. Thomas Church Road  
City, State, ZIP of Property Owner: Chopin, SC 29036  
Telephone Number of Property Owner: 803-345-7014

SIGNATURE OF WITNESS: [Signature] DATE: 11/5/14  
PRINT Name of Witness to Signature of Property Owner: JAMES D. SPANGLER

SIGNATURE OF AUTHORIZED AGENT: [Signature] DATE: 11/5/14  
Name of Authorized Agent: Jeff Gilmore  
Company/Firm of Authorized Agent: Peak Campus Development, LLC  
Street Address of Authorized Agent: 2970 Clairmont Road, Suite 310  
City, State, ZIP of Authorized Agent: Atlanta GA 30329  
Telephone Number of Authorized Agent: 404-920-5361



# LETTER OF AGENCY

DATE: 11/5/14TO: 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): 1225 Harden Street, Columbia, SC 29201,also known by TAX MAP NUMBER(S): 11406-13-03.

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**.

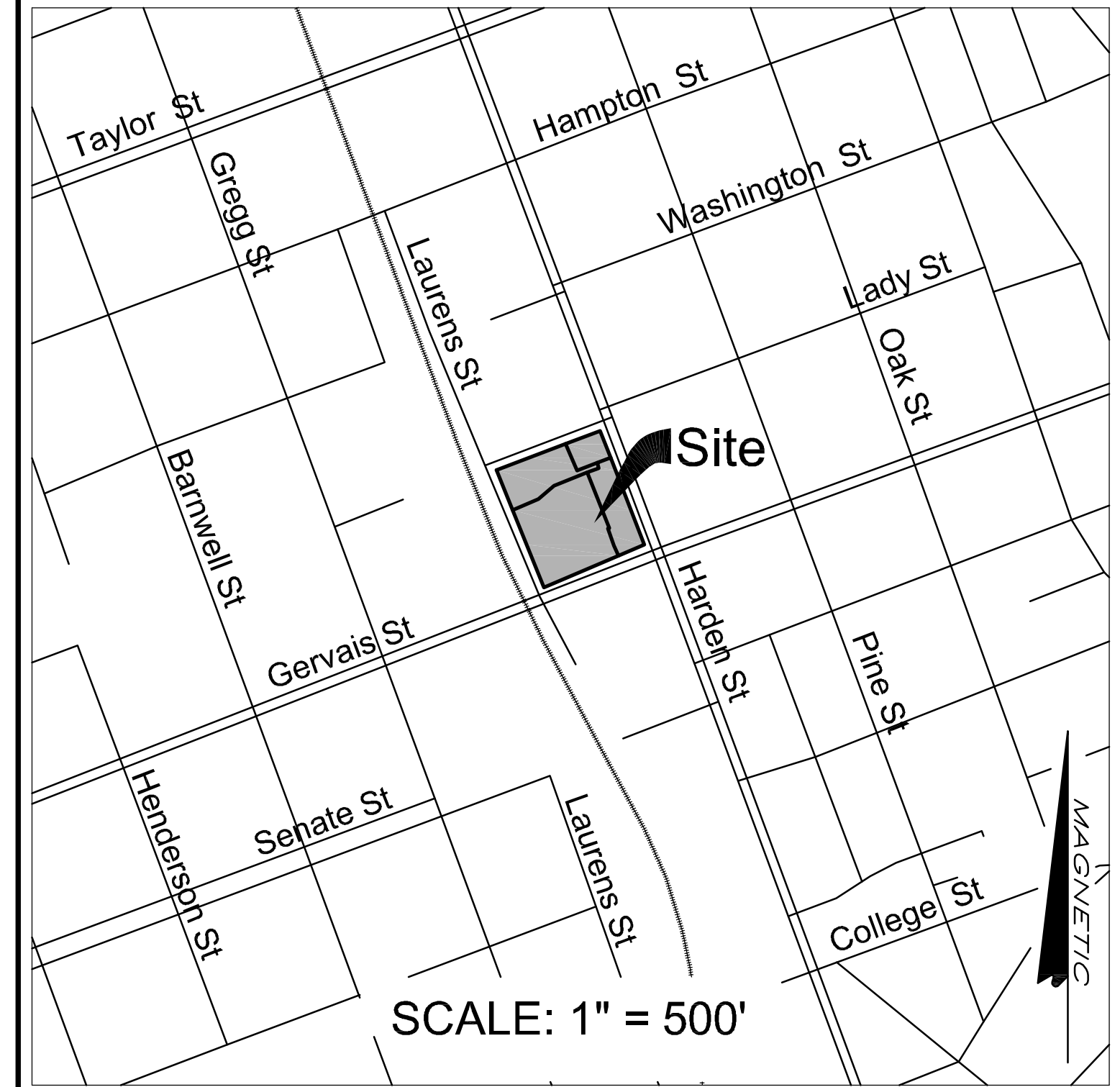
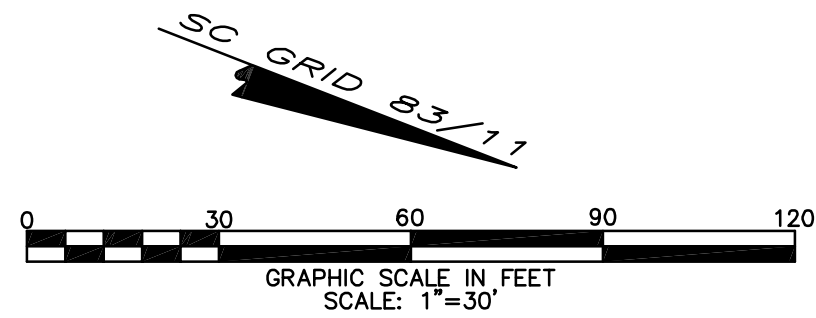
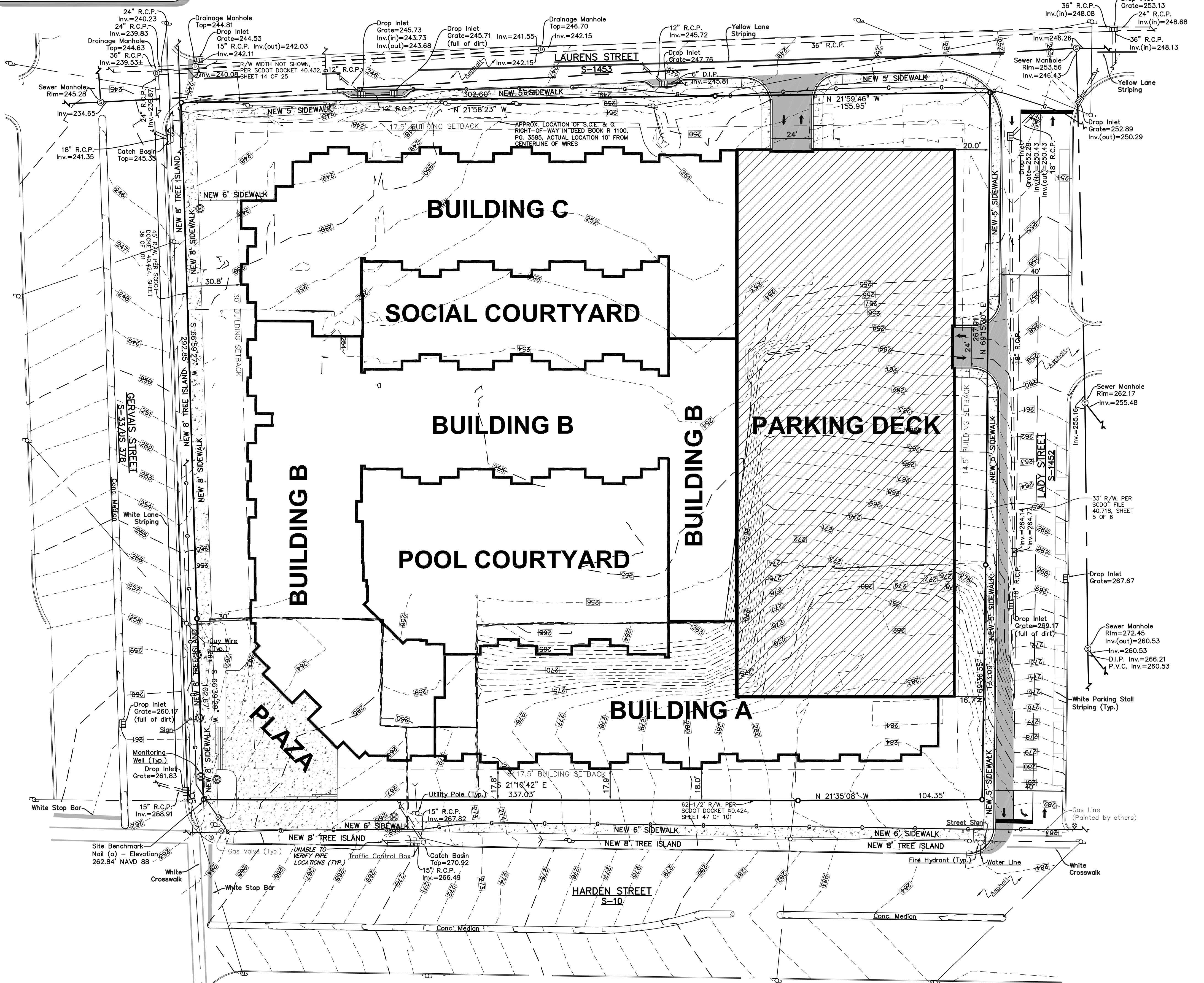
SIGNATURE OF PROPERTY OWNER: [Signature]DATE: 11-5-14PRINT Name of Property Owner: Gervais Land Holdings, LLCStreet Address of Property Owner: 4500 Ft Jackson Blvd.City, State, ZIP of Property Owner: Columbia, SC 29209Telephone Number of Property Owner: 803-540-3407SIGNATURE OF WITNESS: [Signature]DATE: 11-5-14PRINT Name of Witness to Signature of Property Owner: Mischelle StricklandSIGNATURE OF AUTHORIZED AGENT: [Signature]DATE: 11/5/14Name of Authorized Agent: Jeff GithensCompany/Firm of Authorized Agent: Peak Campus Development, LLCStreet Address of Authorized Agent: 2970 Clairmont Road, Suite 310City, State, ZIP of Authorized Agent: Atlanta, GA 30329Telephone Number of Authorized Agent: 404-920-5361

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.

The Palmetto Utility Protection Service, Inc.  
814 DASH Square Blvd., Suite 120 Columbia, South Carolina 29201 (803) 936-1117



3 DAYS BEFORE DIGGING IN SOUTH CAROLINA  
**CALL 811**  
CONTRACTOR SHALL CONTACT THE UNDERGROUND LOCATORS EVERY  
10 DAYS FOR AN UPDATE TO UTILITY LOCATIONS.



## LOCATION MAP

## GENERAL NOTES

- 1) THE PROJECT SITE CONSISTS OF TAX PARCELS 11406-13-01, -02, -03, & -04.
- 2) THE AREA OF THE PROJECT SITE IS APPROXIMATELY 4.1 ACRES, SUBJECT TO SURVEY.
- 3) THE SUBJECT PROPERTY IS CURRENTLY ZONED C-3 (GENERAL COMMERCIAL) AND DOES NOT APPEAR TO BE SUBJECT TO OVERLAY DISTRICT REGULATIONS.
- 4) THE PROJECT SITE IS CURRENTLY DEVELOPED AND USED FOR VARIOUS COMMERCIAL PURPOSES (BUS TERMINAL; PAINT AND BODY). BUILDINGS HAVE BEEN REMOVED FROM PORTIONS OF THE SITE BUT SURFACE PAVEMENTS REMAIN IN SOME AREAS.
- 5) THE PROPOSED USE IS A PRIVATE DORMITORY.
- 6) TOPOGRAPHIC DATUM FOR THIS SITE IS NAVD88 AND IS BASED ON SOUTH CAROLINA GEODETIC MARKER "SOUTH CAROLINA POPULATION CENTER" LOCATED ON THE SOUTH CAROLINA STATEHOUSE GROUNDS. THE CONTOUR INTERVAL FOR THE TOPOGRAPHIC SURVEY IS ONE (1) FOOT.
- 7) ALL DIMENSIONS REFERENCED TO CURB INCLUDING RADII ARE TO THE FACE OF CURB (FOC) [PARKING LOT SIDE] UNLESS NOTED AS BACK OF CURB (BOC).

## REFERENCES

- 1) A PLAT OF PROPERTY SURVEYED FOR RICHARD N. BURNSIDE, BY B.P. BARBER & ASSOCIATES, INC., DATED JANUARY 22, 1982.
- 2) A PLAT OF PROPERTY SURVEYED FOR ALMETA GILBERT TILLEY, BY BARBER, KEELS & ASSOC., DATED JANUARY 6, 1954.
- 3) LOT SURVEY PREPARED FOR TRINITY PROPERTIES, LLC, BY COLLINGWOOD SURVEYING, INC., DATED SEPTEMBER 23, 1998, AND RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR RICHLAND COUNTY IN BOOK 204, PAGE 226.
- 4) ALTA/ACSM LAND TITLE SURVEY PREPARED FOR PEAK CAMPUS DEVELOPMENT, LLC, BY COX AND DINKINS, INC. (SURVEY PRESENTLY IN PROGRESS).

## PAVEMENT LEGEND

- NEW ASPHALT PAVEMENT
- NEW CONCRETE PAVEMENTS & HARDSCAPE

## BUILDING & PARKING SUMMARY

**BUILDING SUMMARY:**  
ONE (1) BEDROOM UNITS = 28 UNITS ( 28 BEDS)  
TWO (2) BEDROOM UNITS = 50 UNITS (100 BEDS)  
THREE (3) BEDROOM UNITS = 28 UNITS ( 84 BEDS)  
FOUR (4) BEDROOM UNITS = 112 UNITS (448 BEDS)  
TOTAL NUMBER OF BEDS = 218 UNITS (660 BEDS)

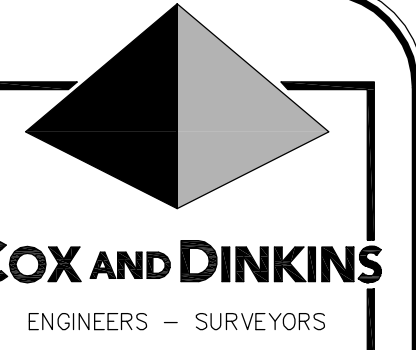
**PARKING REQUIREMENTS:**  
0.75 SPACES PER BED X 660 BEDS = 495 SPACES  
HANDICAP PARKING @ 5% X 495 = 25 SPACES

**PARKING PROVIDED (ON SITE VIA STRUCTURE):**  
RESIDENT SPACES = 528 SPACES  
VISITOR SPACES = 29 SPACES  
TOTAL SPACES = 557 SPACES

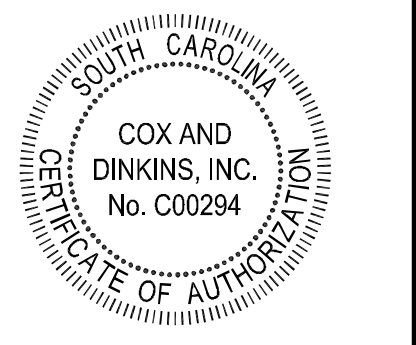
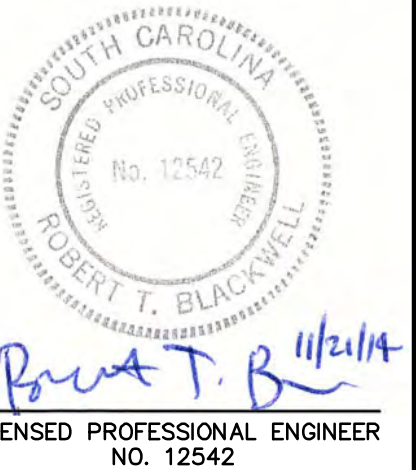
RATIO OF ON SITE PARKING SPACES PER BED = 557 / 660 = 0.84 PARKING SPACES PER BED

**ON STREET PARKING SUMMARY:**  
LADY STREET PARKING TO BE REMOVED AT THE DIRECTION OF SCDOT

**BICYCLE PARKING SUMMARY (ON SITE VIA STRUCTURE):**  
0.25 SPACES PER BED X 660 BEDS = 165 BICYCLE SPACES



COX AND DINKINS, INC.  
724 BELTLINE BLVD.  
COLUMBIA, SC 29205  
803-254-0518  
Fax: 803-765-0993  
Email: cdino@coxanddinkins.com



## CERTIFICATE OF AUTHORIZATION SEAL

NO.	DATE	DESCRIPTION	REVISION	TO ADDRESS CITY/STAFF	COMMENTS
1	1/27/2014				

## PREPARED FOR:

PEAK CAMPUS  
DEVELOPMENT, LLC  
2970 CLAIRMONT ROAD  
SUITE 310  
ATLANTA, GA 30329  
Tel: (404) 920-5361  
Fax: (404) 920-5461

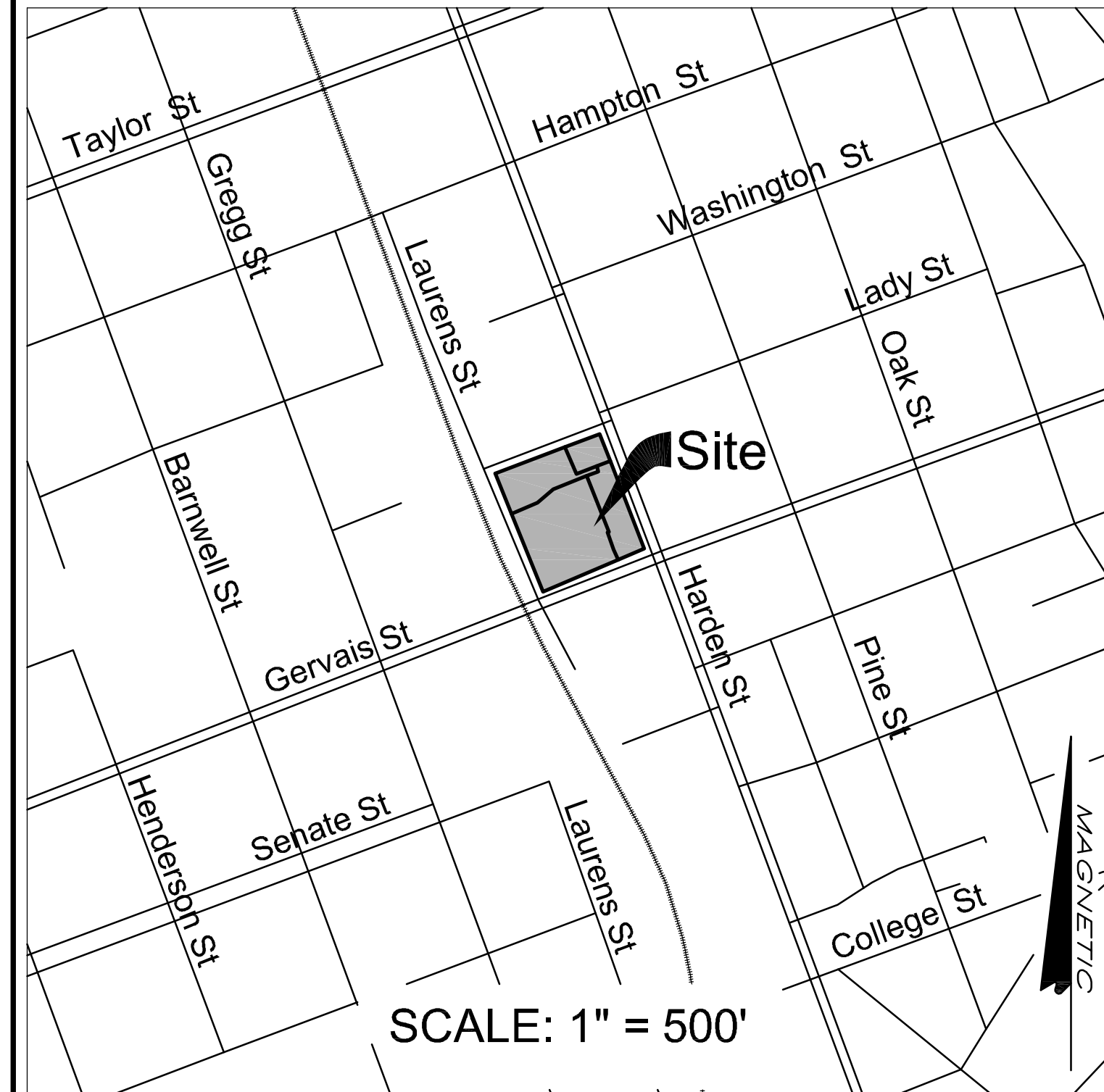
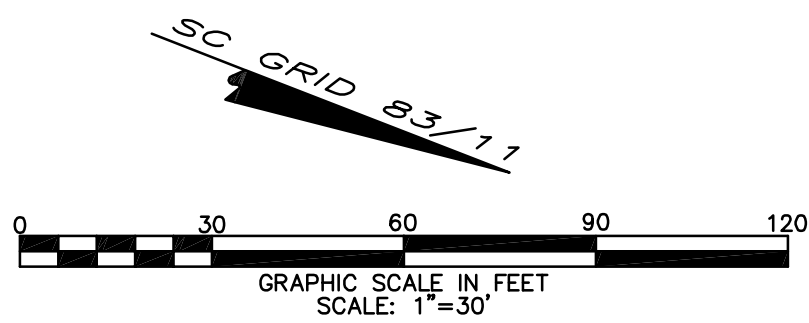
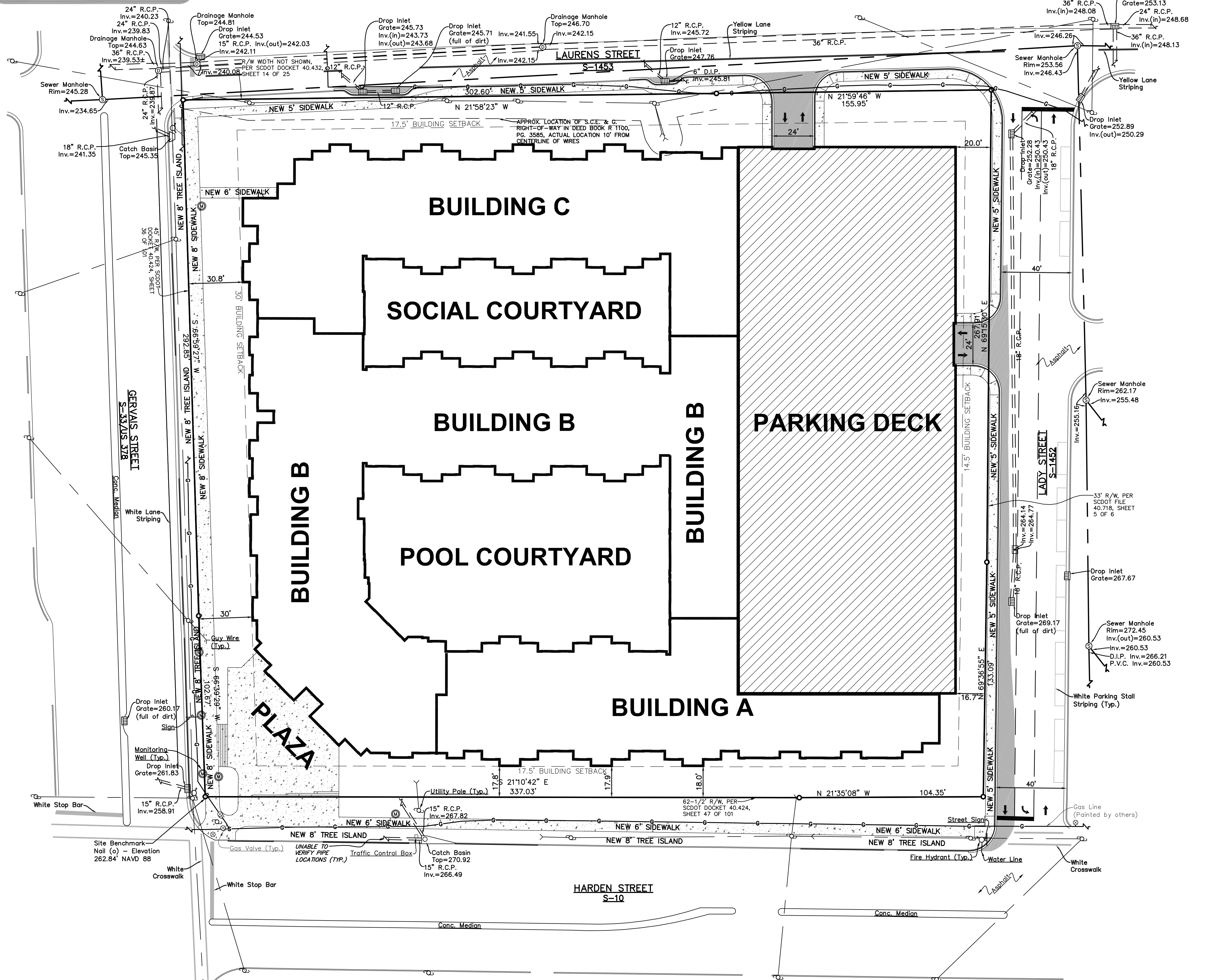
PROJECT: **PROJECT PEAK  
GERVAIS @ HARDEN @ LADY @ LAURENS**  
PLANNING COMMISSION SITE PLAN  
RICHLAND COUNTY, COLUMBIA, S.C.

06-13-01, -02, -03 & -04	
K - 30	SF NO. 362 20
JECT NO. 798	SHEET NO. <b>PC2</b>
E 1/05/2014	

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.



3 DAYS BEFORE DIGGING IN SOUTH CAROLINA  
**CALL 811**  
CONTRACTOR SHALL CONTACT THE UNDERGROUND LOCATORS EVERY 10 DAYS FOR AN UPDATE TO UTILITY LOCATIONS.



### LOCATION MAP

### GENERAL NOTES

- 1) THE PROJECT SITE CONSISTS OF TAX PARCELS 11406-13-01, -02, -03, & -04.
- 2) THE AREA OF THE PROJECT SITE IS APPROXIMATELY 4.1 ACRES, SUBJECT TO SURVEY.
- 3) THE SUBJECT PROPERTY IS CURRENTLY ZONED C-3 (GENERAL COMMERCIAL) AND DOES NOT APPEAR TO BE SUBJECT TO OVERLAY DISTRICT REGULATIONS.
- 4) THE PROJECT SITE IS CURRENTLY DEVELOPED AND USED FOR VARIOUS COMMERCIAL PURPOSES (BUS TERMINAL, PAINT AND BODY). BUILDINGS HAVE BEEN REMOVED FROM PORTIONS OF THE SITE BUT SURFACE PAVEMENTS REMAIN IN SOME AREAS.
- 5) THE PROPOSED USE IS A PRIVATE DORMITORY.
- 6) TOPOGRAPHIC DATUM FOR THIS SITE IS NAVD88 AND IS BASED ON SOUTH CAROLINA GEODETIC MARKER "SOUTH CAROLINA POPULATION CENTER" LOCATED ON THE SOUTH CAROLINA STATEHOUSE GROUNDS. THE CONTOUR INTERVAL FOR THE TOPOGRAPHIC SURVEY IS ONE (1) FOOT.
- 7) ALL DIMENSIONS REFERENCED TO CURB INCLUDING RADII ARE TO THE FACE OF CURB (FOC) [PARKING LOT SIDE] UNLESS NOTED AS BACK OF CURB (BOC).

### REFERENCES

- 1) A PLAT OF PROPERTY SURVEYED FOR RICHARD N. BURNSIDE, BY B.P. BARBER & ASSOCIATES, INC., DATED JANUARY 22, 1982.
- 2) A PLAT OF PROPERTY SURVEYED FOR ALMETA GILBERT TILLEY, BY BARBER, KEELS & ASSOCS., DATED JANUARY 6, 1954.
- 3) LOT SURVEY PREPARED FOR TRINITY PROPERTIES, LLC, BY COLLINGWOOD SURVEYING, INC., DATED SEPTEMBER 23, 1998, AND RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR RICHLAND COUNTY IN BOOK 204, PAGE 226.
- 4) ALTA/ACSM LAND TITLE SURVEY PREPARED FOR PEAK CAMPUS DEVELOPMENT, LLC, BY COX AND DINKINS, INC. (SURVEY PRESENTLY IN PROGRESS).

### PAVEMENT LEGEND

- NEW ASPHALT PAVEMENT
- NEW CONCRETE PAVEMENTS & HARDSCAPE

### BUILDING & PARKING SUMMARY

**BUILDING SUMMARY:**  
ONE (1) BEDROOM UNITS = 28 UNITS ( 28 BEDS)  
TWO (2) BEDROOM UNITS = 50 UNITS (100 BEDS)  
THREE (3) BEDROOM UNITS = 28 UNITS ( 84 BEDS)  
FOUR (4) BEDROOM UNITS = 112 UNITS (448 BEDS)  
TOTAL NUMBER OF BEDS = 218 UNITS (660 BEDS)

**PARKING REQUIREMENTS:**  
0.75 SPACES PER BED X 660 BEDS = 495 SPACES  
HANDICAP PARKING @ 5% X 495 = 25 SPACES

**PARKING PROVIDED (ON SITE VIA STRUCTURE):**  
RESIDENT SPACES = 528 SPACES  
VISITOR SPACES = 29 SPACES  
TOTAL SPACES = 557 SPACES

RATIO OF ON SITE PARKING SPACES PER BED = 557 / 660 = 0.84 PARKING SPACES PER BED

**ON STREET PARKING SUMMARY:**  
LADY STREET PARKING TO BE REMOVED AT THE DIRECTION OF SCDOT

**BICYCLE PARKING SUMMARY (ON SITE VIA STRUCTURE):**  
0.25 SPACES PER BED X 660 BEDS = 165 BICYCLE SPACES

**COX AND DINKINS**  
ENGINEERS - SURVEYORS  
COX AND DINKINS, INC.  
724 BELTLINE BLVD.  
COLUMBIA, SC 29205  
803-254-0518  
Fax: 803-765-0993  
Email: cdino@coxanddinkins.com

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

**COX AND DINKINS, INC.**  
No. C00294  
STATE OF SOUTH CAROLINA  
OFFICE OF AUTHORIZATION

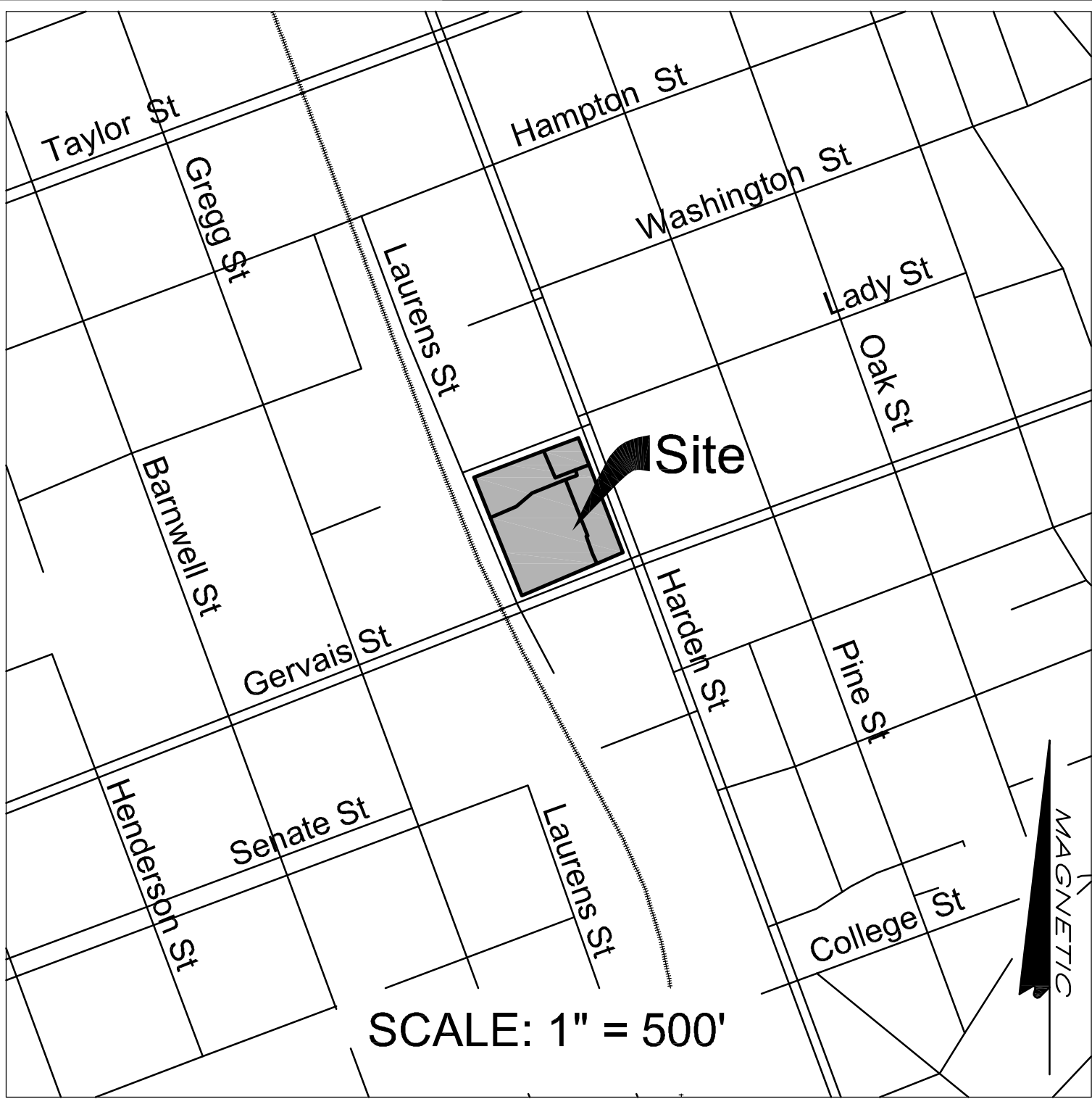
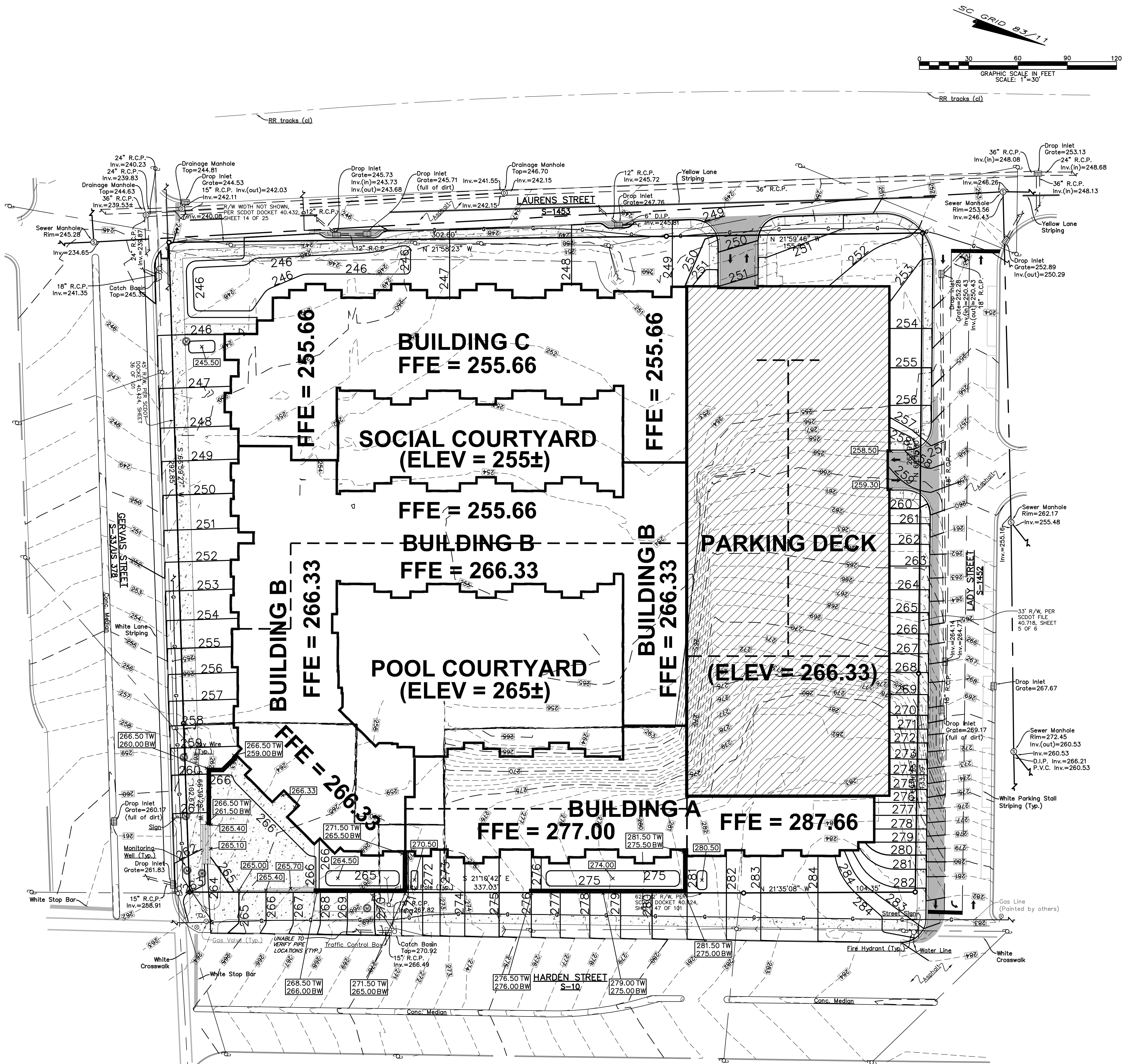
### CERTIFICATE OF AUTHORIZATION SEAL

NO.	DATE	DESCRIPTION	REVISIONS
1	11/21/2014	REVISED TO ADDRESS CITY STAFF COMMENTS	

PREPARED FOR:  
**PEAK CAMPUS DEVELOPMENT, LLC**  
2970 CLAIRMONT ROAD  
SUITE 310  
ATLANTA, GA 30329  
Tel: (404) 920-5361  
Fax: (404) 920-5461

**PROJECT PEAK**  
**GERVAIS @ HARDEN @ LADY @ LAURENS**  
RICHLAND COUNTY, COLUMBIA, S.C.  
**PLANNING COMMISSION SITE PLAN**

TMS 11406-13-01, -02, -03 & -04	BOOK 51A-30	SF NO. 362	20
PROJECT NO. 1798	SHEET NO. PC1	DATE 11/05/2014	



LOCATION MAP

GENERAL NOTES

- 1) THE PROJECT SITE CONSISTS OF TAX PARCELS 11406-13-01, -02, -03, & -04.
- 2) THE AREA OF THE PROJECT SITE IS APPROXIMATELY 4.1 ACRES, SUBJECT TO SURVEY.
- 3) THE SUBJECT PROPERTY IS CURRENTLY ZONED C-3 (GENERAL COMMERCIAL) AND DOES NOT APPEAR TO BE SUBJECT TO OVERLAY DISTRICT REGULATIONS.
- 4) THE PROJECT SITE IS CURRENTLY DEVELOPED AND USED FOR VARIOUS COMMERCIAL PURPOSES (BUS TERMINAL, PAINT AND BODY). BUILDINGS HAVE BEEN REMOVED FROM PORTIONS OF THE SITE BUT SURFACE PAVEMENTS REMAIN IN SOME AREAS.
- 5) THE PROPOSED USE IS A PRIVATE DORMITORY.
- 6) TOPOGRAPHIC DATUM FOR THIS SITE IS NAVD83 AND IS BASED ON SOUTH CAROLINA GEODETIC MARKER "SOUTH CAROLINA POPULATION CENTER" LOCATED ON THE SOUTH CAROLINA STATEHOUSE GROUNDS. THE CONTOUR INTERVAL FOR THE TOPOGRAPHIC SURVEY IS ONE (1) FOOT.
- 7) ALL DIMENSIONS REFERENCED TO CURB INCLUDING RADII ARE TO THE FACE OF CURB (FOC) [PARKING LOT SIDE] UNLESS NOTED AS BACK OF CURB (BOC).

REFERENCES

- 1) A PLAT OF PROPERTY SURVEYED FOR RICHARD N. BURNSIDE, BY B.P. BARBER & ASSOCIATES, INC., DATED JANUARY 22, 1982.
- 2) A PLAT OF PROPERTY SURVEYED FOR ALMETA GILBERT TILLEY, BY BARBER, KEELS & ASSOC., DATED JANUARY 6, 1954.
- 3) LOT SURVEY PREPARED FOR TRINITY PROPERTIES, LLC, BY COLLINGWOOD SURVEYING, INC., DATED SEPTEMBER 23, 1998, AND RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR RICHLAND COUNTY IN BOOK 204, PAGE 226.
- 4) ALTA/ACSM LAND TITLE SURVEY PREPARED FOR PEAK CAMPUS DEVELOPMENT, LLC, BY COX AND DINKINS, INC. (SURVEY PRESENTLY IN PROGRESS).

TOPOGRAPHIC LEGEND

- 266 --- EXISTING CONTOURS
- 265 --- EXISTING CONTOURS
- (264.10) x EXISTING SPOT ELEVATION
- 264 --- PROPOSED CONTOURS
- 265 --- PROPOSED CONTOURS
- (266.20) x PROPOSED SPOT ELEVATION
- (281.50 TW 275.00 BW) x \*PROPOSED TOP & BOTTOM OF WALL ELEVATION

\*PROPOSED TOP & BOTTOM OF WALL ELEVATIONS ARE FOR VISIBLE TOP AND BOTTOM OF WALL ONLY. ADDITIONAL PARAPET HEIGHT AND ADDITIONAL DEPTH TO FOOTING OR BURY ARE TO BE DETERMINED BY OTHERS DURING STRUCTURAL DESIGN OF WALL.

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.

The Palmetto Utility Protection Service, Inc.  
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: cdino@coxanddinkins.com

**NOT FOR CONSTRUCTION**

LICENSED PROFESSIONAL ENGINEER  
NO. 12542

**CERTIFICATE OF AUTHORIZATION SEAL**

**REVISIONS**

NO.	DATE	DESCRIPTION
1	11/21/2014	REVISED TO REFLECT SITE PLAN MODIFICATIONS

PREPARED FOR:  
**PEAK CAMPUS DEVELOPMENT, LLC**  
2970 CLAIRMONT ROAD  
SUITE 310  
ATLANTA, GA 30329  
Tel: (404) 920-5361  
Fax: (404) 920-5461

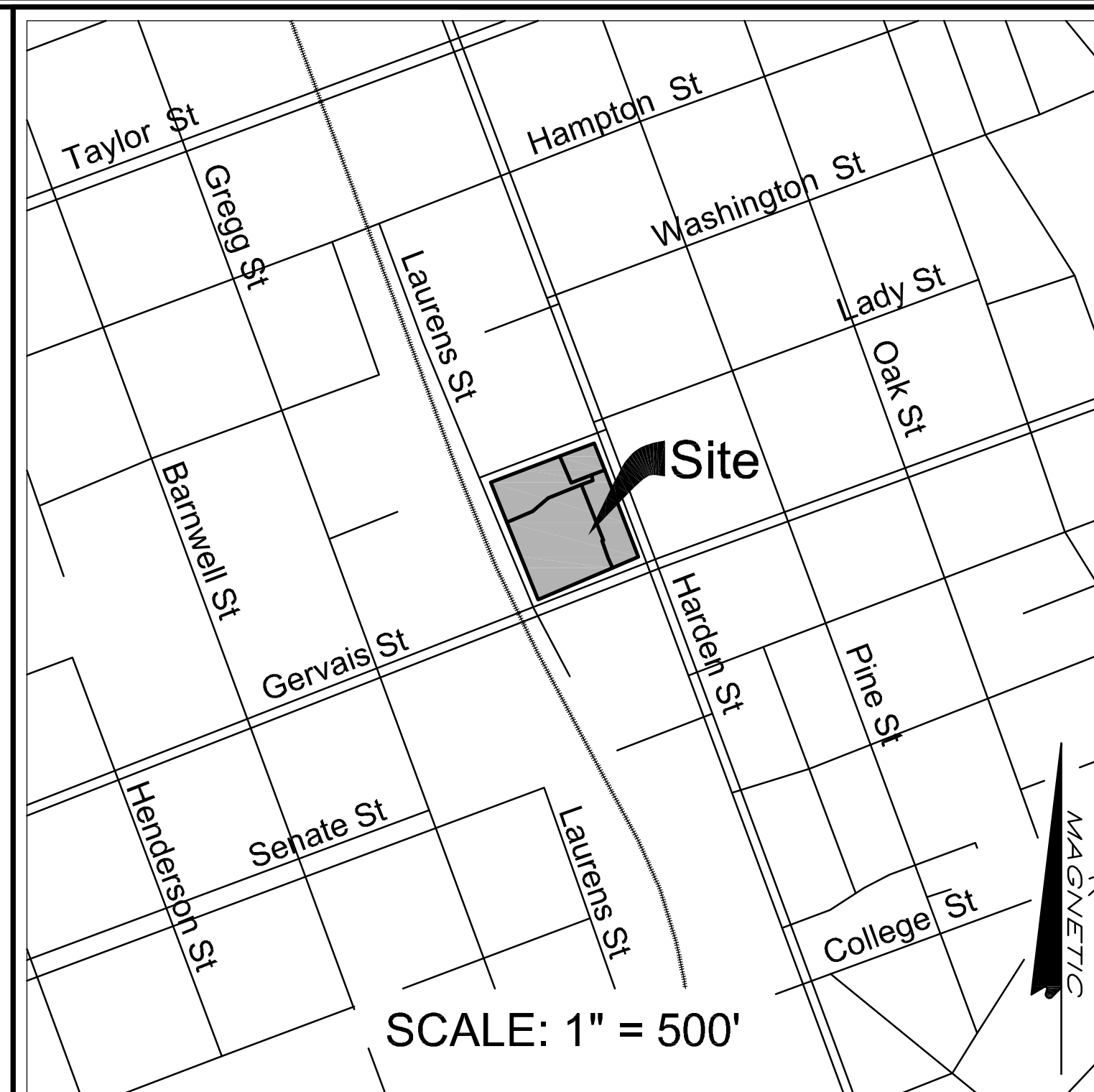
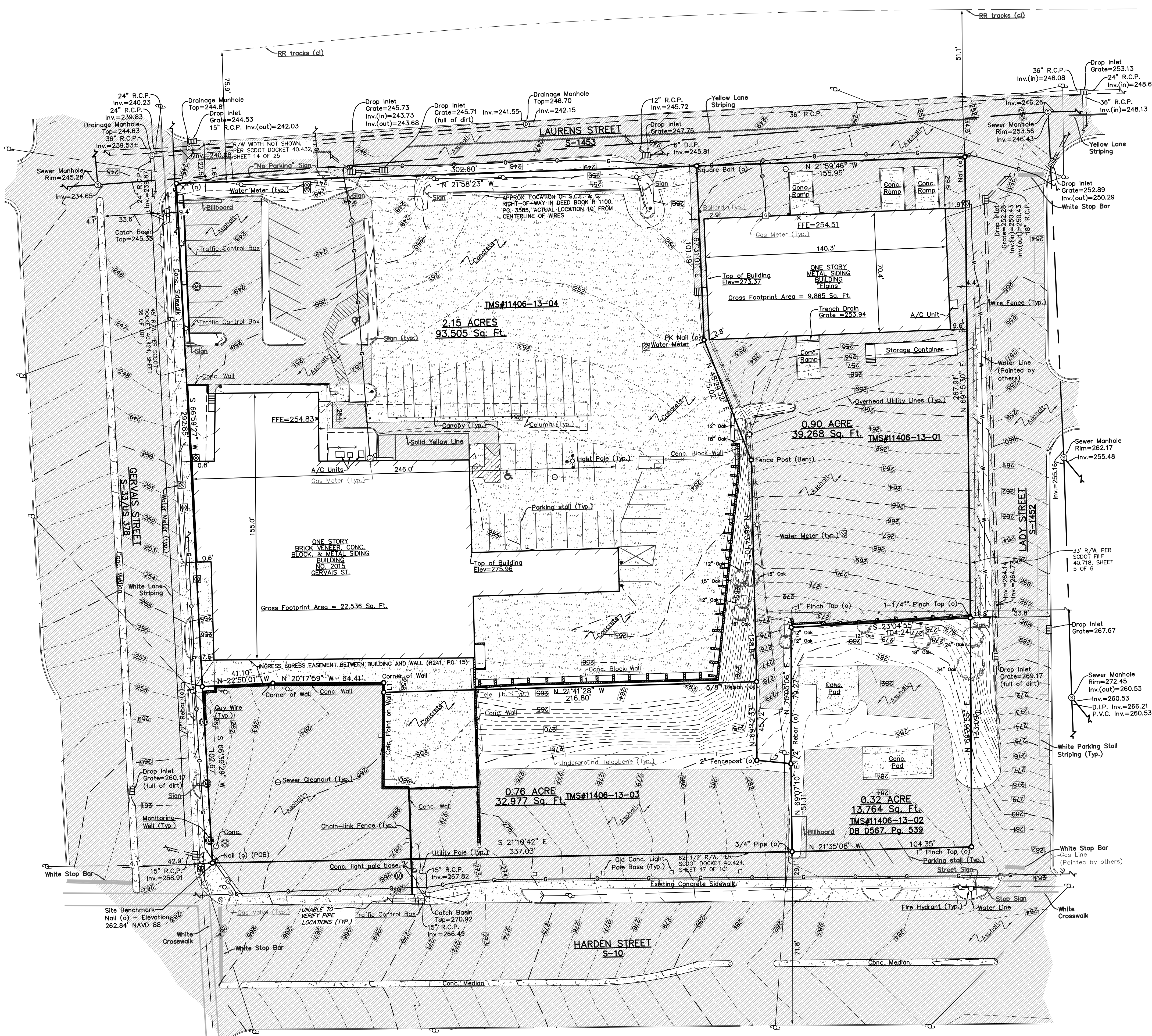
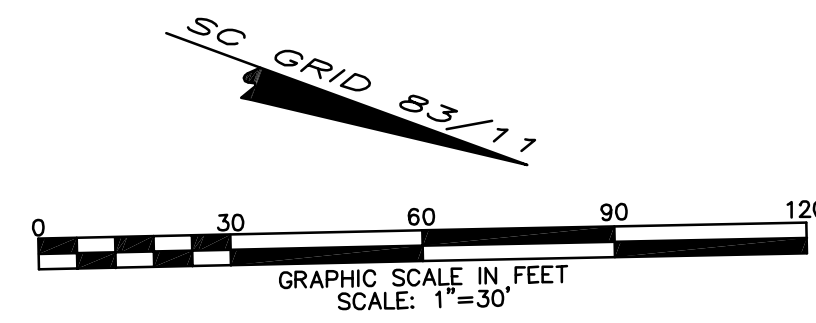
**PROJECT:**  
**PROJECT PEAK**  
**GERVAIS @ HARDEN @ LADY @ LAURENS**

**GRADING SCHEMATIC**

RICHLAND COUNTY, COLUMBIA, S.C.

TMS  
11406-13-01, -02, -03 & -04  
BOOK  
51A-30  
SF NO.  
362 20  
PROJECT NO.  
1798  
SHEET NO.  
G1  
DATE  
11/19/2014

LINE TABLE		
LINE	LENGTH	BEARING
L1	5.60'	N 70°08'50" E
L2	19.87'	N 14°28'28" W



## LOCATION MAP

## GENERAL NOTES

- 1) THE PROJECT SITE CONSISTS OF TAX PARCELS 11406-13-01, -02, -03, & -04.
- 2) THE AREA OF THE PROJECT SITE IS APPROXIMATELY 4.1 ACRES, SUBJECT TO SURVEY.
- 3) THE SUBJECT PROPERTY IS CURRENTLY ZONED C-3 (GENERAL COMMERCIAL) AND DOES NOT APPEAR TO BE SUBJECT TO OVERLAY DISTRICT REGULATIONS.
- 4) THE PROJECT SITE IS CURRENTLY DEVELOPED AND USED FOR VARIOUS COMMERCIAL PURPOSES (BUS TERMINAL, PAINT AND BODY). BUILDINGS HAVE BEEN REMOVED FROM PORTIONS OF THE SITE BUT SURFACE PAVEMENTS REMAIN IN SOME AREAS.
- 5) THE PROPOSED USE IS A PRIVATE DORMITORY.
- 6) TOPOGRAPHIC DATUM FOR THIS SITE IS NAVD88 AND IS BASED ON SOUTH CAROLINA GEODETIC MARKER "SOUTH CAROLINA POPULATION CENTER" LOCATED ON THE SOUTH CAROLINA STATEHOUSE GROUNDS. THE CONTOUR INTERVAL FOR THE TOPOGRAPHIC SURVEY ONE (1) FOOT.
- 7) ALL DIMENSIONS REFERENCED TO CURB INCLUDING RADII ARE TO THE FACE OF CURB (FOC) [PARKING LOT SIDE] UNLESS NOTED AS BACK OF CURB (BOC).

## REFERENCES

- 1) A PLAT OF PROPERTY SURVEYED FOR RICHARD N. BURNSIDE, BY B.P. BARBER & ASSOCIATES, INC., DATED JANUARY 22, 1982.
- 2) A PLAT OF PROPERTY SURVEYED FOR ALMETA GILBERT TILLEY, BY BARBER, KEELS & ASSOCS., DATED JANUARY 6, 1954.
- 3) LOT SURVEY PREPARED FOR TRINITY PROPERTIES, LLC, BY COLLINGWOOD SURVEYING, INC., DATED SEPTEMBER 23, 1998, AND RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR RICHLAND COUNTY IN BOOK 204, PAGE 226.
- 4) ALTA/ACSM LAND TITLE SURVEY PREPARED FOR PEAK CAMPUS DEVELOPMENT, LLC, BY COX AND DINKINS, INC. (SURVEY PRESENTLY IN PROGRESS).

## LEGEND

- Drainage Manhole
- Catch Basin
- Drop Inlet
- Trench Drain
- Water Meter
- Fire Hydrant
- Irrigation Valve
- Water Valve
- Fire Deck
- Connection
- Power Meter
- Power Unit
- Utility Pole
- Light Pole
- Spot Light
- Lamp Post
- San Sewer Line (Approx. Loc.)
- Gas Line (Approx. Loc.)
- Overhead Utility Line
- Guy Wire (Typ.)
- Grease Pit
- Gas Valve
- Gas Meter
- Gas Line Marker
- Tele. Manhole
- Tele. Jb.
- Sign
- Sewer Cleanout
- Sewer Manhole
- Flagpole (Typ.)
- LP Tank
- Painted Striping
- Roll Curb
- Conc. Curb & Gutter
- Wall
- San Sewer Line
- R.C.P.
- Approx. Loc.
- Overhead Utility Line
- Guy Wire (Typ.)

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.

The Palmetto Utility Protection Service, Inc.  
**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: cdino@coxanddinkins.com

**ROBERT T. BLACKWELL**  
 LICENSED PROFESSIONAL ENGINEER  
 NO. 12542

**COX AND DINKINS, INC.**  
 NO. C00294

## CERTIFICATE OF AUTHORIZATION SEAL

NO.	DATE	DESCRIPTION	REVISIONS
1	11/21/2014	ISSUE ONLY; NO REVISIONS THIS SHEET	

PREPARED FOR:  
**PEAK CAMPUS DEVELOPMENT, LLC**  
 2970 CLAIRMONT ROAD  
 SUITE 310  
 ATLANTA, GA 30329  
 Tel: (404) 920-5361  
 Fax: (404) 920-5461

PROJECT:  
**PROJECT PEAK**  
**GERVAIS @ HARDEN @ LADY @ LAURENS**  
 RICHLAND COUNTY, COLUMBIA, S.C.

TMS 11406-13-01, -02, -03 & -04	SHEET NO. 362 20
BOOK 51A-30	PROJECT NO. 1798
DATE 11/05/2014	<b>EC1</b>

## EXISTING CONDITIONS PLAN

[illegible]

**PEAK CAMPUS  
DEVELOPMENT, LLC**  
2970 CLAIRMONT ROAD  
SUITE 310  
ATLANTA, GA 30329  
Tel: (404) 920-5361  
Fax: (404) 920-5461

**PI ANTING PI AN**

<b>BOOK</b> 11406-13-01, -02, -03 & -04		<b>SF NO.</b>
<b>PROJECT NO.</b>	<b>SHEET NO.</b>	
<b>DATE</b> 11/05/2014	<b>L.</b>	

[illegible]

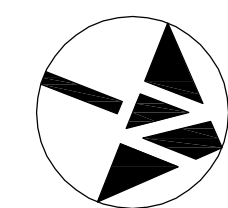
37.7

160.7

19 TREES AT \$525.00 EA. x 125% ± \$12,468.75

TREE NOTE:  
THERE WILL BE ADDITIONAL TREES PLANTED IN THE COURTYARD AREAS. AT THIS TIME IT IS UNKNOWN HOW MANY WILL BE PLANTED.

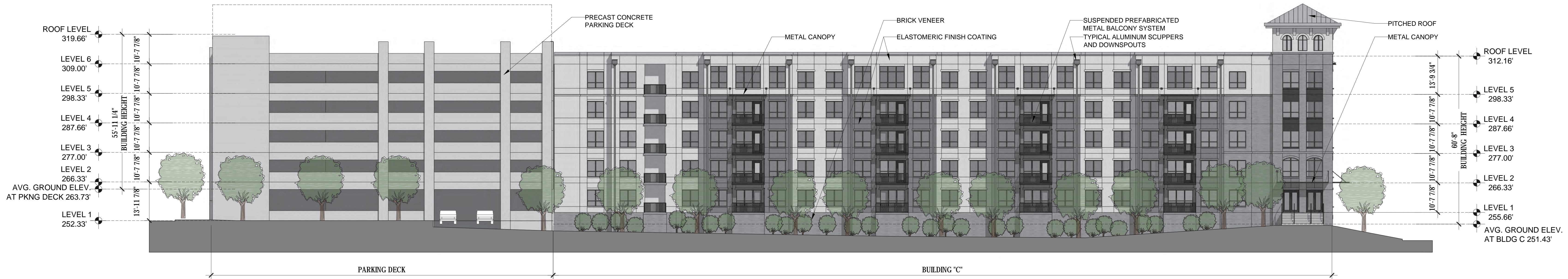
NOTE:  
ALL LANDSCAPING WILL BE  
MECHANICALLY IRRIGATED.



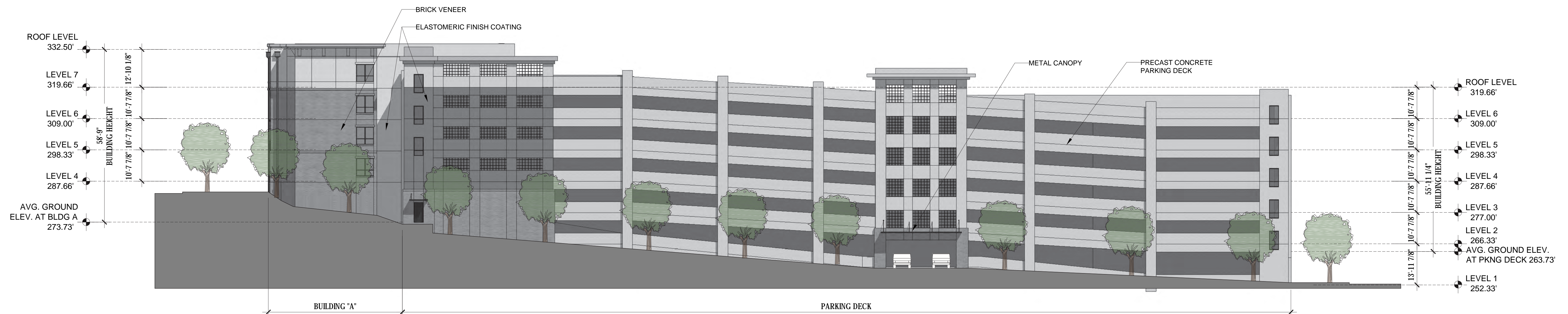
**PRELIMINARY**  
**NOT FOR CONSTRUCTION**

# Project Peak - Gervais St. at Harden St.

Richland County, Columbia, SC



Laurens St. Conceptual Elevation



Lady St. Conceptual Elevation

# Project Peak - Gervais St. at Harden St.

Richland County, Columbia, SC



Harden St. Conceptual Elevation



Gervais St. Conceptual Elevation