



**PLANNING COMMISSION  
SITE PLAN REVIEW CASE SUMMARY**

**30 NATIONAL GUARD ROAD  
PRACTICE FIELD, LLC PRIVATE DORMITORY**

**January 5, 2015 at 5:15pm**

City Council Chambers, 3<sup>rd</sup> Floor, 1737 Main Street, Columbia, SC 29201

<b>Subject Property:</b>	<b>25.74 acres, 30 National Guard Road</b>
<b>TMS#:</b>	TMS#11100-01-04
<b>Zoning District:</b>	M-1, -FP (Light Industrial with the Floodplain Overlay)
<b>Council District:</b>	3
<b>Proposal:</b>	Request site plan approval to construct a 198-Unit, 792-Bed, Private Dormitory
<b>Applicant:</b>	Donald E. Lovett, Lovett Properties, 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 +/- 324,000 sq. ft. private dormitory on a 25.74 acre site. The proposed private dormitory consists of 198-units, 792 bedrooms. The required number of parking spaces for this development is 594 (.75 per bedroom) whereas the applicant proposes to provide 874. The required number of bicycle parking spaces is 198 (.25 per bed) whereas 204 (153 secured) will be provided.</p> <p>The staff comments provided below are generally standard and 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>
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**CITY AGENCY COMMENTS FOR CONCEPTUAL PLAN REVIEW**

<b>John Fellows, Planning</b>	<b>Recommend approval with condition:</b> 1. Sidewalks shall be provided along all new and improved street frontage.
<b>K. Brian Cook, Zoning Administrator</b>	<b>Recommend approval with condition:</b> 1. Must meet all requirements of City of Columbia Zoning Ordinance, including but not limited to Section 17-321 (Private Dormitory) and 17-207 (Buildings and lots to have access).
<b>Johnathan Chambers, Land Development Administrator</b>	<b>Recommend approval with conditions:</b> 1. City and State Encroachment permits will be required for work being conducted within the ROW. 2. No permits to be issued until Nation Guard Road construction and ownership/dedication issues are resolved.
<b>Robert Harkins, Plans Examiner</b>	<b>Recommend approval.</b>
<b>Scott Rogers, Utilities</b>	<b>Recommend approval with conditions:</b> 1. Any needed upgrade, extension or relocation of City utilities must be provided by the developer. 2. Any privately owned/maintained utilities or permanent structures cannot be located inside exclusive City of Columbia utility easements. 3. Proposed sewer flow calculations are needed to determine how the proposed project will affect the City's sewer system. Depending upon

	<p>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> <ol style="list-style-type: none"> <li>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> <li>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.</li> </ol>
<b>David Brewer, Traffic Engineering</b>	<p><b>Recommend approval.</b></p> <ol style="list-style-type: none"> <li>Based on the Traffic Impact Analysis performed by Williams and Associates, the development should not have an adverse impact on the surrounding roadway network.</li> </ol>
<b>David Koon, Fire Department</b>	<p><b>Recommend approval with conditions:</b></p> <ol style="list-style-type: none"> <li>The fire department connections shall be within 100 feet of a fire hydrant.</li> <li>The location of the fire hydrants and fire department connections shall be approved by the Fire Code Official.</li> </ol>
<b>Sara Hollar, Forestry</b>	<p><b>Recommend approval.</b></p>
<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>	<p><b>Recommend approval.</b></p>
<b>Robert Sweatt, Street Division</b>	<p><b>Recommend approval with conditions:</b></p> <ol style="list-style-type: none"> <li>The proposed extension of National Guard Road to be built to SCDOT standards, deeded to SCDOT, and maintained by SCDOT.</li> <li>If SCDOT does not accept ownership of the extension of National Guard Road, the road shall be private road but built to SCDOT standards.</li> </ol>
<b>John Hooks, Solid Waste</b>	<p><b>Recommend approval.</b></p>
<b>Scott Holder, Landscaping</b>	<p><b>Recommend approval.</b></p> <ol style="list-style-type: none"> <li>A landscape plan has not been provided.</li> </ol>

# Zoning Map

## Planning Commission Site Plan Review

30 National Guard Road  
TMS# 11100-01-04 ZONED: M-1



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	

0 55 110 220 Feet



**ORIGINAL PREPARATION/DATE:**  
This map was prepared by:  
S. W. Hudson  
December 11, 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.



\*\* DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION



VINE

STADIUM  
STADIUM  
STADIUM

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STADIUM

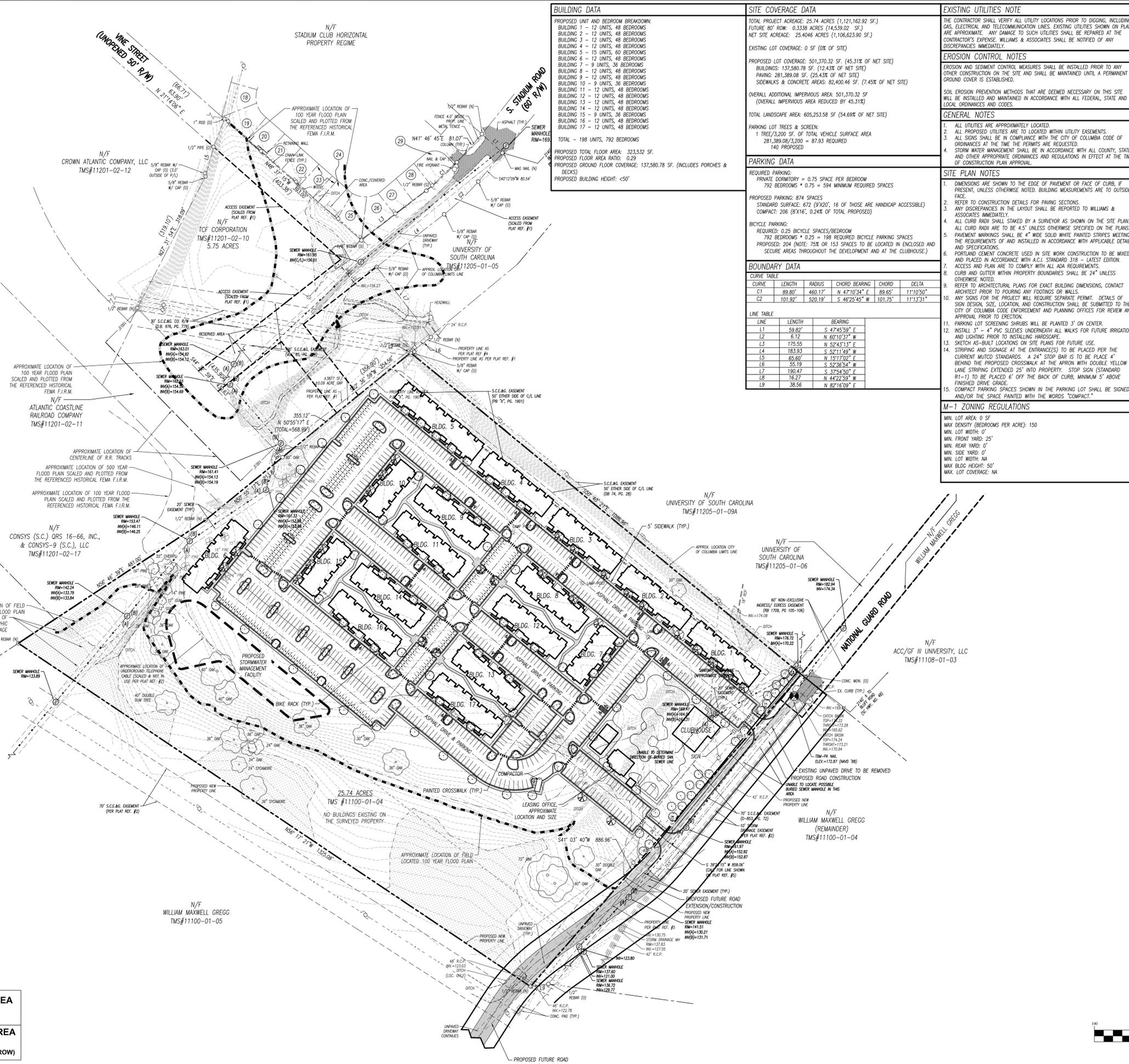
STADIUM





KNOW WHAT'S BELOW  
CALL BEFORE YOU DIG  
THREE WORKING DAYS  
BEFORE YOU DIG

LEGEND table with symbols for various utility lines and markers such as DB = DEED BOOK, ZL = ZONING DEMARCATION LINE, etc.



BUILDING DATA table listing proposed unit and bedroom breakdown for buildings 1 through 17, including total units and bedrooms.

SITE COVERAGE DATA table providing totals for project acreage, future 80' ROW, net site acreage, existing lot coverage, and proposed lot coverage.

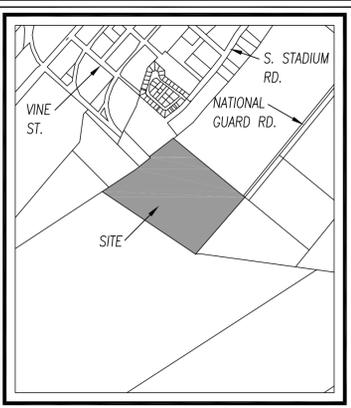
EXISTING UTILITIES NOTE: THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO DIGGING, INCLUDING GAS, ELECTRICAL AND TELECOMMUNICATION LINES.

PARKING DATA table detailing required parking spaces for dormitory, bicycle, and compact parking, along with required surface area.

GENERAL NOTES: 1. DIMENSIONS ARE SHOWN TO THE EDGE OF PAVEMENT OR FACE OF CURB, IF PRESENT, UNLESS OTHERWISE NOTED.

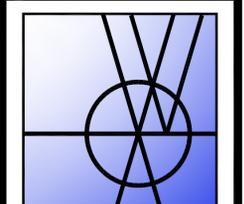
BOUNDARY DATA tables including CURVE TABLE and LINE TABLE with columns for curve length, radius, chord bearing, and delta.

SITE PLAN NOTES: 1. DIMENSIONS ARE SHOWN TO THE EDGE OF PAVEMENT OR FACE OF CURB, IF PRESENT, UNLESS OTHERWISE NOTED.



VICINITY MAP  
SCALE: 1" = 1,000'

PROJECT DATA: PROPERTY OWNER: PRACTICE FIELDS LLC, 345 W. HANCOCK AVENUE, ATHENS, GEORGIA 30601. DEVELOPER: PRACTICE FIELDS LLC.



Williams & Associates  
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2470 Daniels Bridge Road, Suite 161  
Athens, Georgia 30606  
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F: 706.310.0411

www.gaplaning.com

PRACTICE FIELDS LLC.  
RICHLAND COUNTY, SOUTH CAROLINA  
25.74 ACRES - NATIONAL GUARD RD.

DATE: 09/10/2014

REVISIONS

Table with columns for DATE and COMMENT, showing revision X.

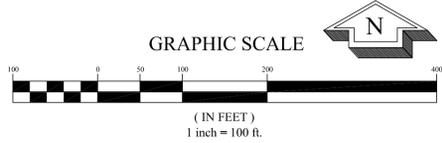
PRELIMINARY  
NOT RELEASED FOR  
CONSTRUCTION

ALL DRAWINGS SHALL REMAIN THE PROPERTY OF WILLIAMS & ASSOCIATES. THESE INSTRUMENTS OF SERVICE ARE TO BE USED SOLELY FOR THIS SPECIFIC PROJECT.

14137  
OVERALL SITE  
PLAN

03

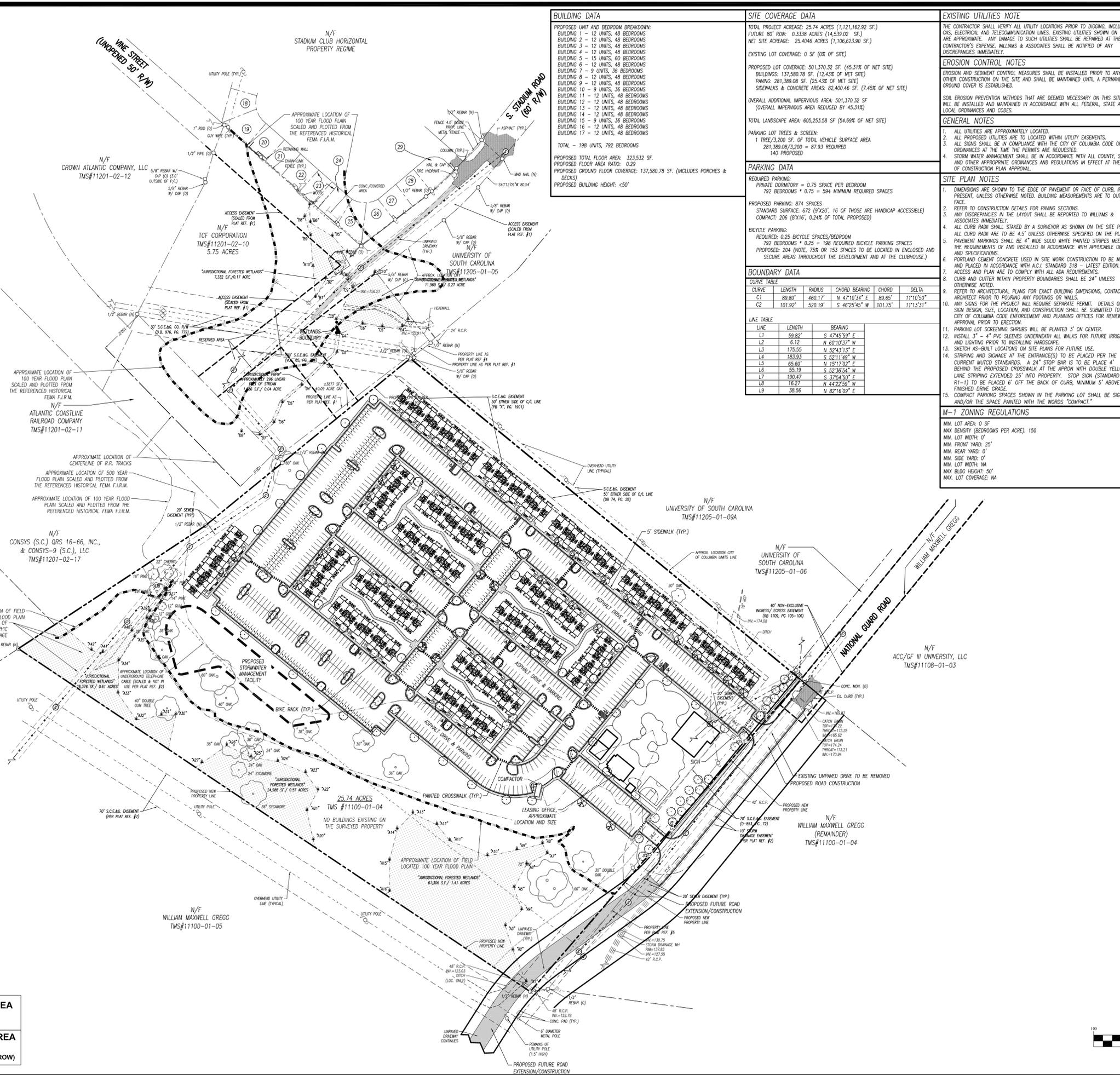
TOTAL PROJECT AREA  
25.74 ACRES  
TOTAL DISTURBED AREA  
--- ACRES TOTAL  
(INCLUDES --- ACRES IN THE ROW)





KNOW WHAT'S BELOW  
CALL BEFORE YOU DIG  
THREE WORKING DAYS  
BEFORE YOU DIG

LEGEND table with symbols and descriptions for various engineering and surveying elements like DB = DEED BOOK, ZL = ZONING DEMARCATION LINE, etc.



BUILDING DATA table listing proposed unit and bedroom breakdown for buildings 1 through 17, including total units and bedrooms.

SITE COVERAGE DATA table providing acreage and square footage for total project, future 80' ROW, net site, existing lot, and proposed lot.

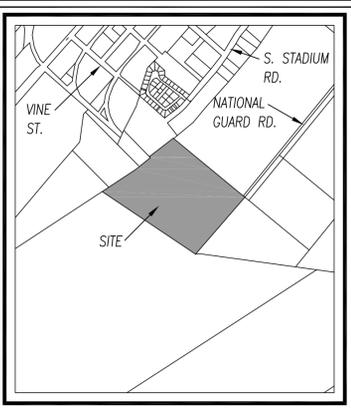
EXISTING UTILITIES NOTE: THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO DIGGING, INCLUDING GAS, ELECTRICAL AND TELECOMMUNICATION LINES.

PARKING DATA table detailing required parking spaces, standard surface area, bicycle parking requirements, and compact parking details.

SITE PLAN NOTES: DIMENSIONS ARE SHOWN TO THE EDGE OF PAVEMENT OR FACE OF CURB, IF PRESENT, UNLESS OTHERWISE NOTED.

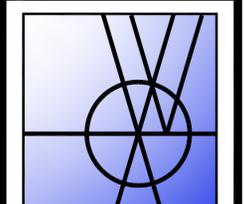
BOUNDARY DATA table containing curve and line data with columns for curve length, radius, chord bearing, chord, and delta.

M-1 ZONING REGULATIONS: MIN. LOT AREA: 0 SF, MAX DENSITY (BEDROOMS PER ACRE): 150, MIN. LOT WIDTH: 0', MIN. FRONT YARD: 25', etc.



VICINITY MAP SCALE: 1" = 1,000'

PROJECT DATA: PROPERTY OWNER: PRACTICE FIELDS LLC, DEVELOPER: PRACTICE FIELDS LLC, AUTHORIZED AGENT: WILLIAMS & ASSOCIATES.



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PRACTICE FIELDS LLC.  
RICHLAND COUNTY, SOUTH CAROLINA  
25.74 ACRES - NATIONAL GUARD RD.

DATE: 09/10/2014

REVISIONS table with columns for DATE and COMMENT, showing one revision on 8/11/2014.

PRELIMINARY  
NOT RELEASED FOR  
CONSTRUCTION  
28/11/2014

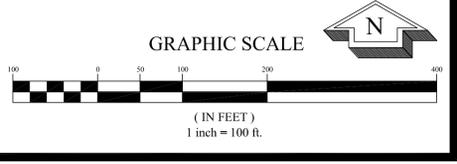
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14137

SITE PLAN

04

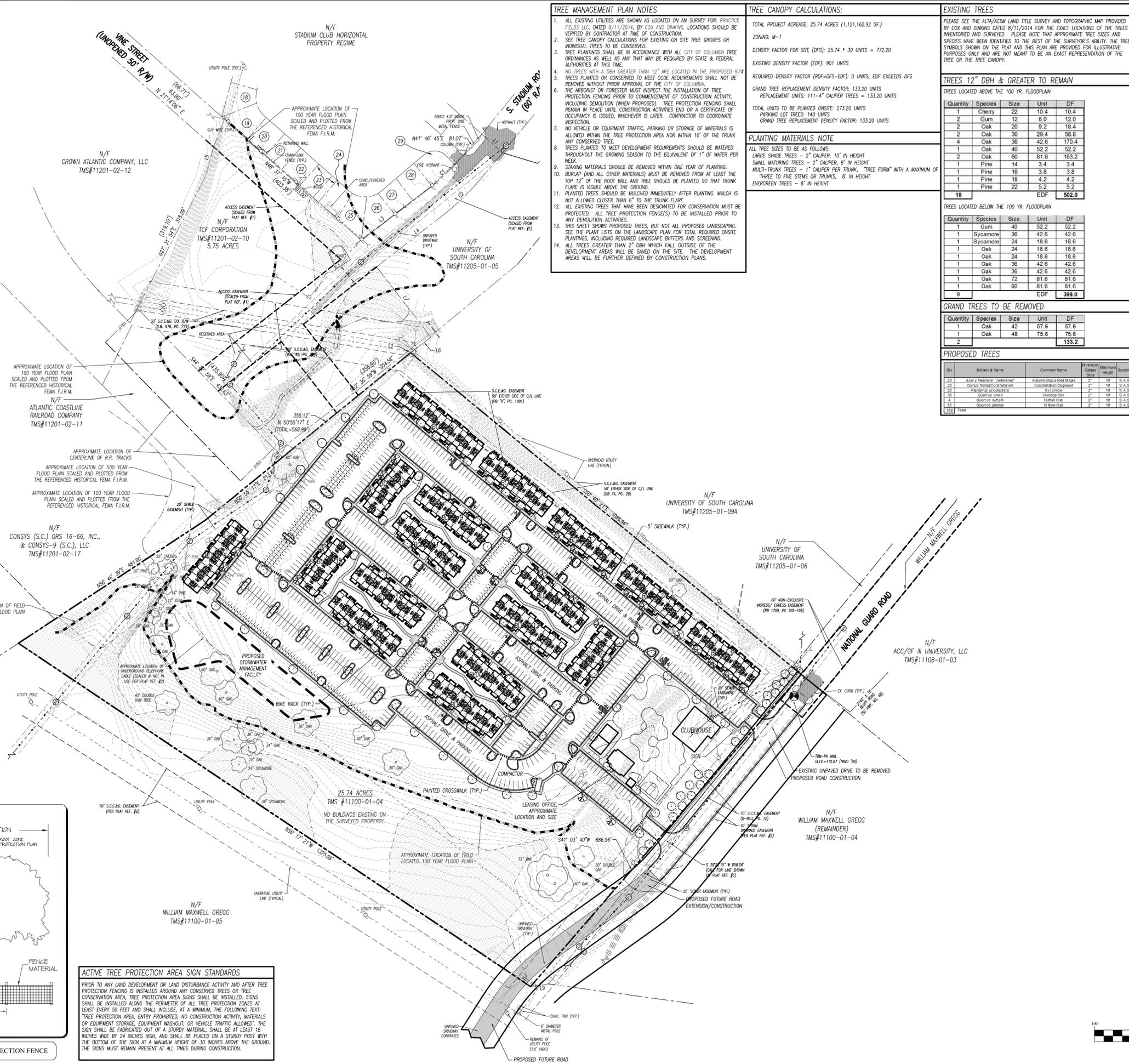
TOTAL PROJECT AREA  
25.74 ACRES  
TOTAL DISTURBED AREA  
--- ACRES TOTAL  
(INCLUDES --- ACRES IN THE ROW)



**811**  
KNOW WHATS BELOW  
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**LEGEND**

DB = DEED BOOK  
PB = PLAT BOOK  
ZCL = ZONING DEMARCATION LINE  
TK = TYPICAL  
EX = EXISTING  
PR = PROPOSED  
TBA = TO BE ABANDONED  
TBR = TO BE REMOVED  
TBF = TO BE FILLED  
U.E. = UTILITY EASEMENT  
SSE = SANITARY SEWER EASEMENT  
DE = DRAINAGE EASEMENT  
C = CONCEPT PARKING SPACE  
OSSL = OPEN SOIL SURFACE AREA  
BSL = BUILDING SETBACK LINE  
PSL = PARKING SETBACK LINE  
FEE = FINISHED FLOOR ELEVATION  
SMH = SANITARY SEWER MANHOLE  
UP = UTILITY POLE  
PC = PROPERTY CORNER  
PCF = PROPERTY CORNER FOUND  
PRC = PR. PROPERTY CORNER  
PF = IRON PIN FOUND  
RPS = IRON PIN SET - 1/2" REBAR  
CMF = CONCRETE MONUMENT FOUND  
OTP = OPEN TOP PIPE  
CO = CLEAN OUT  
SSMH = SANITARY SEWER MANHOLE  
DIP = DUCTILE IRON PIPE  
FH = FIRE HYDRANT  
WM = WATER METER  
WV = WATER VALVE  
TP = TELEPHONE POLE  
PP = POWER POLE  
PTP = POWER TELEPHONE POLE  
LP = LIGHTPOST  
SIG = TRAFFIC SIGNAL  
UTED = UNDERGROUND TELEPHONE  
PEDESTAL  
FO = FIBER OPTIC PEDESTAL  
TRANS = TRANSFORMER  
GI = GRATE INLET  
HI = HOODED GRATE INLET  
JB = JUNCTION BOX  
OCS = OUTLET CONTROL STRUCTURE  
RCP = REINFORCED CONCRETE PIPE  
CMP = CORRUGATED METAL PIPE  
HDPE = HIGH DENSITY POLYETHYLENE  
IE = INVERT ELEVATION  
LWCB = LEFT WING CATCH BASIN  
RWCB = RIGHT WING CATCH BASIN  
DWCB = DOUBLE WING CATCH BASIN  
FES = FLARED END SECTION  
GUY WIRE = ss  
SS = SANITARY SEWER  
W = WATER  
U = UNDERGROUND UTILITY  
O = OVERHEAD UTILITY  
T = UNDERGROUND TELECOMM.  
GAS = GAS



**TREE MANAGEMENT PLAN NOTES**

1. ALL EXISTING UTILITIES ARE SHOWN AS LOCATED ON A SURVEY FOR: PRACTICE FIELDS LLC, DATED 8/11/2014, BY COX AND DINKINS. LOCATIONS SHOULD BE VERIFIED BY CONTRACTOR AT TIME OF CONSTRUCTION.
2. SEE TREE CANOPY CALCULATIONS FOR EXISTING ON SITE TREE GROUPS OR INDIVIDUAL TREES TO BE CONSERVED.
3. TREE PLANTINGS SHALL BE IN ACCORDANCE WITH ALL CITY OF COLUMBIA TREE ORDINANCES AS WELL AS ANY THAT MAY BE REQUIRED BY STATE & FEDERAL AUTHORITIES AT THIS TIME.
4. NO TREES WITH A DBH GREATER THAN 12" ARE LOCATED IN THE PROPOSED R/W.
5. TREES PLANTED OR CONSERVED TO MEET CODE REQUIREMENTS SHALL NOT BE REMOVED WITHOUT PRIOR APPROVAL OF THE CITY OF COLUMBIA.
6. THE ARBORIST OR FORESTER MUST INSPECT THE INSTALLATION OF TREE PROTECTION FENCING PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITY, INCLUDING DEMOLITION (WHEN PROPOSED). TREE PROTECTION FENCING SHALL REMAIN IN PLACE UNTIL CONSTRUCTION ACTIVITIES END OR A CERTIFICATE OF OCCUPANCY IS ISSUED, WHICHEVER IS LATER. CONTRACTOR TO COORDINATE INSPECTION.
7. NO VEHICLE OR EQUIPMENT TRAFFIC, PARKING OR STORAGE OF MATERIALS IS ALLOWED WITHIN THE TREE PROTECTION AREA NOR WITHIN 10' OF THE TRUNK ANY CONSERVED TREE.
8. TREES PLANTED TO MEET DEVELOPMENT REQUIREMENTS SHOULD BE WATERED THROUGHOUT THE GROWING SEASON TO THE EQUIVALENT OF 1" OF WATER PER WEEK.
9. STAKING MATERIALS SHALL BE REMOVED WITHIN ONE YEAR OF PLANTING.
10. BURIAL (AND ALL OTHER MATERIALS) MUST BE REMOVED FROM AT LEAST THE TOP 12" OF THE ROOT BALL AND TREE SHOULD BE PLANTED SO THAT TRUNK FLARE IS VISIBLE ABOVE THE GROUND.
11. PLANTED TREES SHOULD BE MULCHED IMMEDIATELY AFTER PLANTING. MULCH IS NOT ALLOWED CLOSER THAN 6" TO THE TRUNK FLARE.
12. ALL EXISTING TREES THAT HAVE BEEN DESIGNATED FOR CONSERVATION MUST BE PROTECTED. ALL TREE PROTECTION FENCES(S) TO BE INSTALLED PRIOR TO ANY DEMOLITION ACTIVITIES.
13. THIS SHEET SHOWS PROPOSED TREES, BUT NOT ALL PROPOSED LANDSCAPING. SEE THE PLANT LISTS ON THE LANDSCAPE PLAN FOR TOTAL REQUIRED ONSITE PLANTINGS, INCLUDING REQUIRED LANDSCAPE BUFFERS AND SCREENING.
14. ALL TREES GREATER THAN 2" DBH WHICH FALL OUTSIDE OF THE DEVELOPMENT AREAS WILL BE SAVED ON THE SITE. THE DEVELOPMENT AREAS WILL BE FURTHER DEFINED BY CONSTRUCTION PLANS.

**TREE CANOPY CALCULATIONS:**

TOTAL PROJECT ACREAGE: 25.74 ACRES (1,121,162.92 SF.)  
ZONING: M-1  
DENSITY FACTOR FOR SITE (DFS): 25.74 \* 30 UNITS = 772.20  
EXISTING DENSITY FACTOR (EDF): 901 UNITS  
REQUIRED DENSITY FACTOR (RDF=DFS-EDF): 0 UNITS, EDF EXCEEDS DFS  
GRAND TREE REPLACEMENT DENSITY FACTOR: 133.20 UNITS  
REPLACEMENT UNITS: 111-4" CALIPER TREES = 133.20 UNITS  
TOTAL UNITS TO BE PLANTED ONSITE: 273.20 UNITS  
PARKING LOT TREES: 140 UNITS  
GRAND TREE REPLACEMENT DENSITY FACTOR: 133.20 UNITS

**PLANTING MATERIALS NOTE**

ALL TREE SIZES TO BE AS FOLLOWS:  
LARGE SHADE TREES - 2" CALIPER, 10' IN HEIGHT  
MEDIUM MATURING TREES - 2" CALIPER, 8' IN HEIGHT  
MULTI-TRUNK TREES - 1" CALIPER PER TRUNK, "TREE FORM" WITH A MAXIMUM OF THREE TO FIVE STEMS OR TRUNKS, 8' IN HEIGHT  
EVERGREEN TREES - 8' IN HEIGHT

**EXISTING TREES**

PLEASE SEE THE ALTA/ACSM LAND TITLE SURVEY AND TOPOGRAPHIC MAP PROVIDED BY COX AND DINKINS DATED 8/11/2014 FOR THE EXACT LOCATIONS OF THE TREES INVENTORIED AND SURVEYED. PLEASE NOTE THAT APPROXIMATE TREE SIZES AND SPECIES HAVE BEEN IDENTIFIED TO THE BEST OF THE SURVEYOR'S ABILITY. THE TREE SYMBOLS SHOWN ON THE PLAN AND THIS PLAN ARE PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY AND ARE NOT MEANT TO BE AN EXACT REPRESENTATION OF THE TREE OR THE TREE CANOPY.

**TREES 12" DBH & GREATER TO REMAIN**

TREES LOCATED ABOVE THE 100 YR. FLOODPLAIN

Quantity	Species	Size	Unit	DF
1	Cherry	22	10.4	10.4
2	Gum	12	6.0	12.0
2	Oak	20	9.2	18.4
2	Oak	30	29.4	58.8
4	Oak	36	42.6	170.4
1	Oak	40	52.2	52.2
2	Oak	60	81.6	163.2
1	Pine	14	3.4	3.4
1	Pine	16	3.8	3.8
1	Pine	18	4.2	4.2
1	Pine	22	5.2	5.2
<b>18</b>			<b>EDF</b>	<b>502.0</b>

TREES LOCATED BELOW THE 100 YR. FLOODPLAIN

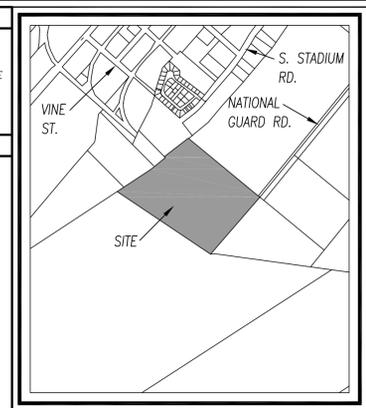
Quantity	Species	Size	Unit	DF
1	Gum	40	52.2	52.2
1	Sycamore	36	42.6	42.6
1	Sycamore	24	18.6	18.6
1	Oak	24	18.6	18.6
1	Oak	24	18.6	18.6
1	Oak	36	42.6	42.6
1	Oak	36	42.6	42.6
1	Oak	72	81.6	81.6
1	Oak	60	81.6	81.6
<b>9</b>			<b>EDF</b>	<b>399.0</b>

**GRAND TREES TO BE REMOVED**

Quantity	Species	Size	Unit	DF
1	Oak	42	57.6	57.6
1	Oak	48	75.6	75.6
<b>2</b>				<b>133.2</b>

**PROPOSED TREES**

Qty	Botanical Name	Common Name	Minimum Caliper Size	Minimum Height	Spacing
23	Aster / Freeman	Jefferson	Ashburn Blac & Red Maple	2"	10' S.A.S.
23	Cornus Florida	Concord	Concord Dogwood	2"	10' S.A.S.
23	Ranunculus acris	Buttercup	Buttercup	2"	10' S.A.S.
30	Quercus prinus	Chinquapin Oak	Chinquapin Oak	2"	10' S.A.S.
4	Quercus prinus	White Oak	White Oak	2"	10' S.A.S.
51	Quercus phellos	Willow Oak	Willow Oak	2"	10' S.A.S.
<b>133</b>	<b>Total</b>				



**VICINITY MAP**  
SCALE: 1" = 1,000'

**PROJECT DATA**

PROPERTY OWNER: PRACTICE FIELDS LLC  
345 W. HANCOCK AVENUE  
ATHENS, GEORGIA 30601  
706.296.0654

DEVELOPER: PRACTICE FIELDS LLC  
345 W. HANCOCK AVENUE  
ATHENS, GEORGIA 30601  
ATTN: HOWARD SCOTT  
706.296.0654

AUTHORIZED AGENT: WILLIAMS & ASSOCIATES  
2470 DANIELS BRIDGE RD. SUITE 161  
ATHENS, GA 30606  
706.310.0400

PHYSICAL ADDRESS: NATIONAL GUARD RD.  
TAX PARCEL: R11100-01-04  
GMD: ----

TOTAL PROJECT ACREAGE: 25.74 ACRES (1,121,162.92 SF.)  
BOUNDARY SURVEY: THIS DRAWING WAS PREPARED USING A COX AND DINKINS ALTA/ACSM LAND TITLE SURVEY AND TOPOGRAPHIC MAP FOR PRACTICE FIELDS LLC, DATED 8/11/2014.  
EXISTING ZONING: M-1  
EXISTING USE: VACANT PROPERTY  
PROPOSED USE: PRIVATE DORMITORIES  
FLOOD PLAN: NO PORTION OF THIS PROPERTY LIES WITHIN THE FLOOD PLAN ACCORDING TO FIRM COMMUNITY PANEL NUMBER 45079C0160 H DATED 2/20/2002.  
THERE ARE STATE WATERS ONSITE, AND WITHIN 200' OF THE SITE.  
THERE ARE WETLANDS DELINEATED ONSITE BY PALMETTO ENVIRONMENTAL CONSULTING INC.  
WATER SUPPLY: CITY OF COLUMBIA PUBLIC UTILITIES DEPARTMENT  
SEWAGE DISPOSAL: CITY OF COLUMBIA PUBLIC UTILITIES DEPARTMENT  
SOLID WASTE: BY PRIVATE CONTRACT  
UTILITIES: POWER, GAS, WATER, SEWER, TELEPHONE, CABLE TV  
SITE DRAINAGE: CONCRETE CURB AND GUTTER AND COUNTY APPROVED PIPE WILL BE EMPLOYED TO COLLECT AND DIVERT SURFACE WATER TO THE PROPOSED STORM WATER MANAGEMENT FACILITY.

**PLANT LEGEND**

	WILLOW OAK		INDIAN HAWTHORNE
	NUTTALL OAK		DWARF BURFORD HOLLY
	SYCAMORE		ANISE
	OVERCUP OAK		LOROPETALUM
	RED MAPLE		KNOCK OUT ROSE
	FLOWERING DOGWOOD		DWARF HAMLEN GRASS
	EXISTING TREE TO BE REMOVED		CRYPTOMERIA
	EXISTING TREE TO REMAIN		WAX MYRTLE
			NELLIE R. STEVENS HOLLY
			OSMANTHUS

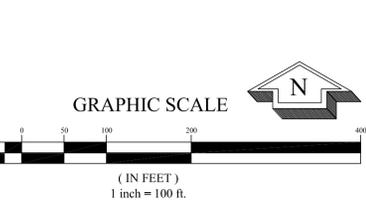
**EXISTING UTILITIES NOTE**

THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO DIGGING, INCLUDING GAS, ELECTRICAL AND TELECOMMUNICATION LINES. EXISTING UTILITIES SHOWN ON PLAN ARE APPROXIMATE. ANY DAMAGE TO SUCH UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE. WILLIAMS & ASSOCIATES SHALL BE NOTIFIED OF ANY DISCREPANCIES IMMEDIATELY.

**EROSION CONTROL NOTES**

EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY OTHER CONSTRUCTION ON THE SITE AND SHALL BE MAINTAINED UNTIL A PERMANENT GROUND COVER IS ESTABLISHED.

SOIL EROSION PREVENTION METHODS THAT ARE DEEMED NECESSARY ON THIS SITE WILL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL ORDINANCES AND CODES.



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**PRACTICE FIELDS LLC.**  
RICHLAND COUNTY, SOUTH CAROLINA  
25.74 ACRES - NATIONAL GUARD RD.

DATE: 09/10/2014

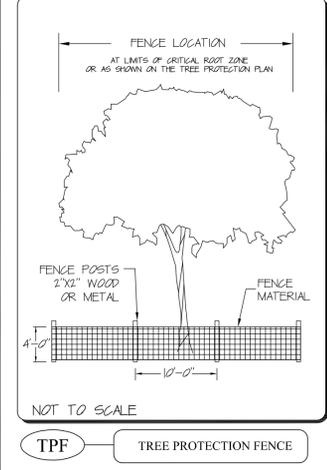
**REVISIONS**

DATE	COMMENT
X	X

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14137  
**TREE MANAGEMENT PLAN**  
05



**ACTIVE TREE PROTECTION AREA SIGN STANDARDS**

PRIOR TO ANY LAND DEVELOPMENT OR LAND DISTURBANCE ACTIVITY AND AFTER TREE PROTECTION FENCING IS INSTALLED AROUND ANY CONSERVED TREES OR TREE CONSERVATION AREA, TREE PROTECTION AREA SIGNS SHALL BE INSTALLED. SIGNS SHALL BE INSTALLED ALONG THE PERIMETER OF ALL TREE PROTECTION ZONES AT LEAST EVERY 50 FEET AND SHALL INCLUDE, AT A MINIMUM, THE FOLLOWING TEXT: "TREE PROTECTION AREA. ENTRY PROHIBITED, NO CONSTRUCTION ACTIVITY, MATERIALS OR EQUIPMENT STORAGE, EQUIPMENT WASHOUT, OR VEHICLE TRAFFIC ALLOWED." THE SIGN SHALL BE FABRICATED OUT OF A STURDY MATERIAL, SHALL BE AT LEAST 18 INCHES WIDE BY 24 INCHES HIGH, AND SHALL BE PLACED ON A STURDY POST WITH THE BOTTOM OF THE SIGN AT A MINIMUM HEIGHT OF 30 INCHES ABOVE THE GROUND. THE SIGNS MUST REMAIN PRESENT AT ALL TIMES DURING CONSTRUCTION.

**811**  
KNOW WHATS BELOW  
CALL BEFORE YOU DIG  
THREE WORKING DAYS  
BEFORE YOU DIG

**LEGEND**

DB = DEED BOOK  
PB = PLAT BOOK  
ZCL = ZONING DEMARCATION LINE  
TYP = TYPICAL  
EX. = EXISTING  
PR. = PROPOSED  
TBA = TO BE ABANDONED  
TBR = TO BE REMOVED  
TBF = TO BE FILLED  
U.E. = UTILITY EASEMENT  
SSE = SANITARY SEWER EASEMENT  
DE = DRAINAGE EASEMENT  
C = COMPACT PARKING SPACE  
OSSA = OPEN SOIL SURFACE AREA  
BSL = BUILDING SETBACK LINE  
PFL = FINISHED FLOOR ELEVATION  
P = PARKING  
FEE = FINISHED FLOOR ELEVATION  
S = SANITARY SEWER MANHOLE  
U = UTILITY POLE  
PC = PROPERTY CORNER  
PCF = PROPERTY CORNER FOUND  
PF = IRON PIN FOUND  
PS = IRON PIN SET - 1/2" REBAR  
CMF = CONCRETE MONUMENT FOUND  
OT = OPEN TOP PIPE  
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GUY WIRE = ---  
--- = SANITARY SEWER  
--- = WATER  
--- = UNDERGROUND UTILITY  
--- = OVERHEAD UTILITY  
--- = UNDERGROUND TELECOMM.  
--- = GAS

**PLANT SAUCER DETAIL**

**MULTI-TRUNK TREE STAKING**

**SHRUB PLANTING DETAIL**

**PLANTING NOTES**

STAKE TO FIRST BRANCHES AS NECESSARY FOR FIRM SUPPORT  
WIRE SHALL NOT TOUCH OR RUB ADJACENT TRUNK OR BRANCHES

BLACK 2-PLY RUBBER HOSE OR WEBBING STRAPS AS SPECIFIED  
REMOVE BURLAP FROM TOP 1/2 PORTION OF ROOTBALL  
SETTLED DEPTH 12" PINESTRIM MULCH

FORM SAUCER WITH A 3" CONTINUOUS RIM FOR TREES AND LARGE SHRUBS PLANTED OUTSIDE AN IRRIGATED AREA

2 STRANDS 10 GAUGE GALV. WIRE TWISTED AND ENCASED IN RUBBER HOSE 6" FROM TOP OF STAKE TWO WIRE SUPPORTS SHALL BE USED ON MAIN STRUCTURAL BRANCHES

2" x 2" HAWKWOOD STAKES OPENED FINELY A MINIMUM OF 18" INTO THE SUBGRADE FOR 1/2" BACKFILLING (PAINT FOREST GREEN)

DIG HOLE 2X WIDTH OF ROOTBALL FOR THE FIRST 12" OF DEPTH ONLY

PLANT TREE 4" ABOVE EXISTING GRADE

2 X BALL DIA.

REMOVE CONTAINER OR BURLAP

SET PLANT AT SOIL LEVEL OR SLIGHTLY ABOVE

PINESTRIM MULCH TO 3" SETTLED DEPTH; FEED MULCH 2" AWAY FROM TRUNK/STEM

FILL PLANTING HOLE WITH BROWN, EXCAVATED NATIVE SOIL, WATER & TAMP TO REMOVE AIR POCKETS

EXCAVATE PLANTING HOLE 2 TIMES THE WIDTH OF AND NO DEEPER THAN THE ROOTBALL; SCARIFY SUBGRADE

FOR PLANTINGS OF SHRUBS MASS OUTSIDE THE DRAINAGE OF EXISTING TREES, CLIMATE THE ENTIRE PLANTING AREA TO A DEPTH OF 12" BEFORE PLANTING.

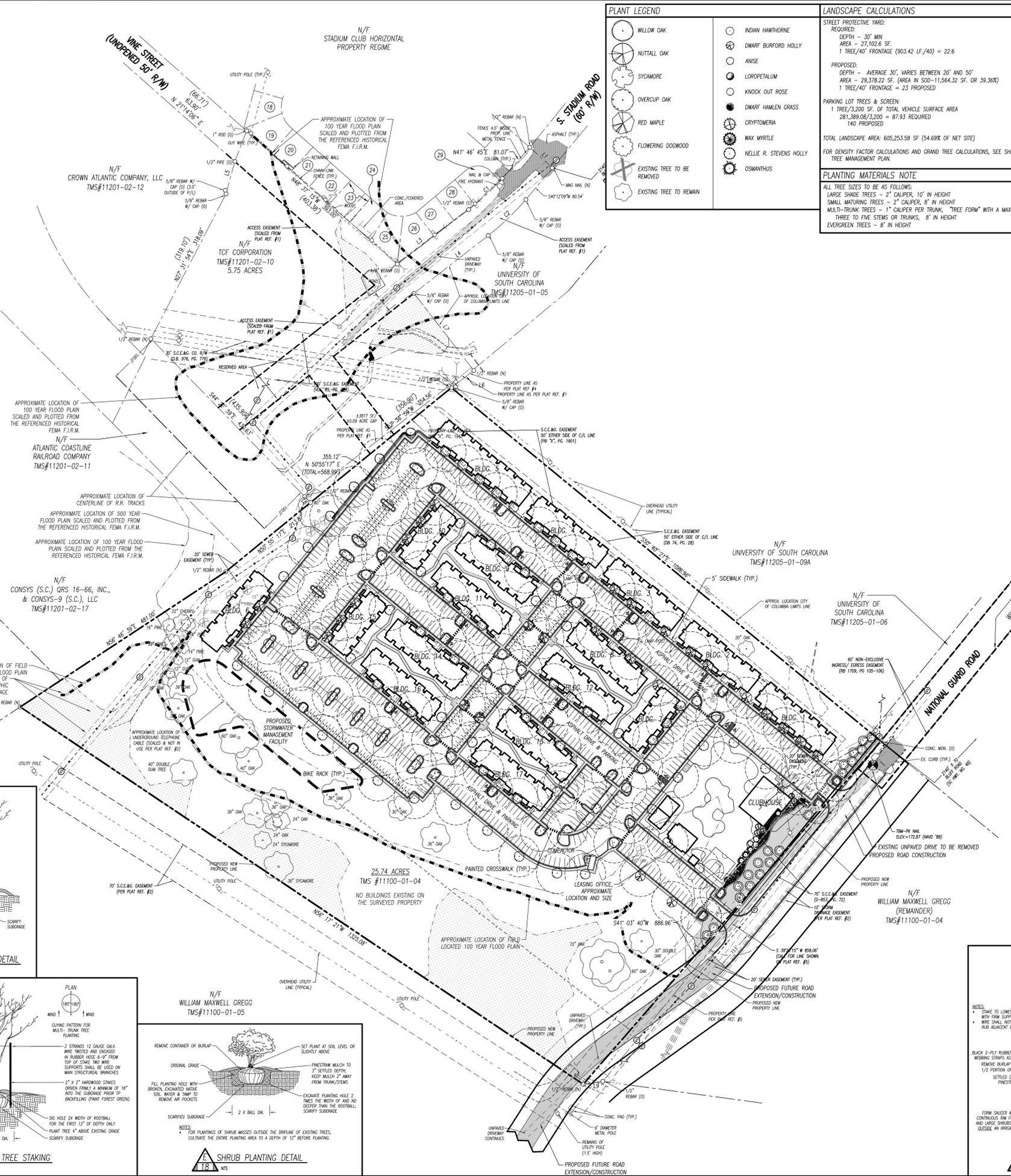
UNPAVED DRIVEWAY CONTAINERS

REMAINS OF UTILITY POLE (1.5" HOLE)

CONC. PAD (TYP.)

6" DIAMETER METAL POLE

2 X BALL DIA.



**PROPOSED TREES**

Qty	Botanical Name	Common Name	Minimum Spacing	Minimum Height	Spacing
23	Asar fraserianum 'Jefferson'	Asarfrasee Red Maple	2'	10'	S.A.S.
21	Quercus bicolor	Common Black Oak	2'	10'	S.A.S.
22	Plantanus occidentalis	Sycamore	2'	10'	S.A.S.
1	Quercus prinus	White Oak	2'	10'	S.A.S.
4	Quercus nuttallii	Nuttall Oak	2'	10'	S.A.S.
1	Quercus phellos	Willow Oak	2'	10'	S.A.S.
100	Total				

**PROPOSED SHRUBS**

Qty	Botanical Name	Common Name	Minimum Spacing	Minimum Height	Spacing
6	Cydonia japonica 'Tappin Tappin'	Cydonia	6'x6'	6'	S.A.S.
1	Malus coronaria	Malus	6'x6'	6'	S.A.S.
3	Malus 'Vivia's Showers'	Nella's Showers Malus	6'x6'	6'	S.A.S.
1	Chaenactis 'Fragrans'	Chaenactis	6'x6'	6'	S.A.S.
1	Malus coronaria 'Dwarf Bush'	Dwarf Bush Malus	3'x3'	18"	S.C.C.
49	Asarum canadense	Anise	3'x3'	18"	S.C.C.
1	Rosa 'Knock Out'	Knock Out Rose	3'x3'	18"	S.C.C.
60	Plantanus occidentalis 'Harpur'	Dwarf Hamden Grass	3'x3'	18"	S.C.C.
23	Ligustrum chinensis 'China Town Henry'	China Town Holly	3'x3'	18"	S.C.C.
1	Indigofera tinctoria	Indian Hawthorne	3'x3'	18"	S.C.C.
382	Total				

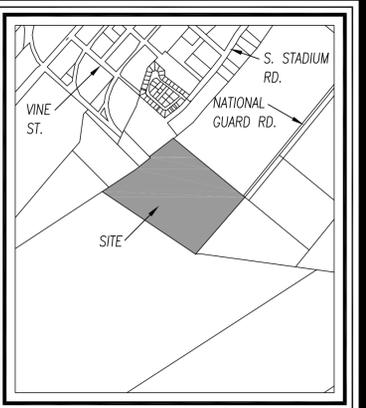
**PLANTING MATERIALS NOTE**

ALL TREE SIZES TO BE AS FOLLOWS:  
LARGE SHADE TREES - 2" CALIPER, 10' IN HEIGHT  
SMALL MATURING TREES - 2" CALIPER, 8' IN HEIGHT  
MULTI-TRUNK TREES - 1" CALIPER PER TRUNK, "TREE FORM" WITH A MAXIMUM OF THREE TO FIVE STEMS OR TRUNKS, 8' IN HEIGHT  
EVERGREEN TREES - 8" IN HEIGHT

**PLANTING NOTES**

**GENERAL:**  
CONTRACTOR IS RESPONSIBLE FOR THE SITE INSPECTION BEFORE LANDSCAPE CONSTRUCTION AND INSTALLATION IN ORDER TO BECOME FAMILIAR WITH THE EXISTING CONDITIONS.  
CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL EXISTING UNDERGROUND UTILITIES BEFORE BEGINNING CONSTRUCTION PRIOR TO SUBMITTING A BID. VERIFY ANY DISCREPANCIES BETWEEN THE NOTES, SPECIFICATIONS, DRAWINGS OR SITE CONDITIONS WITH THE LANDSCAPE ARCHITECT.  
CONTRACTOR SHALL COMPLETE SOIL TEST IN ALL PLANTING AREAS TO DETERMINE SOIL AMENDMENT REQUIREMENTS. CONTRACTOR SHALL ADJUST PH AND FERTILITY BASED UPON THE SOIL TEST RESULTS. NO ADDITION TO OR PLACEMENT OF SOIL IS TO BE DONE PRIOR TO THE COMPLETION OF A SOIL TEST. TESTING SHALL BE PERFORMED BY A SUITABLE LABORATORY. NO PLANTING SHALL BEGIN UNTIL AND PROPER ADJUSTMENTS HAVE BEEN MADE.  
IRRIGATION PLANS ARE TO BE PROVIDED BY LANDSCAPE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT AND COUNTY PRIOR TO SYSTEM INSTALLATION.  
CONTRACTOR BEFORE THE EXPIRATION OF THE GUARANTEE PERIOD OR IMMEDIATELY IF SO DIRECTED BY THE LANDSCAPE ARCHITECT.

**MATERIALS:**  
LANDSCAPE MATERIAL SHALL BE WELL FORMED, VIGOROUS, GROWING SPECIMENS WITH GROWTH TYPICAL OR VARIETIES SPECIFIED AND SHALL BE FREE FROM DAMAGE, INSECTS AND DISEASES. MATERIAL SHALL EQUAL OR SURPASS #1 QUALITY AS DEFINED IN THE CURRENT ISSUE OF "AMERICAN STANDARDS FOR NURSERY STOCK" AS PUBLISHED BY THE AMERICAN NURSESMEN, INC.  
ALL PLANT MATERIAL IS TO BE CAREFULLY HANDLED BY THE ROOT BALL, NOT THE TRUNK, BRANCHES, AND/OR FOLIAGE OF THE PLANT. MISHANDLED PLANT MATERIAL MAY BE REJECTED BY THE LANDSCAPE ARCHITECT.  
ALL PLANT MATERIAL IS TO BE WELL ROOTED, NOT ROOT BOUND, SUCH THAT THE ROOT BALL REMAINS INTACT THROUGHOUT THE PLANTING PROCESS. REJECT ALL CRACKED ROOT BALLS.  
LANDSCAPE MATERIALS IN REFERENCE TO CALIPER AND HEIGHT ARE SHOWN TO MEET THE MINIMUM COUNTY REQUIREMENTS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THESE SIZES MEET THE CLOSING DOCUMENTS OR COVENANTS OF THE EXISTING LOT/SUBDIVISION PRIOR TO PROVIDING A PRICE OR ORDERING THE PLANT MATERIAL. ANY DISCREPANCIES SHALL BE REPORTED TO WILLIAMS & ASSOCIATES IMMEDIATELY.  
**EXCUTION:**  
ALL TREES SHALL BE STAKED AND GUYED WIRED ON THREE SIDES. SEE DETAILS.  
ALL SHRUB AND TREE PITS SHALL BE AMENDED WITH A SOIL MIXTURE CONSISTING OF GRD-TONE BED MIX (¾ LB. PER GALLON OF PLANT SIZE), ½ BLACK KOW COMPOSTED SOIL MANURE (1 LB. PER GALLON OF PLANT SIZE).  
ALL GROUNDCOVER AND SEASONAL COLOR BEDS SHALL HAVE THE ABOVE MIXTURE FILLED INTO BED AREA TO A DEPTH OF 4".  
CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING 2% POSITIVE DRAINAGE IN ALL PLANTING AREAS.  
ALL PLANTING BEDS AND TREE PITS SHALL BE MULCHED WITH A 3" LAYER OF PINE STRAW.  
EXCAVATE EDGES OF ALL PLANTING BEDS TO 2" DEPTH TO FORM A NEAT AND CRISP DEFINITION. (SEE DETAIL).  
CONTRACTOR SHALL REMOVE DEBRIS AND FINE GRADE ALL AREAS FOR APPROVAL BY LANDSCAPE ARCHITECT.  
REMOVE GUY WIRES AND STAKES AT END OF GUARANTEE PERIOD.



**PROJECT DATA**

PROPERTY OWNER: PRACTICE FIELDS LLC  
345 W. HANCOCK AVENUE  
ATHENS, GEORGIA 30601  
706.296.0654

DEVELOPER: PRACTICE FIELDS LLC  
345 W. HANCOCK AVENUE  
ATHENS, GEORGIA 30601  
ATTN: HOWARD SCOTT  
706.296.0654

AUTHORIZED AGENT: WILLIAMS & ASSOCIATES  
2470 DANIELS BRIDGE RD. SUITE 161  
ATHENS, GA 30606  
706.310.0400

PHYSICAL ADDRESS: NATIONAL GUARD RD.

TAX PARCEL: R11100-01-04

QMD: ----

TOTAL PROJECT ACREAGE: 25.74 ACRES (1,121,162.92 SF.)

CONTOUR INTERVAL: 2" FIELD RUM TOPPO BY COX AND DINKINS DATED 8/11/2014.

BOUNDARY SURVEY: THIS DRAWING WAS PREPARED USING A COX AND DINKINS ALTA/ACSM LAND TITLE SURVEY AND TOPOGRAPHIC MAP FOR PRACTICE FIELDS LLC, DATED 8/11/2014.

EXISTING ZONING: M-1

EXISTING USE: VACANT PROPERTY

PROPOSED USE: PRIVATE DORMITORIES

FLOOD PLAIN: NO PORTION OF THIS PROPERTY LIES WITHIN THE FLOOD PLAIN ACCORDING TO FIRM COMMUNITY PANEL NUMBER 4509700160 H DATED 2/20/2002.

THERE ARE STATE WATERS ONSITE, AND WITHIN 200' OF THE SITE.

THERE ARE WETLANDS DELINEATED ONSITE BY PALMETTO ENVIRONMENTAL CONSULTING INC.

WATER SUPPLY: CITY OF COLUMBIA PUBLIC UTILITIES DEPARTMENT

SEWAGE DISPOSAL: CITY OF COLUMBIA PUBLIC UTILITIES DEPARTMENT

SOLID WASTE: BY PRIVATE CONTRACT

UTILITIES: POWER, GAS, WATER, SEWER, TELEPHONE, CABLE TV

SITE DRAINAGE: CONCRETE CURB AND GUTTER AND COUNTY APPROVED PIPE WILL BE EMPLOYED TO COLLECT AND DIVERT SURFACE WATER TO THE PROPOSED STORM WATER MANAGEMENT FACILITY.

**EXISTING UTILITIES NOTE**

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**EROSION CONTROL NOTES**

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SOIL EROSION PREVENTION METHODS THAT ARE DEEMED NECESSARY ON THIS SITE WILL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL ORDINANCES AND CODES.

**GENERAL NOTES**

- ALL UTILITIES ARE APPROXIMATELY LOCATED.
- ALL PROPOSED UTILITIES ARE TO BE LOCATED WITHIN UTILITY EASEMENTS.
- ALL SIGNS SHALL BE IN COMPLIANCE WITH THE CITY OF COLUMBIA CODE OF ORDINANCES AT THE TIME THE PERMITS ARE REQUESTED.
- STORM WATER MANAGEMENT SHALL BE IN ACCORDANCE WITH ALL COUNTY STATE AND OTHER APPROPRIATE ORDINANCES AND REGULATIONS IN EFFECT AT THE TIME OF CONSTRUCTION PLAN APPROVAL.

**GROUND COVER PLANTING DETAIL**

WIDTH EQUAL TO PLANT SPACING

SPACE PLANTS AS SPECIFIED ON PLAN PLANTED AT PREPARED SOIL LEVEL

1" SETTLED DEPTH OF PINESTRIM MULCH

EDGING 15" - 2" ABOVE GRADE

GRASS UNDISTURBED SUBGRADE

ULTIMATED SOIL

**GRAPHIC SCALE**

(IN FEET)  
1 inch = 100 ft.

**Williams & Associates**  
ENGINEERING • SURVEYING  
LANDSCAPE ARCHITECTURE

2470 Daniels Bridge Road, Suite 161  
Athens, Georgia 30606  
P: 706.310.0400  
F: 706.310.0411

www.gaplaning.com

**PRACTICE FIELDS LLC.**  
RICHLAND COUNTY, SOUTH CAROLINA  
25.74 ACRES - NATIONAL GUARD RD.

DATE: 09/10/2014

**REVISIONS**

DATE	COMMENT
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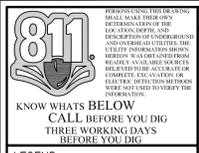
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**LANDSCAPE PLAN**

6

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- PLANT LEGEND**
- WILLOW OAK
  - INDIAN HAWTHORNE
  - DWARF BURFORD HOLLY
  - ANISE
  - LOROPETALUM
  - KNOCK OUT ROSE
  - DWARF HAMLEN GRASS
  - CRYPTOMERIA
  - WAX MYRTLE
  - NELLIE R. STEVENS HOLLY
  - OSMANTHUS

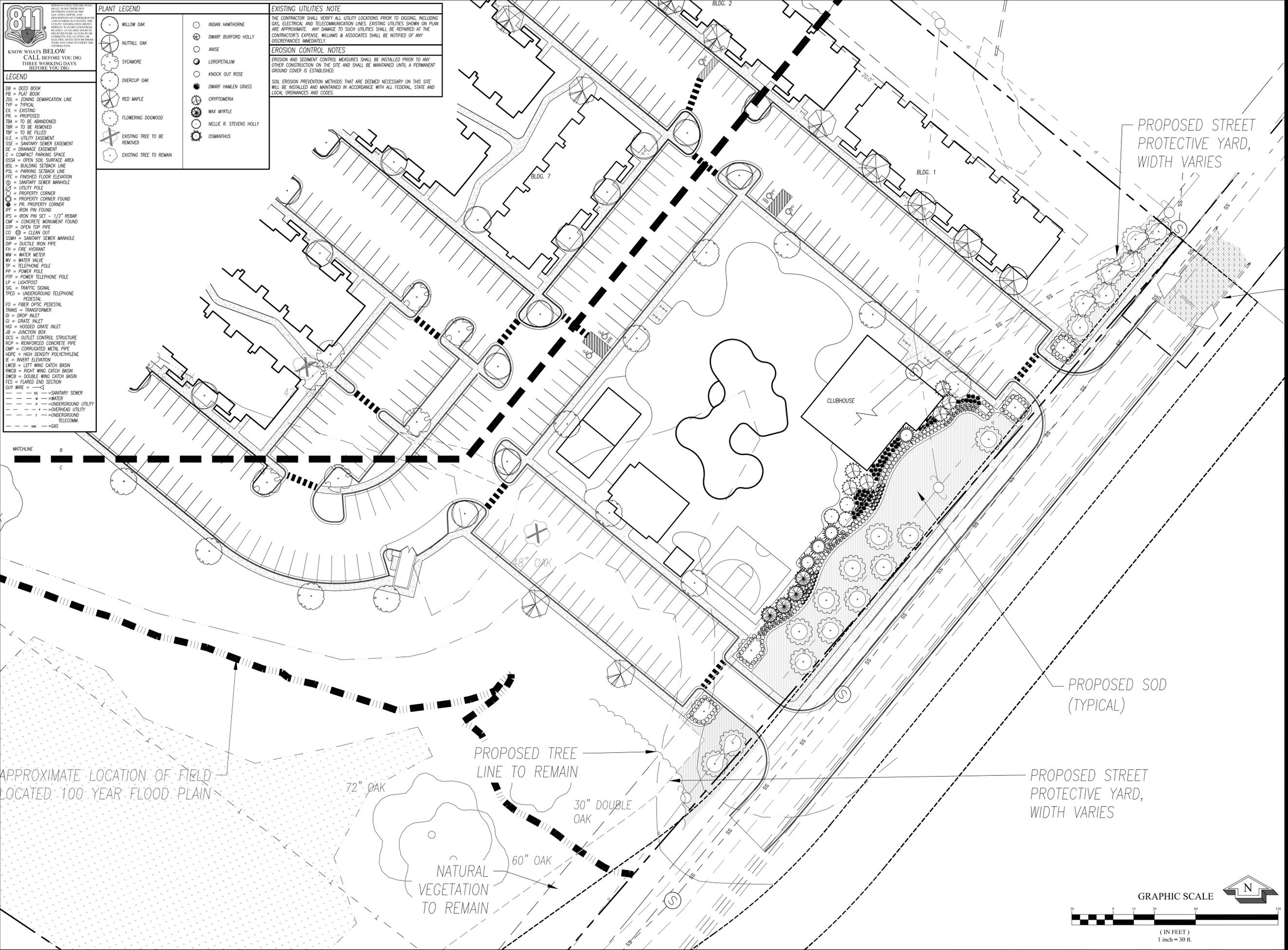
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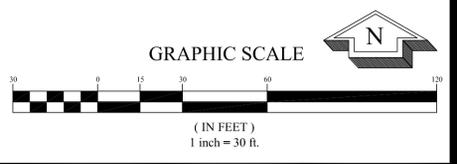
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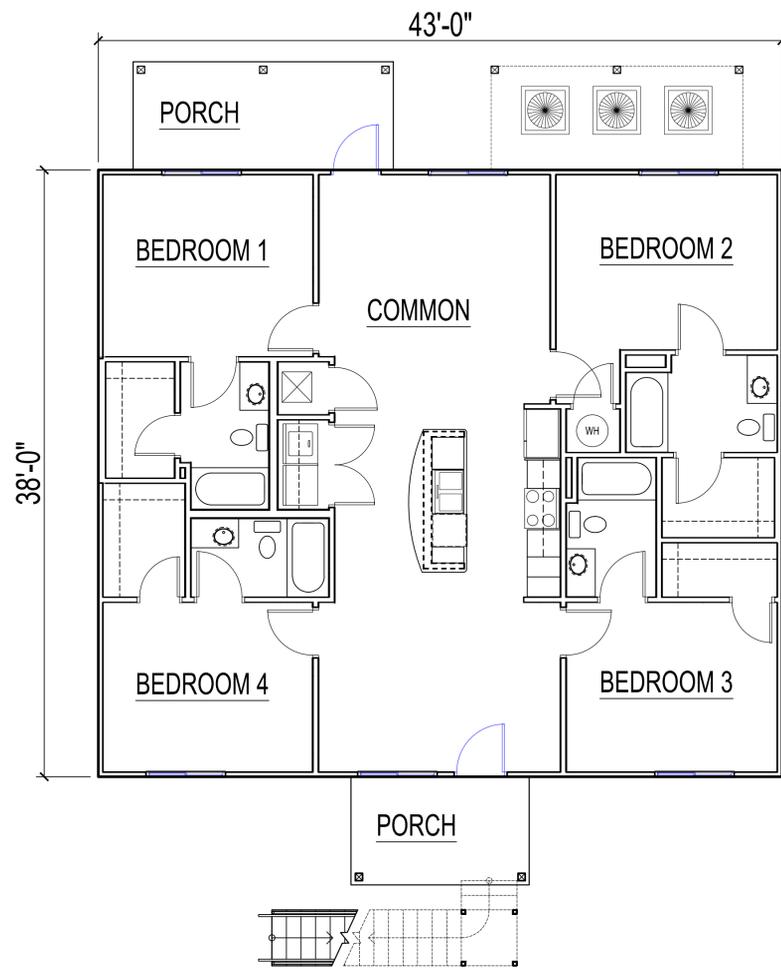
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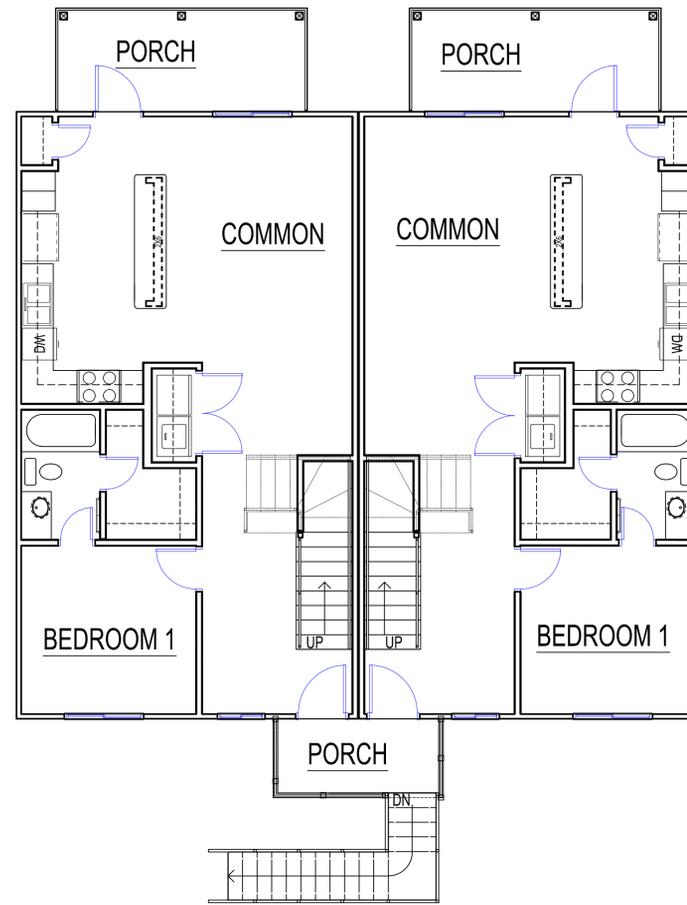
14137  
**LANDSCAPE PLAN**  
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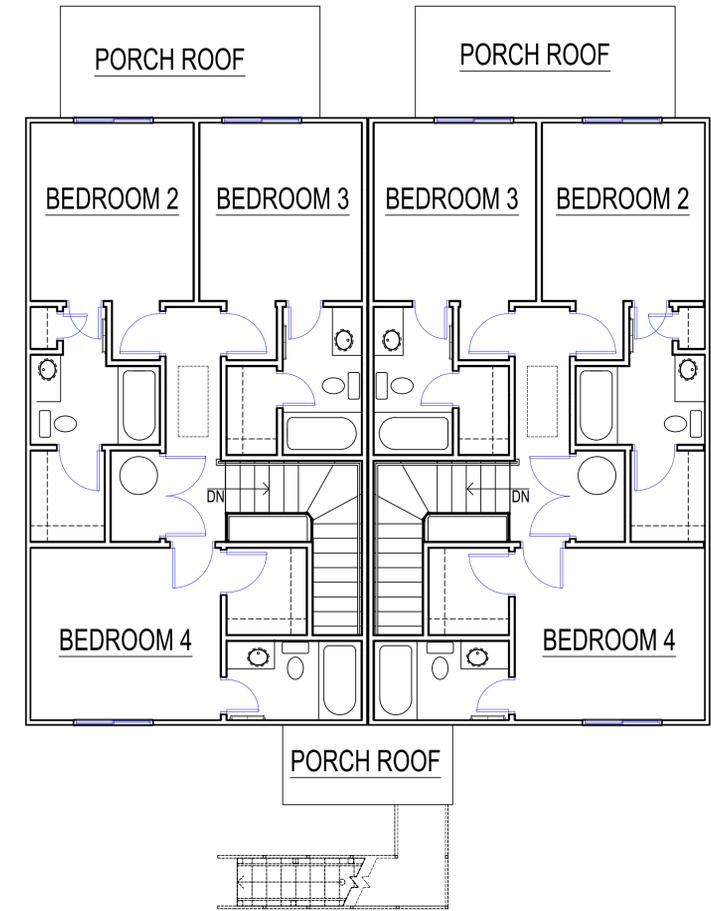
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1 4 BEDROOM FLAT  
Scale: 3/16" = 1'-0"



2 4 BEDROOM TOWNHOUSE LEVEL 1  
Scale: 3/16" = 1'-0"



3 4 BEDROOM TOWNHOUSE LEVEL 2  
Scale: 3/16" = 1'-0"

- ◆ +37'-6" TOP OF RIDGE
- ◆ +27'-4 7/8" TOP OF WALL
- ◆ +19'-3 3/4" TOP OF SUBFLOOR
- ◆ +9'-7 7/8" TOP OF SUBFLOOR
- ◆ ±0" TOP OF SLAB



4 REPRESENTATIVE ELEVATION  
Scale: 3/16" = 1'-0"

SIDING SCHEDULE:  
 A. LAP SIDING: 12' LONG BY 5-1/4" WIDE BY 5/16" THICK, 4" EXPOSURE  
 B. REVERSE B&B W/ 4" HARDI PANEL  
 C. 4" THICK MASONRY VENEER



5 4 BEDROOM MASS MODEL  
Scale: N.T.S.

Project:  
**PRACTICE FIELDS, IIC**  
 Columbia, South Carolina



297 PRINCE AVE. SUITE 288  
 ATHENS, GEORGIA  
 PH: 706.850.1330  
 FAX: 888.533.3946

Drawing Title:  
**4 BEDROOM UNIT**  
 FLOOR PLANS  
 ELEVATION











