PLANNING COMMISSION

June 4, 2018 at 5:15pm
City Council Chambers, 3rd Floor, 1737 Main Street, Columbia, SC 29201

Site Plan Review Case Summary
2436 thru 2458 Waites Road and 1719 thru 1729 McFadden Street
TMS#11511-11-01, -06, -20, and -21
Live Oak Place

Council District: 2

Proposal: Request site plan approval for the construction of a 15-unit multifamily development.

Applicant: Joel McCreary

Proposed Use: Apartments

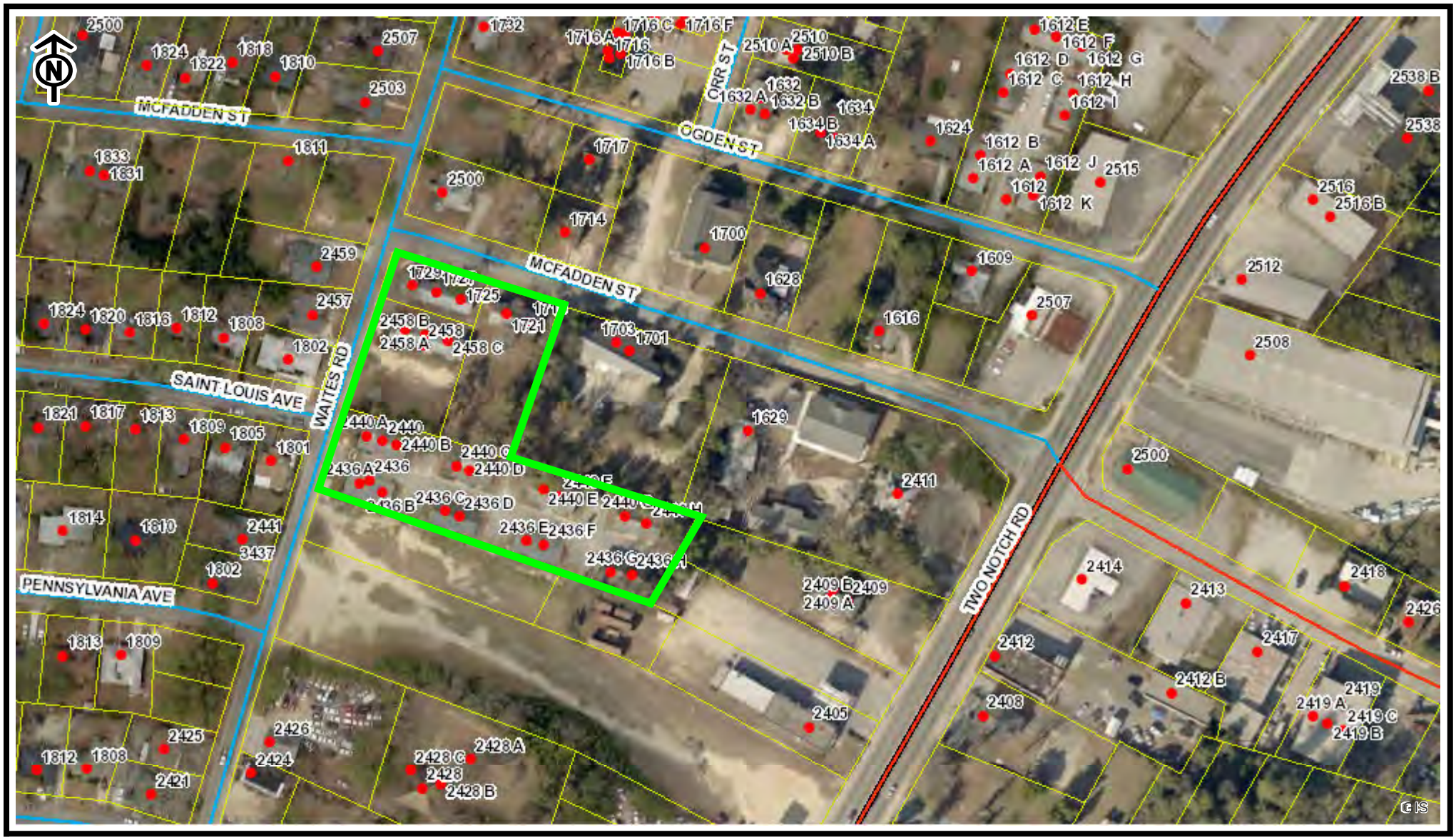
Staff Recommendation: Approval with staff comments.

Detail: This project entails the construction of a 15-unit multi-family development on 1.77 acres bounded by Waites Road and McFadden Street. The required number of off-street parking spaces for this development is 30 parking spaces (2 parking spaces per dwelling unit) whereas the applicant proposes to provide 31. The applicant has met with staff on several occasions to ensure that the site plan complies with all applicable codes.

Should the Commission be inclined to grant approval of the site plan, staff would request that the Commission grant approval subject staff comments.

CITY REVIEWING AGENCY COMMENTS	
John Fellows, Planning	**Recommend approval with conditions:** 1. All existing curb cuts on Waites Road and Mc Fadden Street that are existing and will be closed shall be removed and a standard curb and sidewalk to match existing curb and sidewalk shall be installed. 2. All new and modified curb cuts on Waites Rd shall match SCDOT Standard Drawing 720-405-00. 3. All new and modified curb cuts on McFadden Street shall match SCDOT Standard Drawing 720-410-00 or 720-415-00 dependent upon sidewalk placement. 4. Sidewalks shall be provided along Mc Fadden to connect to existing sidewalk along Waites Road. To minimize disturbance of existing trees the sidewalk shall be placed 1 ft (adjacent to property line) - new sidewalk shall comply with City Engineering regulations. 5. All modification or new sidewalks within the Right of way or on the private property shall be ADA compliant. 6. At least one point of sidewalk connectivity shall be provided from the

	internal sidewalks of the site to McFadden Street right of way. Such connection could occur to the west of the proposed parking lot. 7. Work within the right of way shall require a temp. and permanent encroachment permit.
Rachel Bailey, Zoning Administrator	**Recommend approval.**
Johnathan Chambers, Land Development Administrator	**Recommend approval with conditions:** 1. City and State Encroachment permits will be required for work being conducted within the ROW. 2. TMS#11511-11-01, -06, -20, and -21 must be consolidated into one lot prior to the issuance of any permits.
Jerry Thompson, Building Official	**Recommend approval with condition:** 1. Must comply with all applicable building codes.
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 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.**
Kris Scott, Fire Department	**Recommend approval.**
Sara Hollar, Forestry	**Recommend approval with conditions:** 1. Any new landscaping or irrigation installed in the right of way must be approved by Forestry and Beautification for species and spacing and maintained by the adjacent property owner in a manner to not interfere with vehicular and pedestrian traffic. 2. Any common open areas or green spaces must be maintained by the HOA or adjacent property owners.
Mike Jaspers, Stormwater	**Recommend approval with condition:** 1. Development must comply with all applicable land disturbance requirements.
Paul Pendley, Parking	**Recommend approval.**
Robert Sweatt, Street Division	**Recommend approval.**
John Hooks, Solid Waste	**Recommend approval.**
Scott Holder, Landscaping	**Recommend approval.**



Live Oak Place -
City of Columbia

This map was prepared using the City GIS Viewer:

City of Columbia - GIS Division
Monday, May 7, 2018

- Address Point
- Tax Parcel

Street Ownership

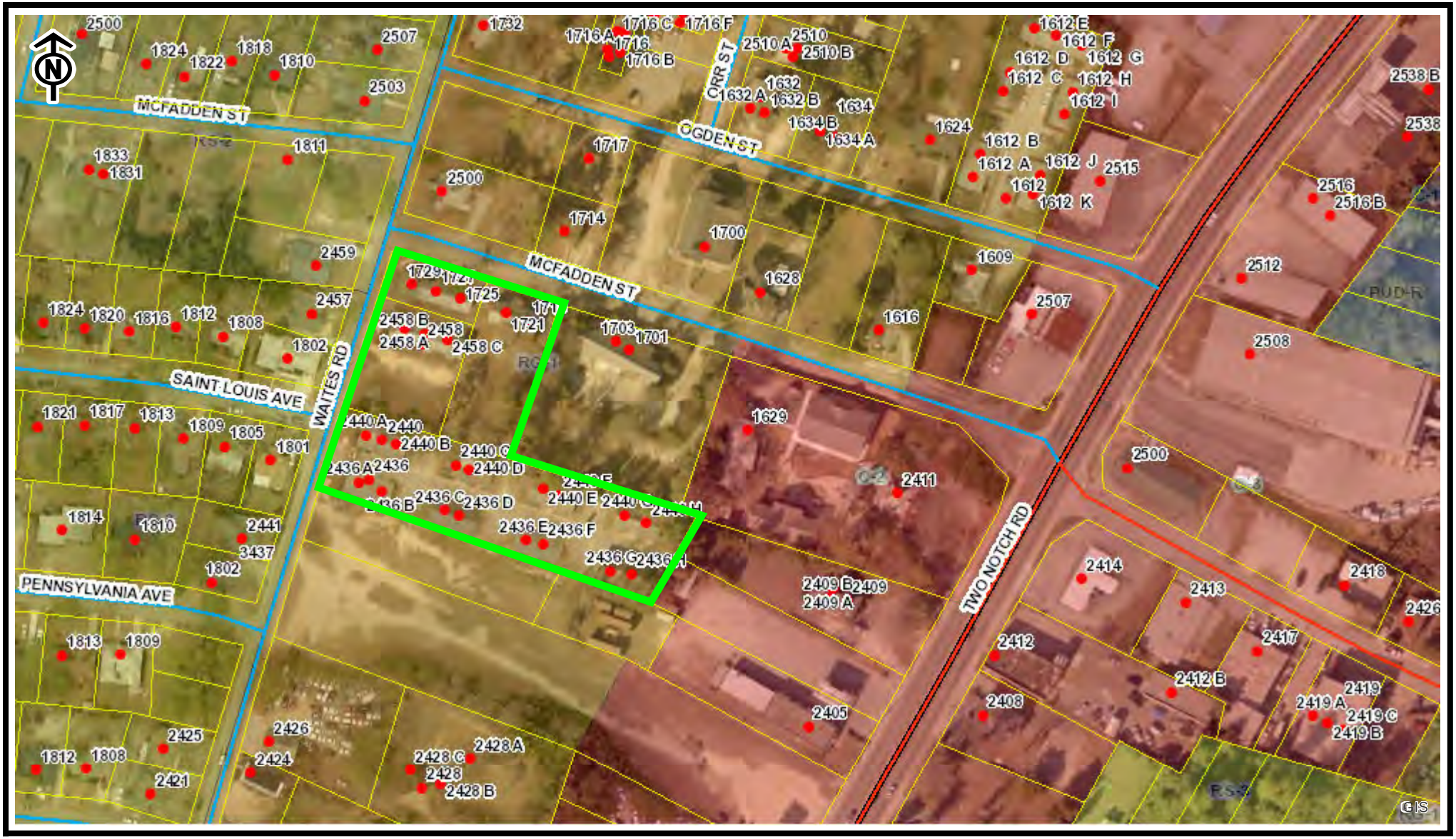
- City of Columbia
- State
- County
- Federal
- Private
- University of South Carolina
- Working

Street Centerline

- Interstates
- Major Streets
- Streets

0 100 200 400 Feet

CITY OF COLUMBIA
GIS DATA DISCLAIMER:
The City of Columbia GIS data represented on this map or plan is the product of the compilation of data 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.



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Street Ownership

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- Working

Street Centerline

- Interstates
- Major Streets
- Streets

Airport Overlay

- Airport Vicinity Zone
- Outer Approach Zone
- Inner Approach Zone
- Runway Protection Zone
- Fort Jackson 3000 ft Buffer
- Floodplain

0 100 200 400 Feet

CITY OF COLUMBIA
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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:	Joel McCreary	**Company:**	
Tel. #:	(803) 603-3858	**Fax#:**	
Mobile #:		**E-mail:**	jm@msarch.net

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:	See Attachment		
TMS#:	See Attachment	**Total Acreage:**	1.771 Acres
Current Use:	Vacant, Previous use - Multifamily	**Proposed Use:**	Multifamily
Current Zoning:	RG-1		
Number of Lots and/or Units:	1 Lot, 15 Units	**Total Sq. Ft.**	21,032 SF

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

A 15 unit RG-1 development for families at risk of being homeless. The project is applying for funds from the South State Housing Finance and Development Authority through their Small Development Rental Program. The Development will be managed by Homeless No More, a respected 501(c)3 helping the Columbia Community.

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:	Lila Anna Sauls , President & CEO, Homeless No More
Date:	May 2, 2018

PC Date: _____ Action: _____

Attachment to Planning Commission Application

May 2, 2018

Live Oak Place, LLC by:

Homeless No More, LLC
2711 Middleburg Drive, Suite 308
Columbia, SC 29204
p: 803.602.6379

A 15 Unit, RG-1 proposed Group Residential Development located on the corner of McFadden Street and Waites Road in Columbia, South Carolina

Property:

#	TMS	Address	Zoning	Size SF
A	R11511-11-201	1725 McFadden Street	RG-1	5,913
C	R11511-11-21	2458 Waites Road	RG-1	15,028
B	R11511-11-01	1719 McFadden Street	RG-1	15,391
D	R11511-11-06	2436 Waites Road	RG-1	40,845
Total				77,177

All lots will be deeded as single parcel.

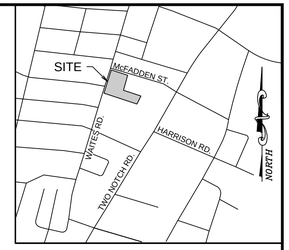
This development will provide affordable housing to at-risk families, helping them bridge the gap from transitional housing to independent living.

LEGEND

- CONC. CURB & GUTTER
- CONCRETE SIDEWALK / PAD
- POWER POLE & GUY
- LIGHT POLE
- IRON PIN FOUND
- IRON PIN SET
- CABLE PED
- WATER VALVE
- WATER METER
- GAS VALVE
- GAS TEST POINT
- SANITARY SEWER MANHOLE
- CLEANOUT (CO)
- NATURAL GAS LINE
- SANITARY SEWER LINE
- WATER LINE
- FENCE
- OVERHEAD ELECTRIC
- UNDERGROUND TELEPHONE

NOTES:

(1) HORIZONTAL COORDINATES (NAD 83) AND ELEVATIONS (NAVD 88) BASED ON NGS MONUMENT CLOYD, PID EC2893, NORTH: 795382.48, EAST: 1989105.89, ELEV: 266.50



LOCATION MAP
NOT TO SCALE

REFERENCES:

1. RICHLAND COUNTY TAX MAP NO. R11511-11-20, R11511-11-21, R11511-11-01, AND R11511-11-06
2. PLAT PREPARED FOR J.K PRATT, BY B.P. BARBER & ASSOCIATES, DATED OCTOBER 24, 1960, RECORDED IN PLAT BOOK 16 PAGE 395.
3. PLAT PREPARED FOR MRS. MIRA L. PAINEY, BY TOMLINSON ENGR. CO., DATED AUGUST 11, 1941, RECORDED IN PLAT BOOK I PAGE 174.
4. PLAT PREPARED FOR LIVE OAK PLACE, LLC., INMAN LAND SURVEYING COMPANY, INC., DATED MARCH 13, 2017, RECORDED IN PLAT BOOK 2218 PAGE 2541.
5. PLAT PREPARED FOR E. ELLISON WALKER, BY B.P. BARBER & ASSOCIATES, DATED JULY 27, 1964, RECORDED IN PLAT BOOK 24 PAGE 195.
6. PLAT PREPARED FOR RICHARD B. MOYE, BY COLLINGWOOD SURVEYING, INC., DATED JUNE 9, 2003, RECORDED IN PLAT BOOK 831 PAGE 226.
7. PLAT PREPARED FOR KENDALL TOWN HEIGHTS, BY TOMLINSON ENGR. CO, DATED FEBRUARY 16, 1920, RECORDED IN PLAT BOOK "H" PAGE 147.

AREA:
PARCEL A= 0.14 ACRES
PARCEL B= 0.37 ACRES
PARCEL C= 0.34 ACRES
PARCEL D= 0.94 ACRES
TOTAL = 1.79 ACRES

UPON RECORDATION OF THIS PLAT PARCELS A,B,C, AND D ARE TO BECOME AN UNDIVIDED PARCEL.

McFADDEN STREET (50' R/W)

WAITES ROAD (60' R/W)

ST. LOUIS STREET

T.B.M. RR SPIKE IN PP EL.=349.62 NAVD88 DATUM

SSMH TOP: 349.06 INV IN: 341.08 INV OUT: 338.55

SSMH TOP: 348.47 INV OUT: 342.88

SSMH TOP: 334.75 INV IN: 328.01

IPF ¾" PT

IPF ¾" IP

IPF ¾" RBR

IP 1" PT (O)

IPF 1" IP.

IPS ¾" REBAR

IPF 1" REBAR

PK NAIL

IPF 1" IP

CONTROL POINT - NAIL
N:798260.19
E:1996125.02

S72°58'45"E 113.98'

S72°48'53"E 85.42'

N44°03'51"E 56.03'

S17°12'49"W 52.09'

N72°52'15"W 113.50'

N16°41'27"E 51.88'

N16°46'45"E 132.83'

N17°36'44"E 92.00'

N17°36'44"E 61.31'

S11°46'21"W 47.60'

S16°35'00"W 184.64'

S17°03'02"W 132.71'

S72°55'41"E 199.95'

S72°55'41"E 199.95'

S72°55'41"E 218.12'

S83°37'57"E 7.53'

S31°40'01"W 113.10'

N70°22'07"W 390.82'

A
0.14 ACRES
5913 SQ. FT.

B
0.37 ACRES
15391 SQ. FT.

C
0.34 ACRES
15028 SQ. FT.

D
0.94 ACRES
40845 SQ. FT.

8" CONC.

6' CYCLONE FENCE

GATE

RR TIES

BLOCK WALL

ASPHALT DRIVEWAY

4' WIRE FENCE

4' CYCLONE FENCE

METAL STORAGE BLDG.

1.6'

0.3' OE

1.10' O/S

12" MAGNOLIA

20" OAK

15" OAK

26" OAK

18" OAK

12" OAK

15" PINE

13" OAK

2x10" OAK

3" OAK

16" ELM

28" PINE

12" OAK

20" OAK

17" OAK

22" PINE

24" ELM

31" SYCAMORE

48" OAK

14" OAK

N/F
CEDARS INVESTMENTS, LLC
TMS#R11511-11-02

N/F
HOMELESS NO MORE, INC
TMS#R11511-11-03

N/F
JAMES K. PRATT JR
TMS#R11511-11-04

N/F
OIL SERVICE COMPANY, LLC
TMS#R11511-11-05

N/F
OIL SERVICE COMPANY, LLC
TMS#R11511-11-07

N/F
OIL SERVICE COMPANY, LLC
TMS#R11511-11-08

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

FLOOD CERTIFICATION

I HEREBY CERTIFY THAT I HAVE CONSULTED THE NATIONAL FLOOD INSURANCE PROGRAM, "FLOOD INSURANCE RATE MAP", MAP NUMBER 45079C0244L, PANEL NUMBER 244 OF 650, EFFECTIVE DATE: 12/21/2017, I HAVE DETERMINED THAT THE ABOVE SITE LIES WITHIN AN UNSHADED ZONE "X".

EXEMPTION FROM REVIEW PROCESS
THIS PLAT IS A SURVEY OF AN EXISTING LOT OF RECORD WITH NO CHANGES TO EXISTING LOT LINES.

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

MARCH 6, 2018

AARON C. BROOKS JR. SC RLS #20462

CHAO
CONSULTING ENGINEERS & LAND SURVEYORS

Chao & Associates, Inc.
Civil - Structural - Survey
7 Clusters Court
Columbia, SC 29210
Voice: (803) 772-8420
Fax: (803) 772-9120
Email: consult@chaoinc.com

SOUTH CAROLINA
CHAO & ASSOCIATES No. C00357
CERTIFICATE OF AUTHORIZATION

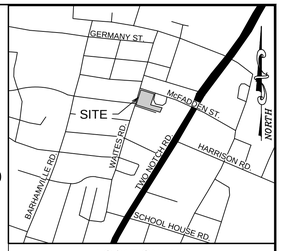
Boundary and Topographic Survey
Prepared for
Homeless No More, LLC
In the City of Columbia
Richland County, South Carolina

Drawn: GHH Checked: ACB
Revised:
File: 587913-18V R1r.dwg Project No.:

V1.0
Sheet Number
3/6/2018
Date

Project Summary

Size of project site: 1.79 acres
Tax map reference: Richland County,
TMS no. R11511-11-06, R11511-11-21
R11511-11-20, R11511-11-01
Current zoning: RG-1 (2436 Waites Rd, R11511-11-06)
RG-1 (2458 Waites Rd, R11511-11-21)
RG-1 (1725 McFadden St., R11511-11-20)
RG-1 (1719 McFadden St., R11511-11-01)
Type of development: Group Residential Development (Apartments)
Number of units: 15
Number of building: 5
Required parking: (Section 17-258 Table 1 / Principal Use: 88)
No. of spaces Required = 30 (2 spaces for each dwelling unit)
No. of spaces provided = 31 including 2 handicap spaces



LOCATION MAP
1 inch = 1000 ft.

T.B.M. RR SPIKE IN PP
EL.=349.62 NAVD88 DATUM

CONTROL POINT - NAIL
N:798260.19
E:1996125.02

McFADDEN STREET
(50' R/W)

WAITES ROAD
(50 R/W)

ST. LOUIS STREET

Unit #1 2 Bdrm
Unit #2 3 Bdrm
Unit #3 3 Bdrm
Unit #4 3 Bdrm
Unit #5 3 Bdrm
Unit #6 3 Bdrm
Unit #7 3 Bdrm
Unit #8 3 Bdrm
Unit #9 3 Bdrm
Unit #10 3 Bdrm
Unit #11 3 Bdrm
Unit #12 2 Bdrm
Unit #13
Unit #14 3 Bdrm
Unit #15

Asphalt
Community dumpsters
ASPHALT DRIVEWAY
GATE
6' CYCLONE FENCE
4' WIRE FENCE
4' CYCLONE FENCE
BLOCK WALL
METAL STORAGE BLDG.

N/F
CEDARS INVESTMENTS, LLC
TMS#R11511-11-02

N/F
HOMELESS NO MORE, INC
TMS#R11511-11-03

N/F
JAMES K. PRATT JR
TMS#R11511-11-04

N/F
OIL SERVICE COMPANY, LLC
TMS#R11511-11-05

N/F
OIL SERVICE COMPANY, LLC
TMS#R11511-11-07

N/F
OIL SERVICE COMPANY, LLC
TMS#R11511-11-08

Preliminary Document - Subject to Change File Date: 042318
This document has been coordinated with the City of Columbia and is subject to final approval

3 DAYS BEFORE DIGGING IN SOUTH CAROLINA
CALL 811
Palmetto Utility Protection Service

GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.

Chao & Associates, Inc.
Civil - Structural - Survey
7 Clusters Court
Columbia, SC 29210
Voice: (803) 772-8420
Fax: (803) 772-9120
Email: consult@chaoinc.com
CONSULTING ENGINEERS & LAND SURVEYORS

THESE DOCUMENTS AND THE INFORMATION CONTAINED HEREIN ARE THE PROPERTY OF CHAO & ASSOCIATES, INC. AND MAY NOT BE USED FOR ANY PURPOSE WITHOUT THE WRITTEN PERMISSION OF CHAO & ASSOCIATES, INC.

CHAO & ASSOCIATES No. C00357
SOUTH CAROLINA CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA REGISTERED PROFESSIONAL ENGINEER No. 21697 GREGORY A. LETTS
4.13.18

A Project For:
Homeless No More
2711 Middleburg Drive
Suite 308
Columbia, South Carolina 29204
(803) 602-6379

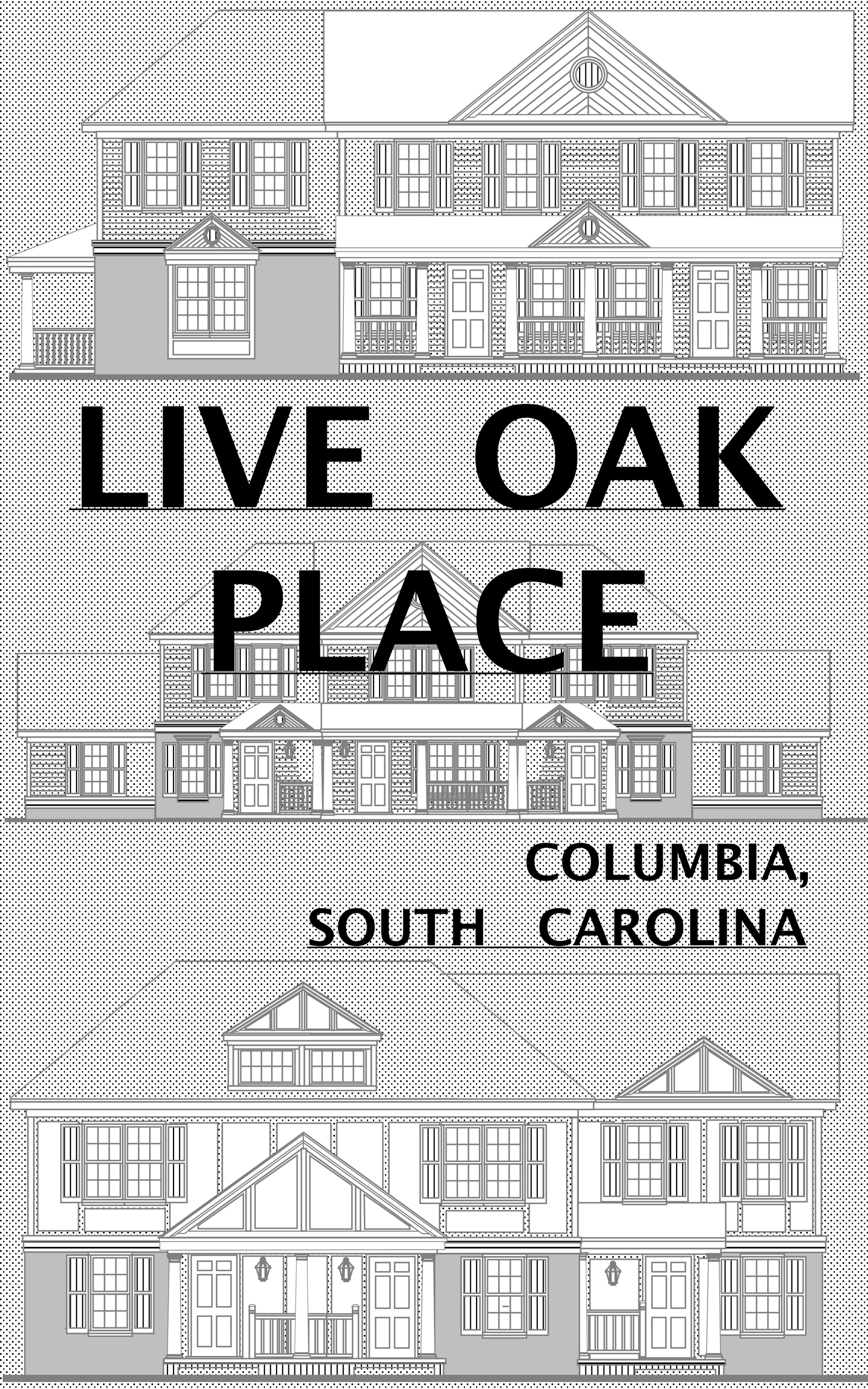
Conceptual Site Layout Plan

Live Oak Place
McFadden Street & Waites Road
Columbia, South Carolina 29204

Drawn:HMC Checked: GAL
Revised:
File:587913C.dwg Project No.: 587913-18

C2.0
Sheet Number

Date: April 23, 2018



LIVE OAK PLACE

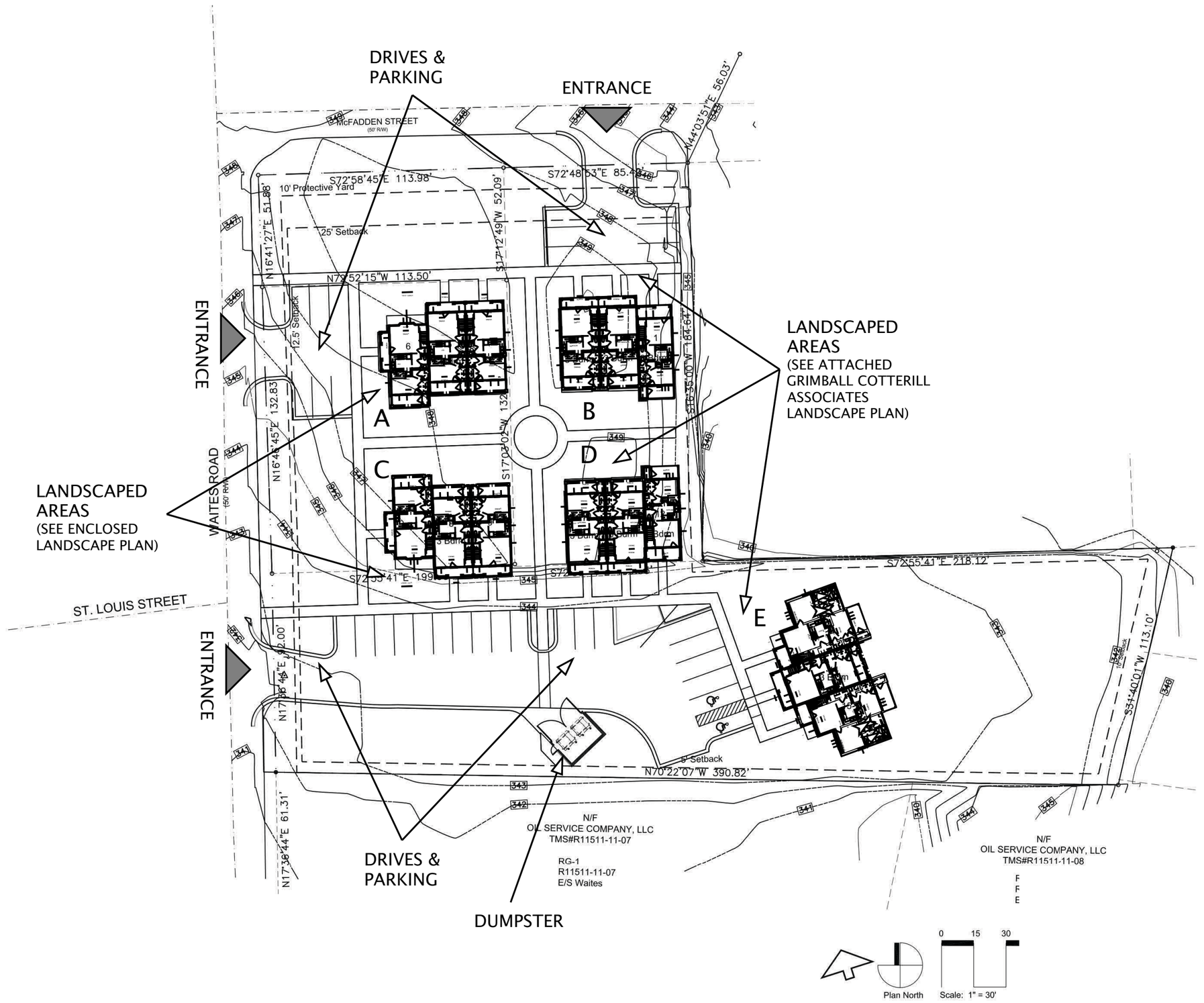
COLUMBIA, SOUTH CAROLINA

PALMETTO ARCHITECTURAL GROUP, LLC

CHARLES F. GENTRY, JR. • NCARB • ARCHITECT

2435 EAST NORTH STREET, SUITE 1108, BOX 359 • GREENVILLE, SOUTH CAROLINA • 29615

Mark Cotterill, ASLA
Grimball Cotterill Associates
600 Beltline Blvd.
Columbia, SC 29205

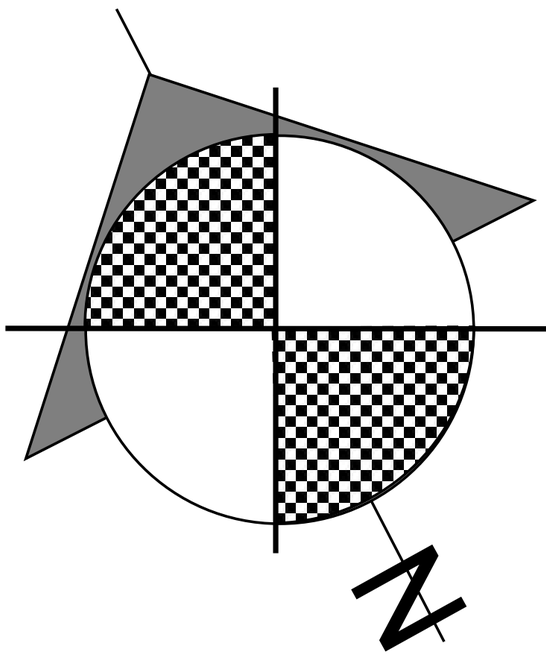


LIVE OAK PLACE

BUILDINGS A & C
6 – THREE BEDROOM UNITS –
(12 PARKING SPACES)

BUILDINGS B & D
4 – THREE BEDROOM UNITS –
2 – TWO BEDROOM UNITS –
(12 PARKING SPACES)

BUILDING E
3 – THREE BEDROOM UNITS –
(6 PARKING SPACES)



SITE PLAN

0 15 30 60

LIVE OAK PLACE

COLUMBIA, SOUTH CAROLINA

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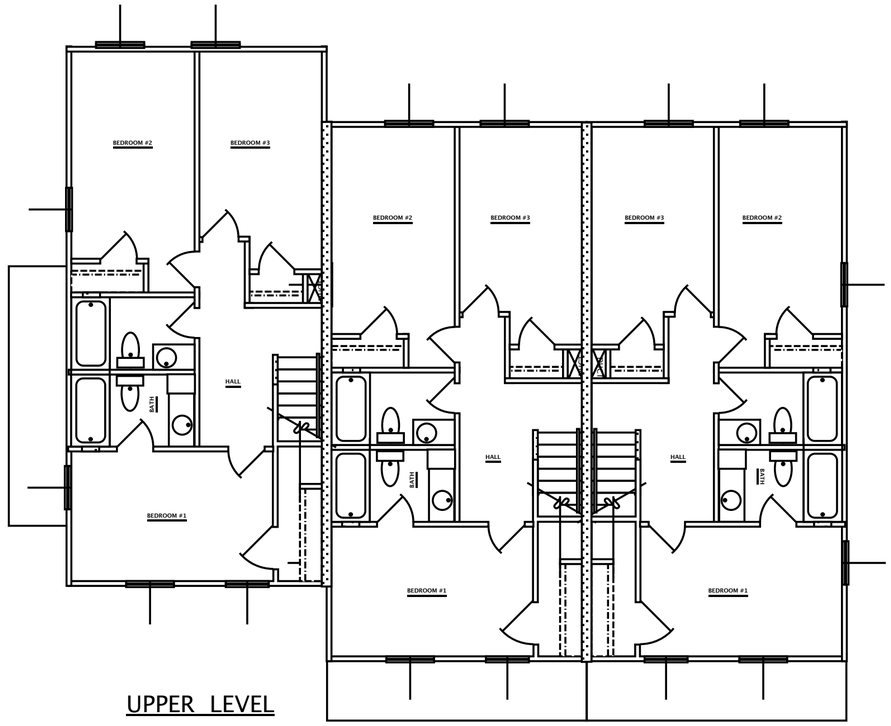
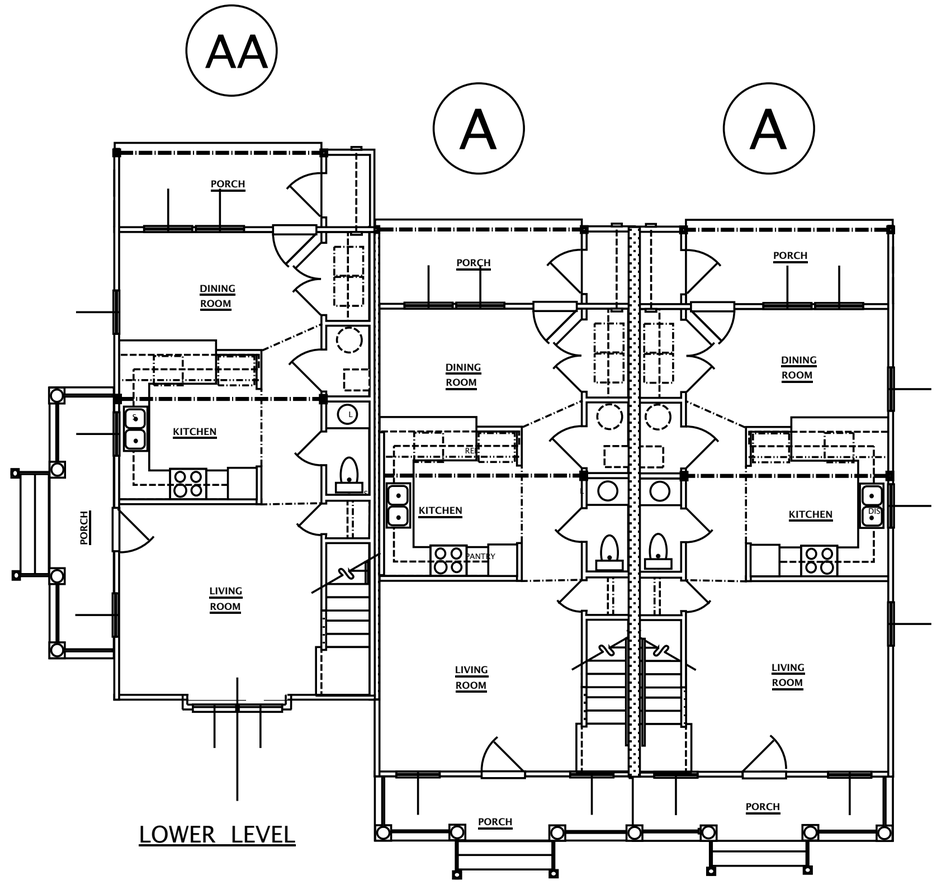


UPPER LEVEL

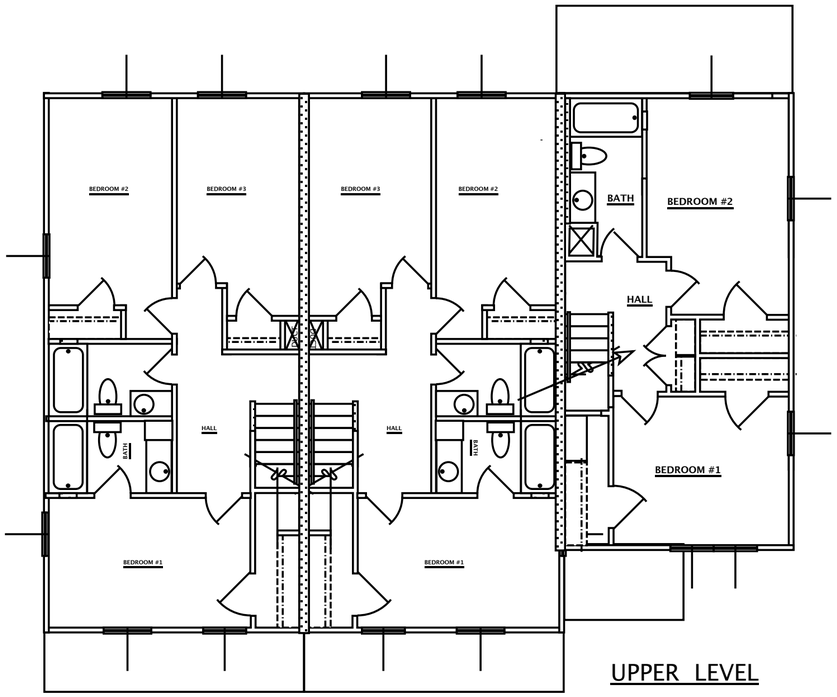


LOWER LEVEL

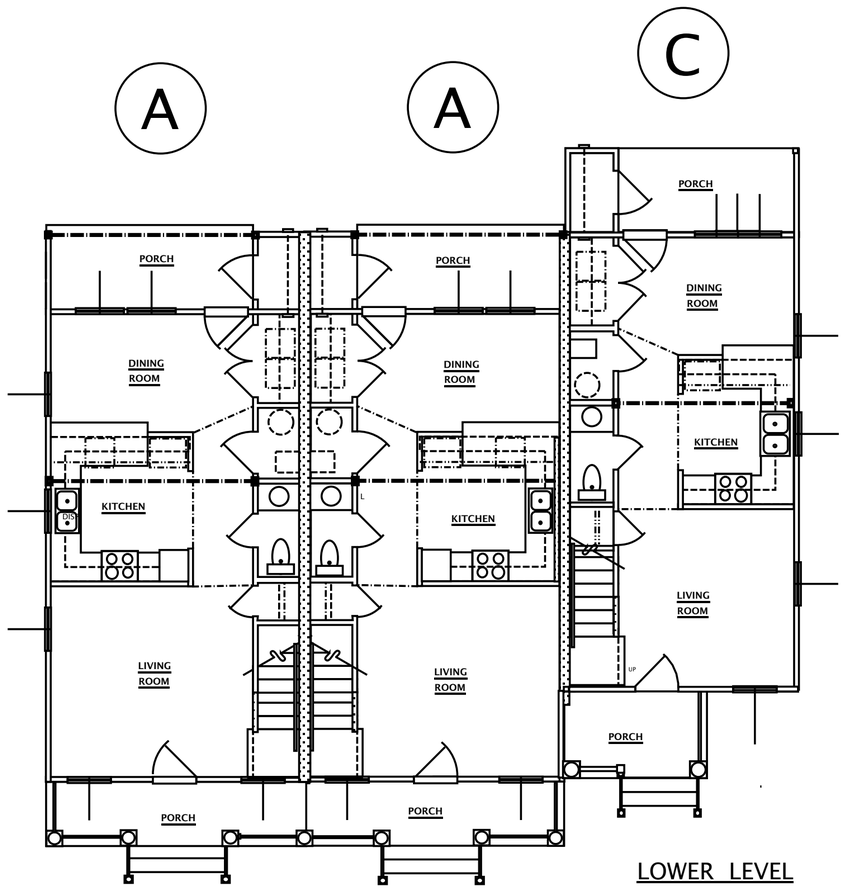
APARTMENT BUILDING "A&C"
FLOOR PLANS

8 0 4 8 16

PALMETTO ARCHITECTURAL GROUP, LLC
CHARLES F. GENTRY, JR. • NCARB • ARCHITECT
2435 EAST NORTH STREET, SUITE 1108, BOX 359 • GREENVILLE, SOUTH CAROLINA • 29615



UPPER LEVEL



LOWER LEVEL

APARTMENT BUILDING "B & D"
FLOOR PLANS

8 0 4 8 16

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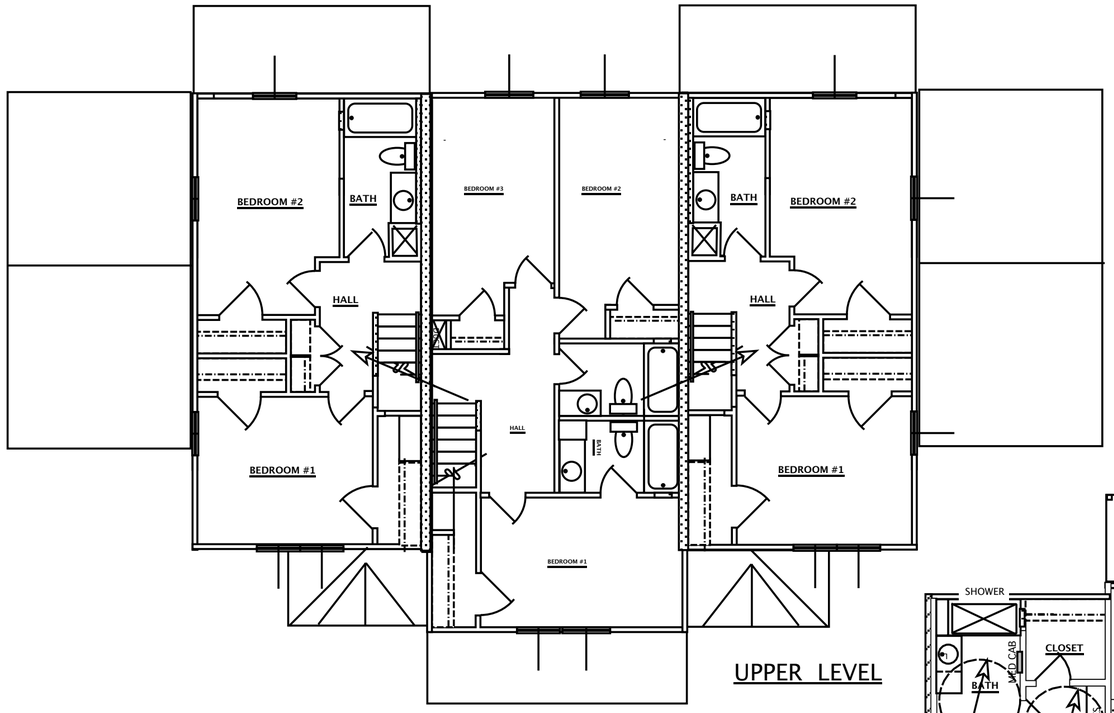
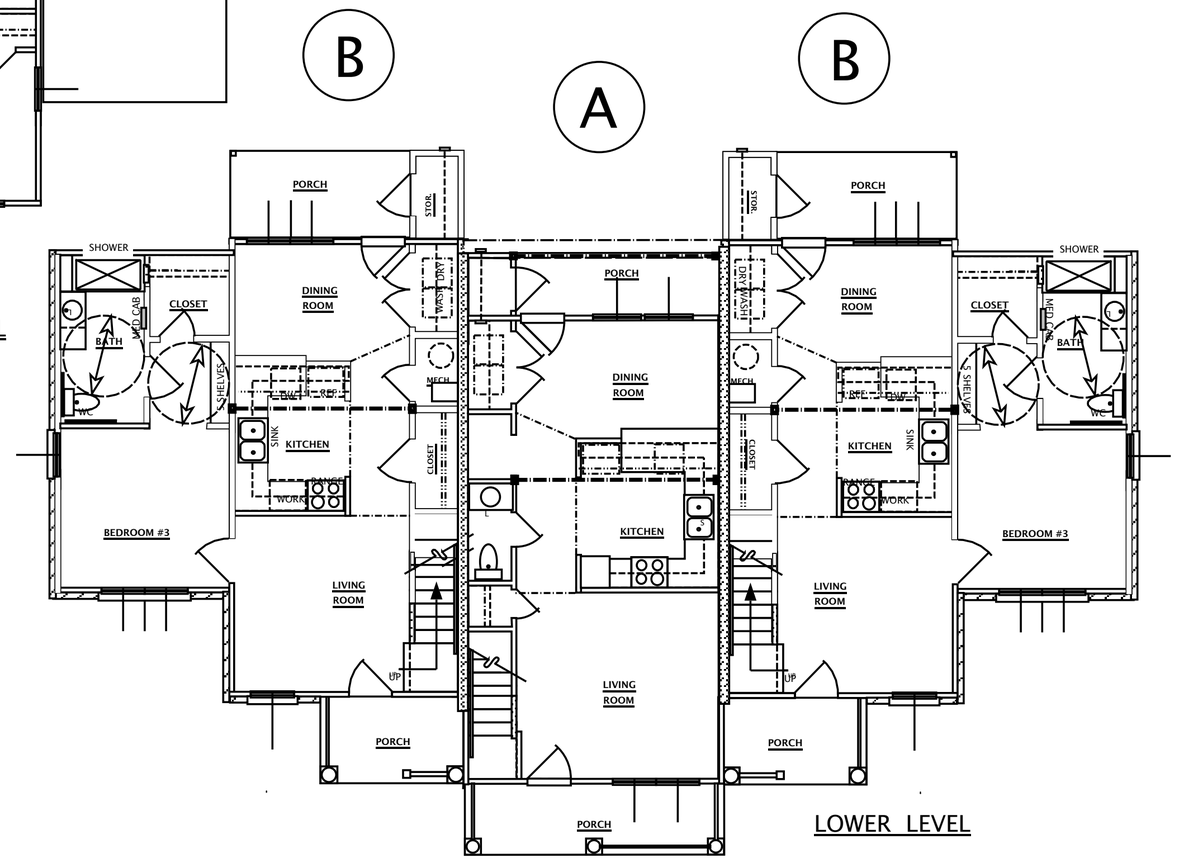
2435 EAST NORTH STREET, SUITE 1108, BOX 359 • GREENVILLE, SOUTH CAROLINA • 29615



UPPER LEVEL



LOWER LEVEL

APARTMENT BUILDING "E"
FLOOR PLANS

8 0 4 8 16

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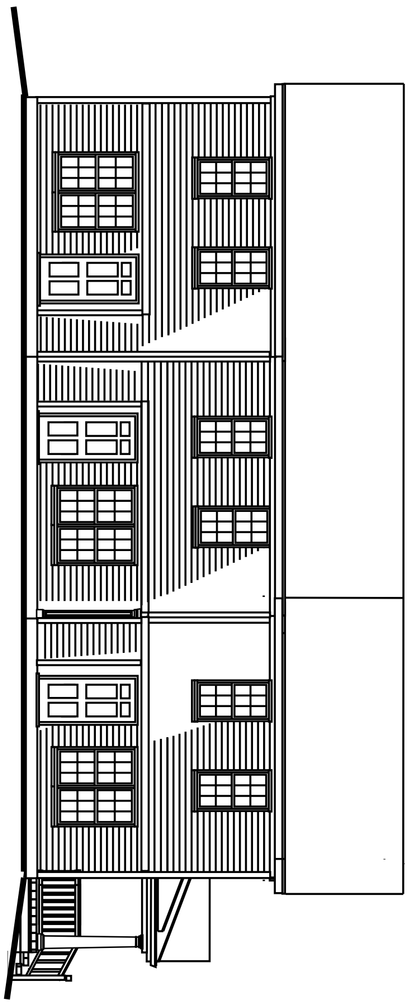
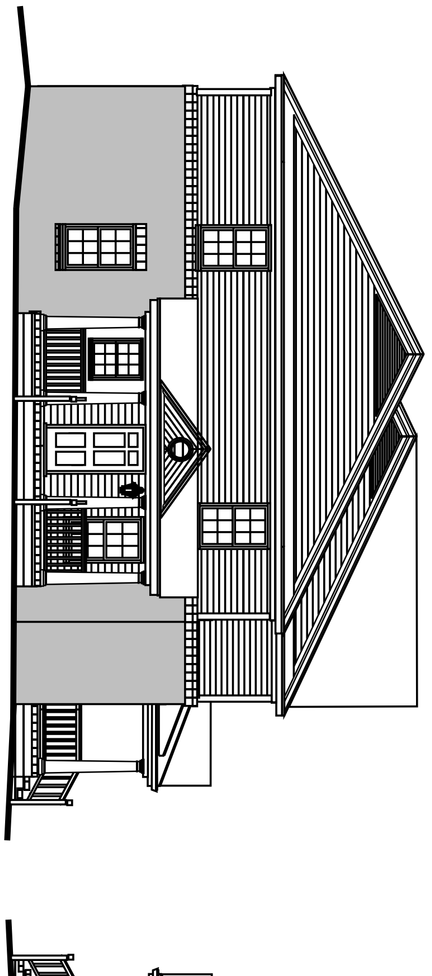
APARTMENT BUILDING "A & C"

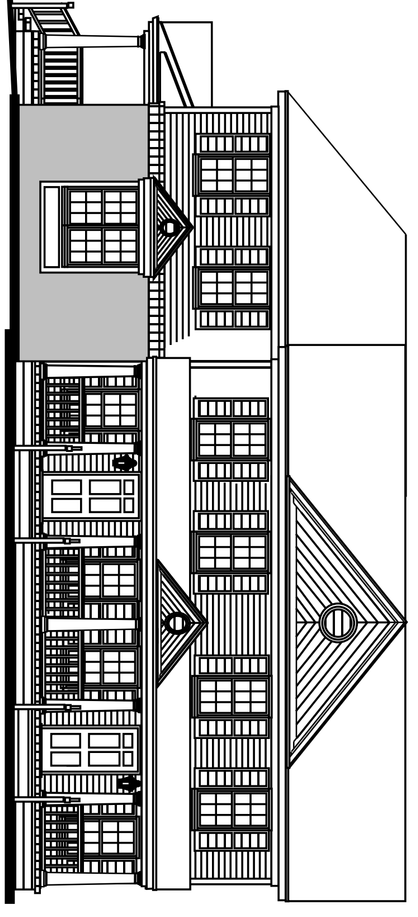
FLOOR PLANS



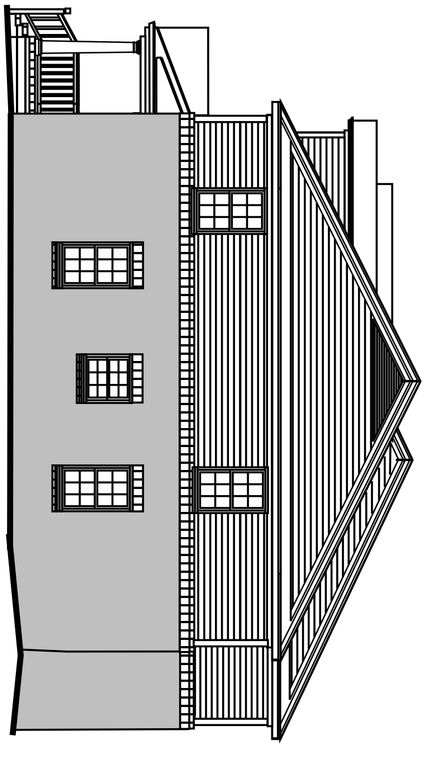
REAR ELEVATION



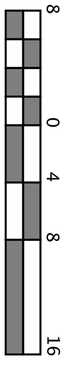
LEFT SIDE ELEVATION



FRONT ELEVATION



RIGHT SIDE ELEVATION



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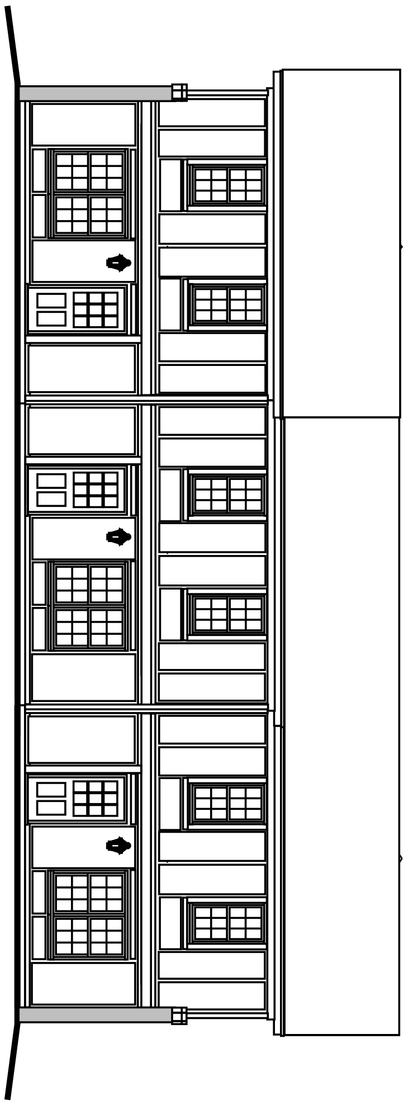
PA G,LLC

APARTMENT BUILDING "B & D"

FLOOR PLANS

REAR ELEVATION



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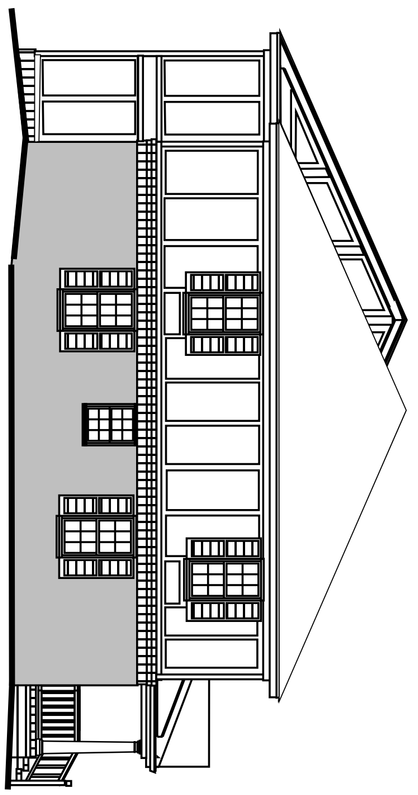

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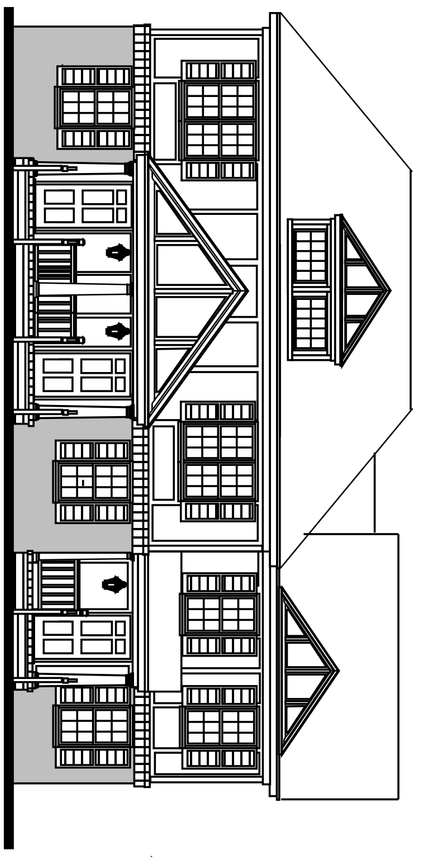
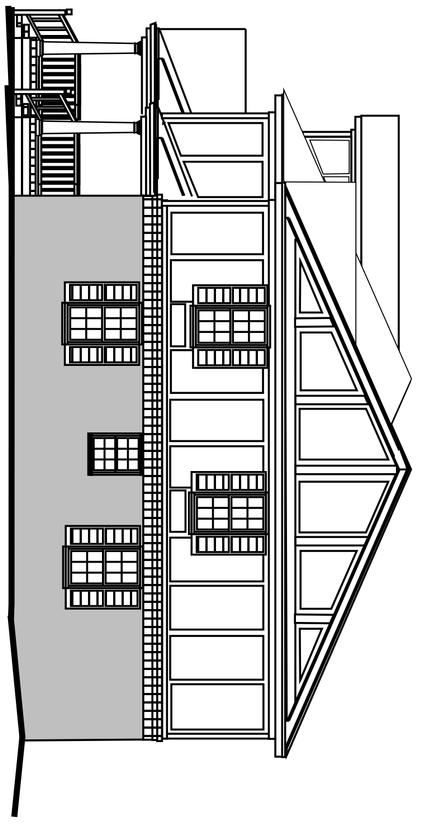


RIGHT SIDE ELEVATION



8 0 4 8 16

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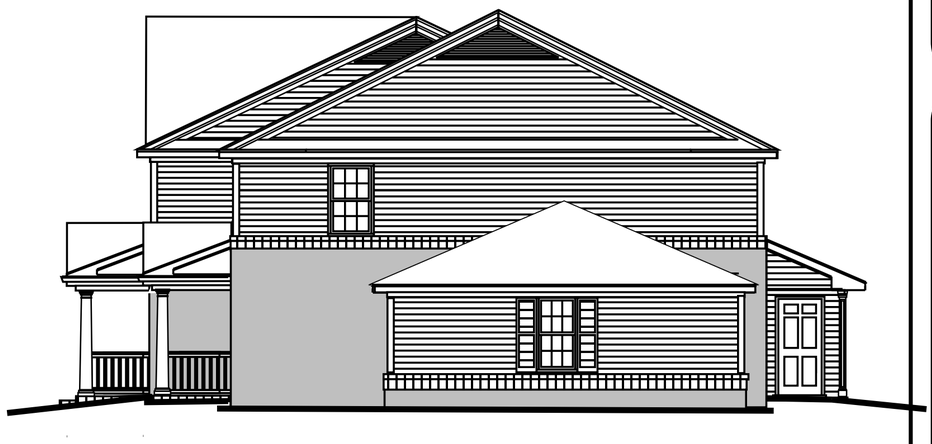
PA G,LLC

REAR ELEVATION



RIGHT SIDE ELEVATION

LEFT SIDE ELEVATION

FRONT ELEVATION

APARTMENT BUILDING "E"
FLOOR PLANS

8 0 4 8 16

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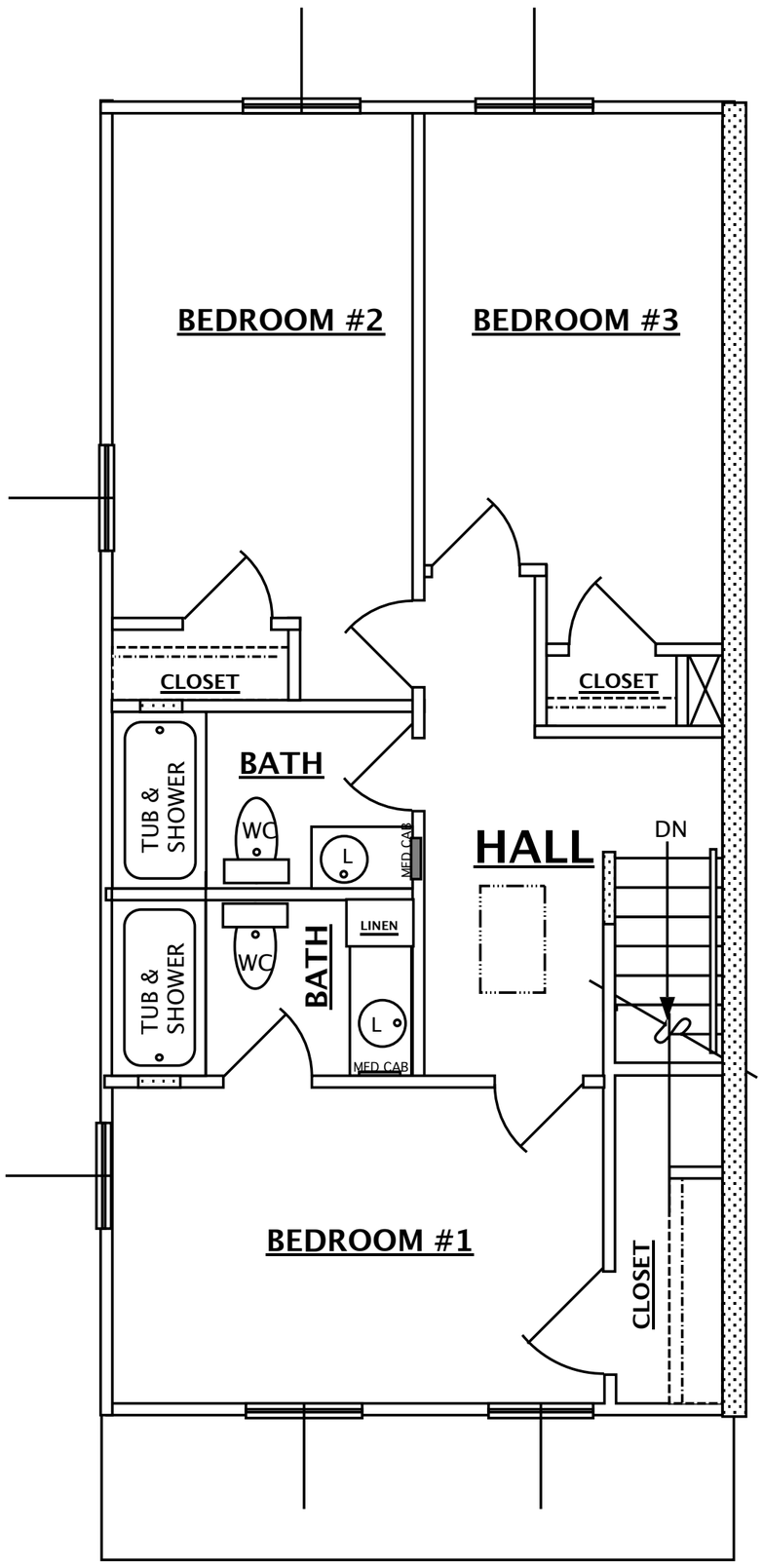
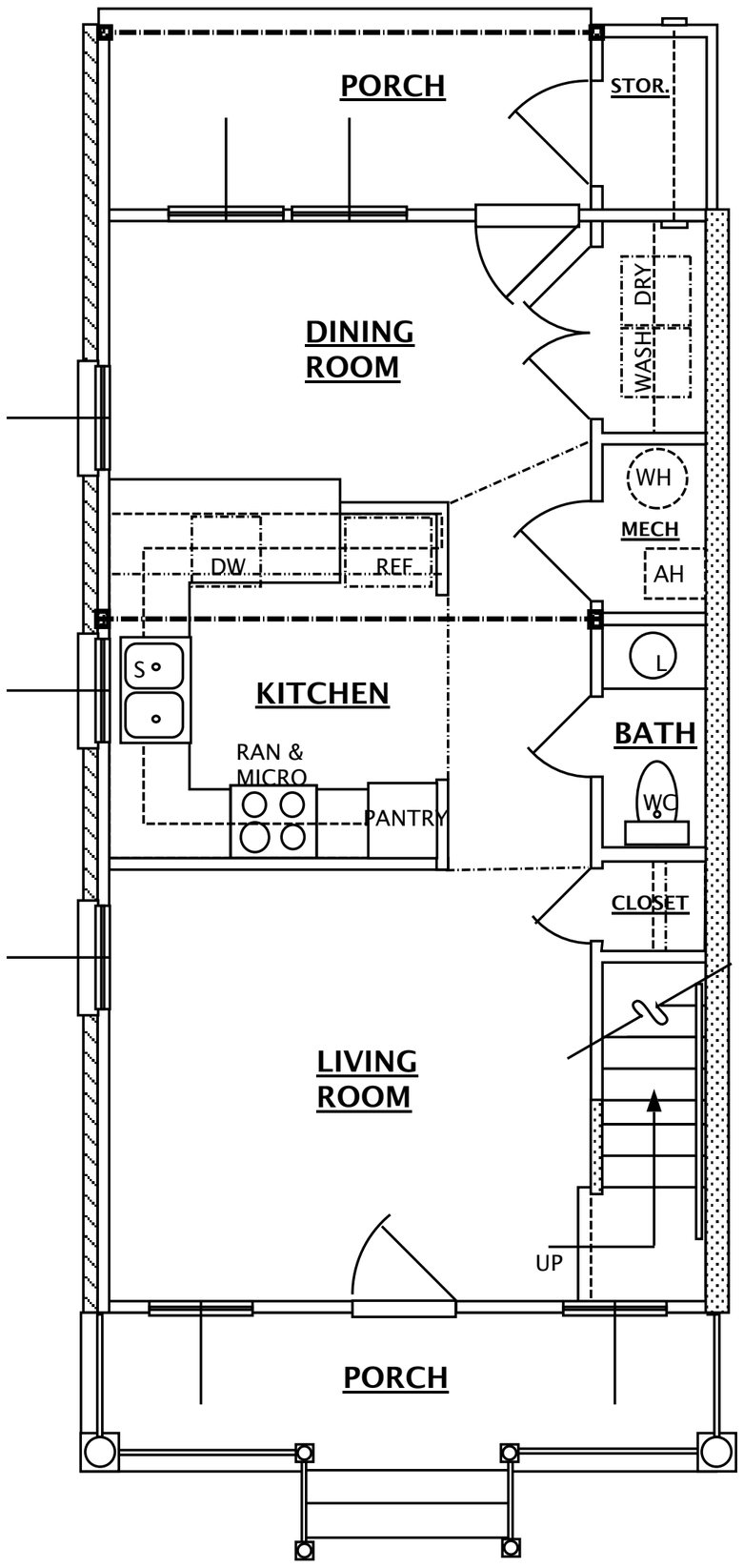


UPPER LEVEL



LOWER LEVEL

APARTMENT "A"
FLOOR PLAN
(1180 HEATED SQFT)

2 0 1 2 4

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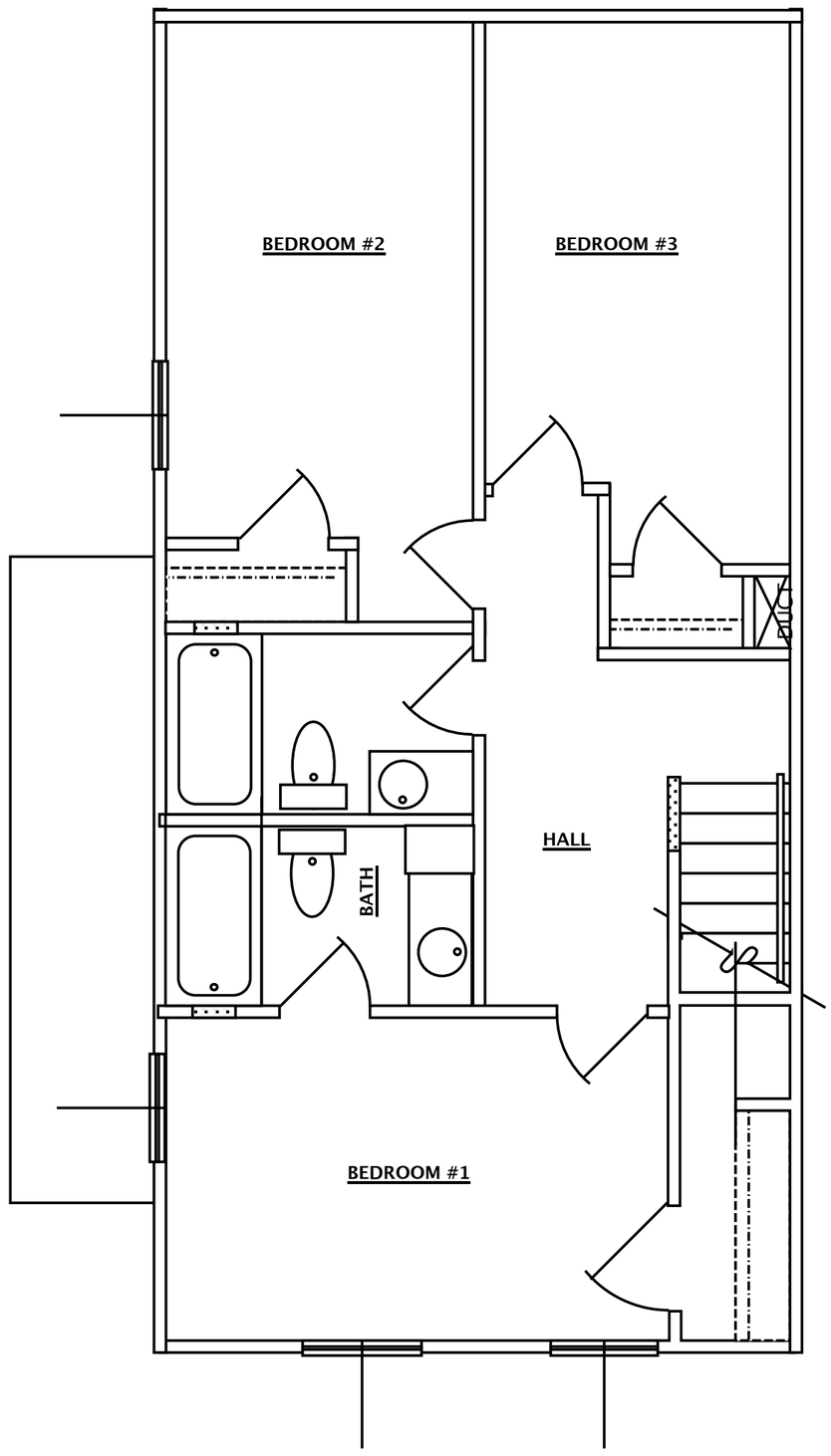
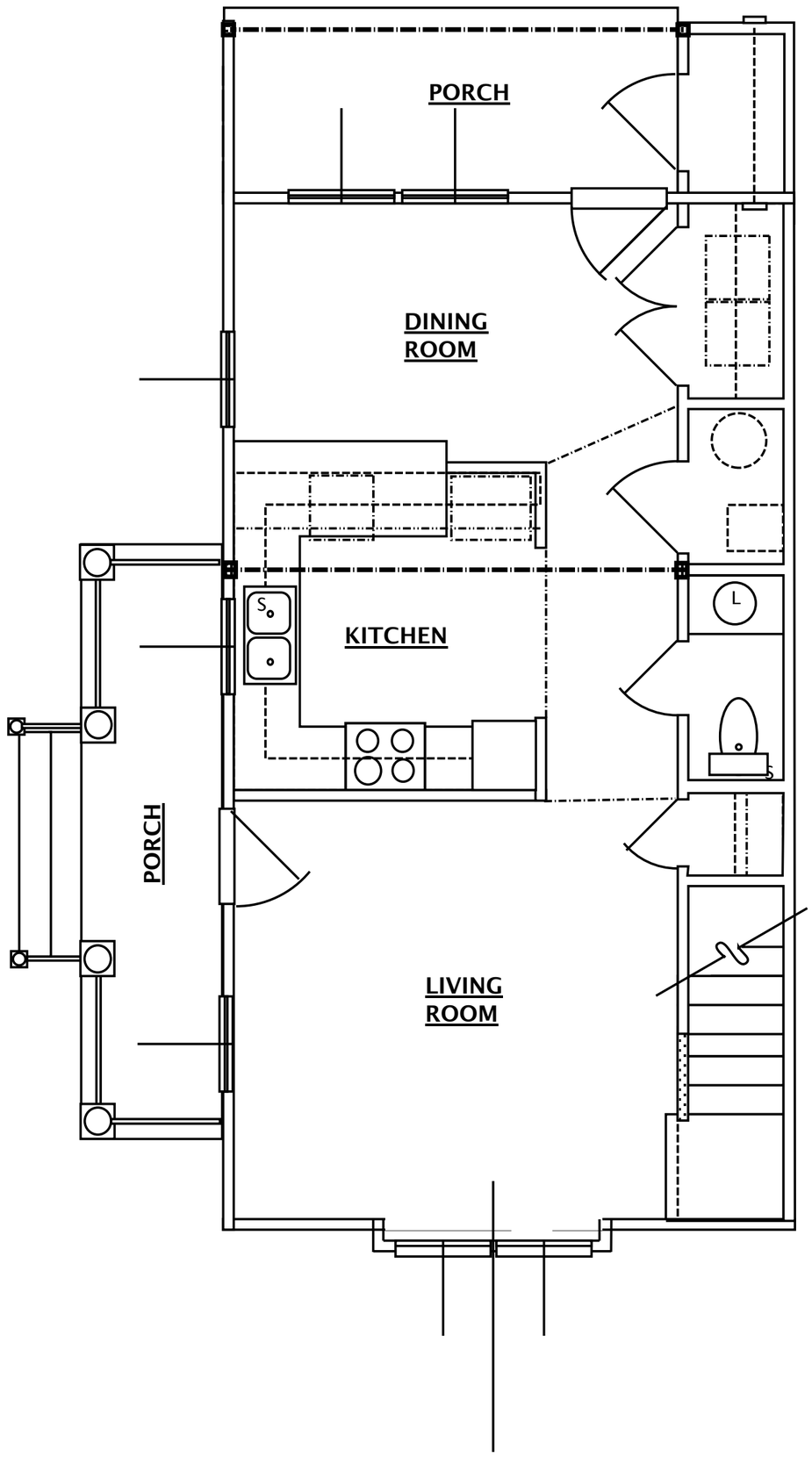


UPPER LEVEL



LOWER LEVEL

APARTMENT "AA"
FLOOR PLAN
(1180 HEATED SQFT)

2 0 1 2 4

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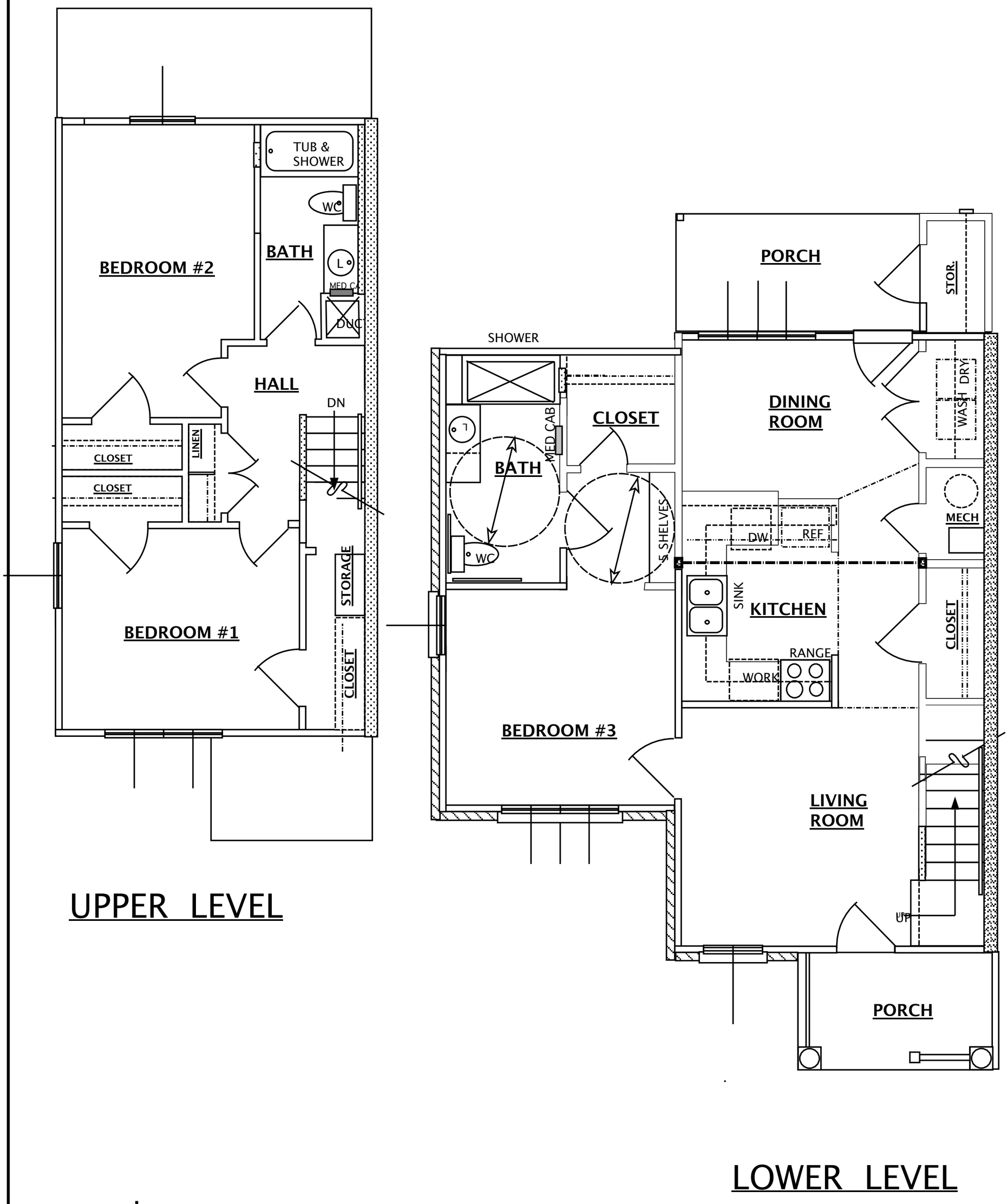

UPPER LEVEL

LOWER LEVEL

APARTMENT "B"

HC FLOOR PLAN

(1238 HEATED SQFT)

2 0 1 2 4

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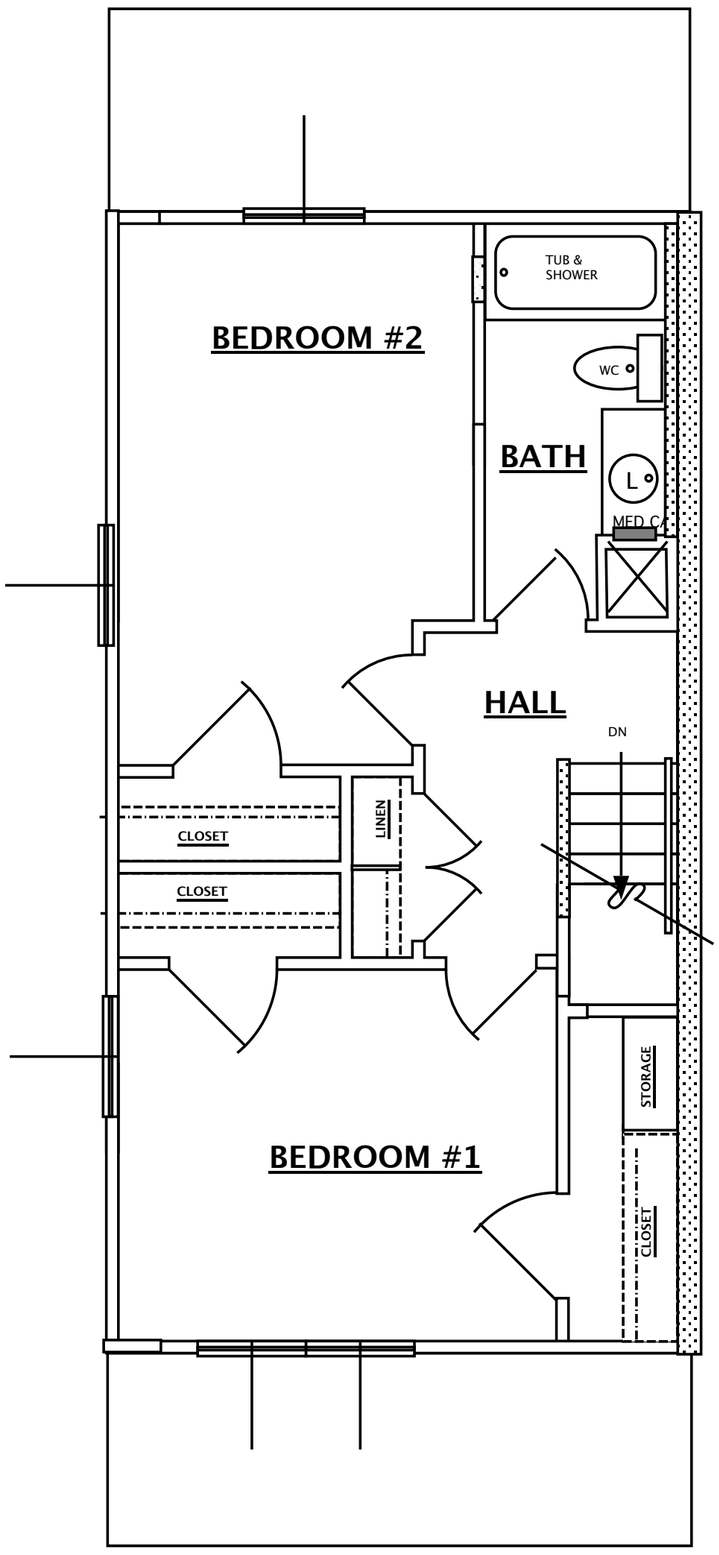
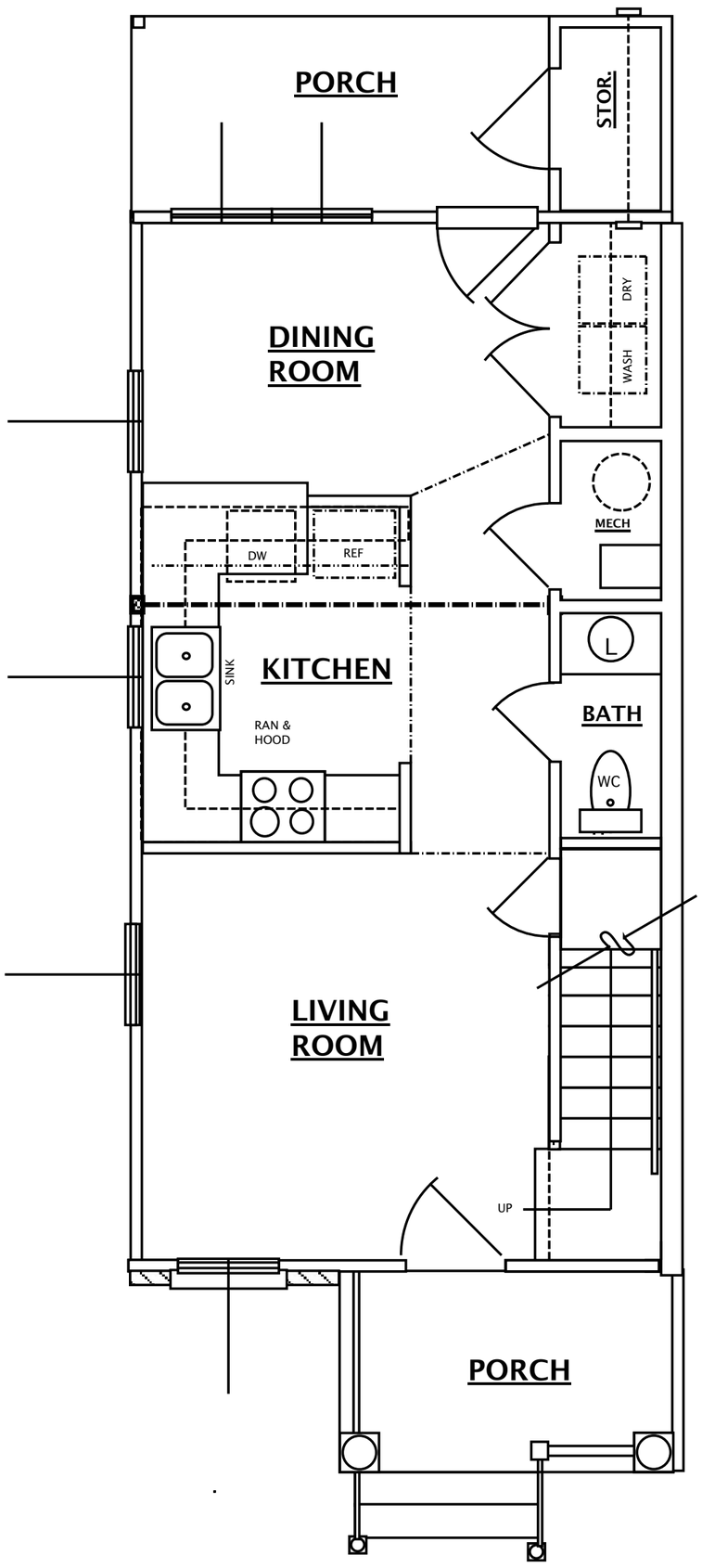


UPPER LEVEL



LOWER LEVEL

APARTMENT "C"
FLOOR PLAN
(960 HEATED SQFT)

2 0 1 2 4

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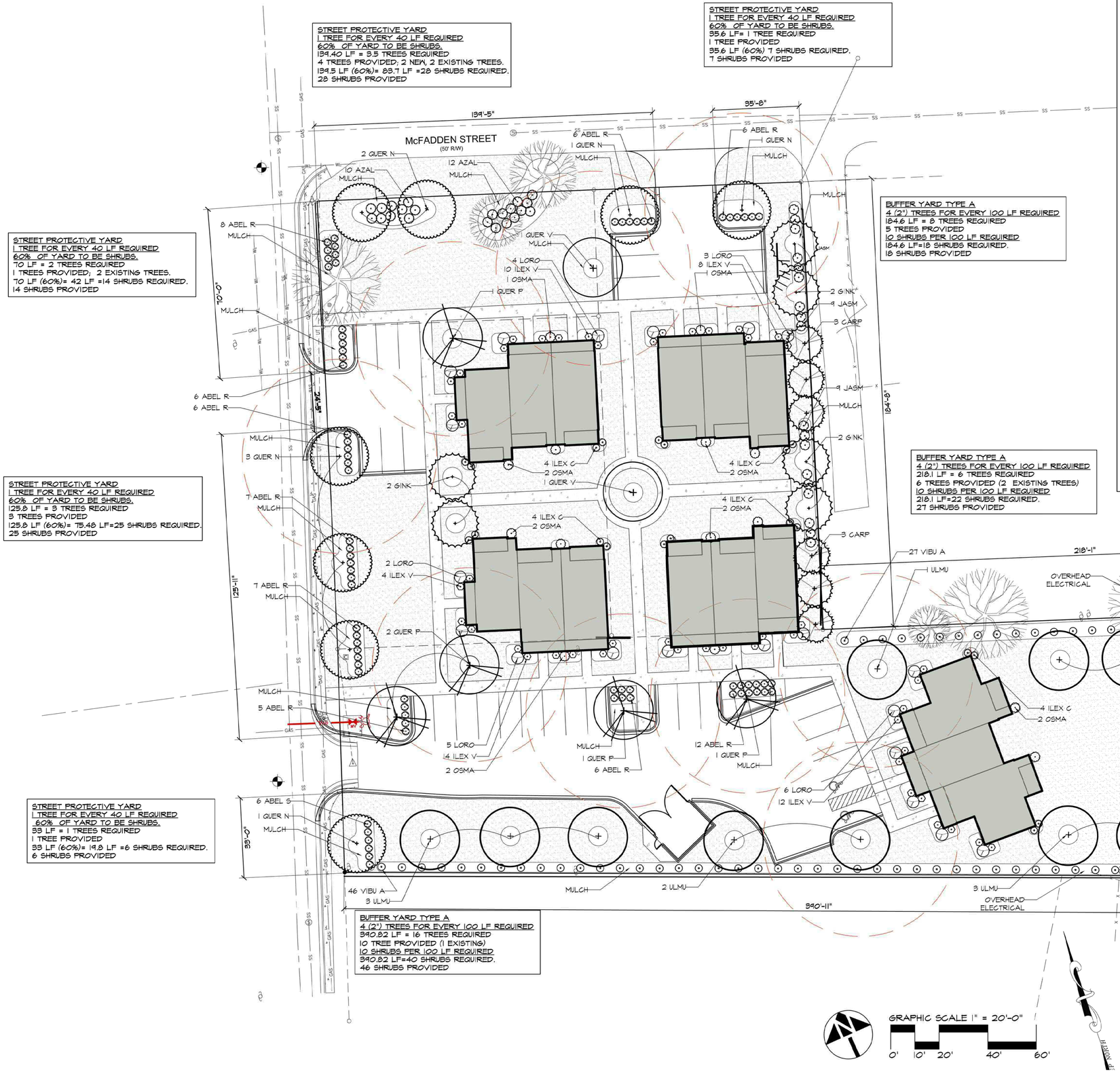


Density Factor Calculation Worksheet

City of Columbia Tree Credits

Type of Development	*Commercial - 30 Units per Acre*				
TOTAL SITE					
ACRES	1.79 ACRES				
REQUIRED UNITS (**DFS**)	53.7 DFS UNITS		**Exempt?**	☐	
TREES SAVED (EDF)					
Quantity	Tree Species	Softwood?	Tree Caliper	Units	Credits
1	Magnolia	☐	12 in	6.0	6.0
1	Pine	☑	22 in	10.4	5.2
1	Elm	☐	17 in	8.0	8.0
1	Oak	☐	20 in	9.2	9.2
		☐		0.0	0.0
		☐	Choose D.B.H.	0.0	0.0
		☐	Choose D.B.H.	0.0	0.0
		☐	Choose D.B.H.	0.0	0.0
		☐	Choose D.B.H.	0.0	0.0
		☐	Choose D.B.H.	0.0	0.0
				Total Credits	28.4
GRAND TREES REMOVED					
Quantity	Hardwood Tree Species	Health	Tree Caliper	Units	Credits
1	Sycamore	25%	33	35.4	8.9
1	Oak	25%	26	22.2	5.6
				0.0	0.0
			Choose D.B.H.	0.0	0.0
			Choose D.B.H.	0.0	0.0
Quantity	Softwood Tree Species	Health	Tree Caliper	Units	Credits
			Choose D.B.H.	0.0	0.0
			Choose D.B.H.	0.0	0.0
			Choose D.B.H.	0.0	0.0
			Choose D.B.H.	0.0	0.0
			Choose D.B.H.	0.0	0.0
				Total Credits	14.4
TREES PLANTED					
Quantity	Tree Species	Softwood?	Tree Caliper	Units	Credits
2	Quercus virginiana	☐	2 in	1.0	2.0
5	Quercus phellos	☐	2 in	1.0	5.0
10	Quercus nuttalli	☐	2 in	1.0	10.0
6	Ginko biloba	☐	2 in	1.0	6.0
12	Ulmus parvifolia	☐	2 in	1.0	12.0
6	Carpinus betulus	☐	2 in	1.0	6.0
		☐	Choose Caliper	0.0	0.0
		☐	Choose Caliper	0.0	0.0
		☐	Choose Caliper	0.0	0.0
		☐	Choose Caliper	0.0	0.0
41				Total Credits	41
Required Units/Acre (DFS)	53.7				
Additional Units from Grand Tree Removal	14.40				
Total Required Credits (RDF)	68.1				
Existing/Saved Credits (EDF)	28.4				
Planted Credits	41.0				
Proposed Credits	69.4				
REMAINDER	1.3				

GRIMBALL COTTERILL
LANDSCAPE ARCHITECTS & LAND PLANNERS

Preliminary Document - Subject to Change File Date: 042318
This document has been coordinated with the City of Columbia and is subject to final approval

Planting Plan & Density Factor Worksheet

Live Oak Place
McFadden Street & Waites Road
Columbia, South Carolina 29204

Drawn: Checked:
Revised: Project No.:
File:

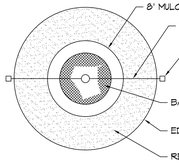
L-2
Sheet Number

Date: April 23, 2018

GRIMBALL COTTERILL & ASSOCIATES No.049
CERTIFICATE OF AUTHORIZATION
STATE OF SOUTH CAROLINA REGISTERED LANDSCAPE ARCHITECT No. 1262 MARK COTTERILL

A Project For:
Homeless No More
2711 Middleburg Drive
Suite 308
Columbia, South Carolina 29204
(803) 602-6379

Apr 20, 2018 - 11:57am \\PALMETTO\Grimcott\Active Projects on Maple\F-M Projects\Live Oak Place\Base 4.6.18.dwg

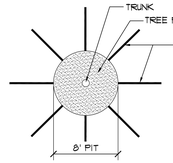


PLAN DETAIL

NO SCALE

NOTES:

1. TEST FOR PERCOLATION PRIOR TO PLANTING.
2. WATER AFTER PLANTING.
3. DO NOT WRAP TREES
4. REMOVE BURLAP/STRAPPING AND WIRE FROM TOP 1/3 OF ROOT BALL.
5. DIG TREE PIT WITH BACKHOE OR SIMILAR EQUIPMENT.
6. NO TREE IS TO BE PLANTED LOWER THAN THE ELEVATION THAT THE TREE WAS GROWN AT THE NURSERY. REMOVE BUILT UP SOIL AS NECESSARY.

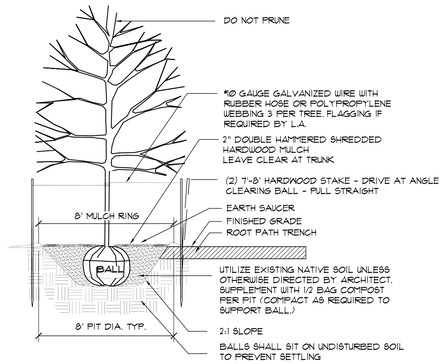


TRENCH/TILL SOIL OUTWARD FROM TREE PIT SPACE TRENCH PATHS AT ±36" O.C. TRENCH OR TILL TO A DEPTH AND WIDTH OF 8' AND TO A DISTANCE OF 6' FROM TRUNK. (TYP.) LOOSEN SOIL AND BACKFILL, AVOID RE-COMPACTING AREA.

TRENCH PATHS MAY VARY WITH CONFIGURATION OF PLANTING AREA BUT SHOULD PROVIDE 36' O.C. SPACING

PLAN DETAIL: ROOT PATH TRENCHES

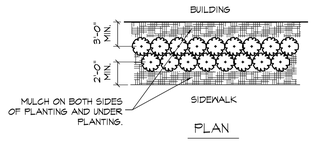
NO SCALE



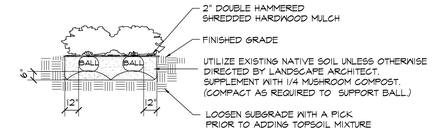
A L-2 TREE PLANTING AND STAKING

SECTION

NOT TO SCALE



PLAN

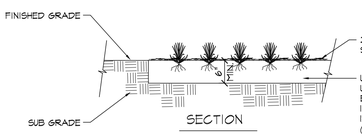


NOTES:
1. TEST FOR PERCOLATION PRIOR TO PLANTING.
2. REMOVE PAPER, PLASTIC OR METAL CONTAINER THAT MAY BE AROUND ROOTS
3. WATER AFTER PLANTING
4. DO BED PREPARATION ON ALL SHRUB & GROUNDCOVER AREAS

SECTION

B L-2 SHRUB PLANTING

NOT TO SCALE



PLAN

SECTION

C L-2 TYPICAL GROUNDCOVER PLANTING

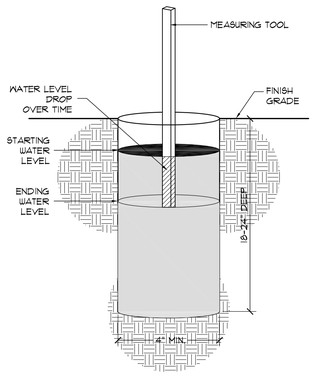
NOT TO SCALE

INSTRUCTIONS FOR PERFORMING A PERCOLATION TEST

1. WITH A SHOVEL OR POSTHOLE DIGGER, DIG HOLE 18" TO 24" DEEP. HOLE DIAMETER SHOULD BE A MINIMUM OF 4 INCHES. THE DIAMETER OF THE HOLE SHOULD BE UNIFORM FROM TOP TO BOTTOM WITH THE BOTTOM BEING FLAT.
2. FILL HOLE WITH WATER TO THE TOP AND LET STAND FOR AT LEAST AN HOUR TO PRE-WET THE SOIL.
3. REFILL HOLE TO WITHIN A COUPLE INCHES OF THE TOP. DON'T OVERFLOW THE HOLE.
4. TO AID IN MEASUREMENT, PLACE A STICK ACROSS THE TOP OF THE HOLE AND USE A RULER OR MEASURING TAPE TO MARK PERIODIC DROPS IN WATER LEVEL.
5. ALLOW THE HOLE TO DRAIN FOR AT LEAST ONE HOUR. A LONGER PERIOD OF TIME (2 TO 3 HOURS) WILL GIVE A MORE ACCURATE READING OF AVERAGE PERCOLATION RATES.
6. DETERMINE AVERAGE DROP IN WATER LEVEL PER HOUR AND REFER TO THE TABLE BELOW TO INTERPRET RESULTS.

HOW TO INTERPRET RESULTS	
IF WATER LEVEL IN HOLE DROPS...	SITE IS...
LESS THAN ONE-HALF INCH PER HOUR	POORLY DRAINED AND SUITED TO WET -SITE SPECIES
ONE HALF-INCH TO ONE INCH PER HOUR	MODERATELY WELL DRAINED AND ACCEPTABLE FOR MANY SPECIES INCLUDING WET SITE SPECIES
MORE THAN ONE INCH PER HOUR	WELL DRAINED AND SUITABLE FOR ALL SPECIES INCLUDING SENSITIVE SPECIES

PERCOLATION TEST HOLE



D L-2 PERCOLATION TEST

ISOMETRIC

NOT TO SCALE

PLANT LIST

ABBR.	BOTANICAL NAME	COMMON NAME	MINIMUM CALIPER	SPREAD	HEIGHT	BALL DIA.	NO. CANES	COMMENTS	QTY.
CARP	CARPINUS BETULUS FASTIGIATA	COLUMNAR EUROPEAN HORNBEAN	2"		8'-10'	16"	1	SPECIMEN	6
GINK	GINKGO BILOBA 'PRINCETON SENTRY'	GINKGKO	2"	4'	12'-14'	24"	1	MATCHING, SPECIMEN	6
QUER N	QUERCUS NUTTALLI	NUTTALL OAK	2"	6'	12'-14'	24"	1	MATCHING, SPECIMEN	10
QUER P	QUERCUS PHELLOS	HIGHTOWER WILLOW OAK	2"	6'	12'-14'	24"	1	MATCHING, SPECIMEN	5
QUER V	QUERCUS VIRGINIANA	LIVE OAK	2"	6'	12'-14'	24"	1	MATCHING, SPECIMEN	2
ULMU A	ULMUS PARVIFOLIA 'ALLEE'	'ALLEE' CHINESE ELM	2"	6'	12'-14'	24"	1	MATCHING, SPECIMEN	12
AZAL	AZALEA INDICA	INDICA AZALEA		24"	24"	3 GAL.	3-5	PLANT 4' O.C.	22
ABEL S	ABELIA X GRANDIFLORA 'ROSEGREEK'	'ROSEGREEK' ABELIA		18"	18"	3 GAL.	3-5	PLANT 3' O.C.	77
ILEX C	ILEX CORNUTA 'CARISSA'	CARISSA HOLLY		18"	12"	3 GAL.	3-5	SEE PLAN FOR LOCATIONS	20
ILEX V	ILEX VOMITORIA 'NANA'	DWARF YAUPON HOLLY		18"	18"	3 GAL.	3-5	SEE PLAN FOR LOCATIONS	48
JASM	JASMINUM MESNYI	PRIMROSE JASMINE		24"	24"	3 GAL.	3-5	PLANT 4' O.C.	18
LORO	LOROPETALUM CHINENSE 'RUBI'	RUBI LOROPETALUM		24"	24"	3 GAL.	3-5	SEE PLAN FOR LOCATIONS	20
OSMA	OSMANTHUS FRAGRANS	FRAGRANT TEA OLIVE		24"	24"	3 GAL.	3-5	SEE PLAN FOR LOCATIONS	14
VIBU A	VIBURNUM ANABUKI ' CHINDO'	'CHINDO' VIBURNUM		24"	24"	3 GAL.	3-5	PLANT 6' O.C.	85
SOD	EREMOCHLOA OPHIUROIDES	CENTIPEDE GRASS						WELL ROOTED	43,338 SF

PLANTING NOTES

1. PLANTS LABELED NIC ARE NOT IN CONTRACT AND ARE NOT A PART OF THIS PHASE OF WORK.
2. REQUIREMENTS FOR THE MEASUREMENTS, BRANCHING, GRADING, QUALITY, BALLING AND BURLAPPING OF PLANTS IN THE PLANT LIST GENERALLY FOLLOWS OR EXCEEDS A CODE OF STANDARDS CURRENTLY RECOMMENDED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC. IN THE AMERICAN STANDARD FOR NURSERY STOCKS. SEE THE PLANT LIST FOR MORE RESTRICTIVE REQUIREMENTS.
3. ALL PLANTS SHALL HAVE A WELL FORMED HEAD WITH MINIMUM CALIPER, HEIGHT AND SPREAD OF THE SIDE BRANCHES AS SHOWN ON THE PLANT LIST. TRUNKS SHALL BE UNDAMAGED AND SHAPE SHALL BE TYPICAL OF THE SPECIES.
4. MEASUREMENT OF CONIFER HEIGHT SHALL INCLUDE NOT MORE THAN FIFTY (50) PER CENT OF THIS YEARS' VERTICAL GROWTH (TOP CANDLE).
5. THE LANDSCAPE CONTRACTOR IS HEREBY NOTIFIED OF THE EXISTENCE OF UNDERGROUND UTILITIES WITHIN THE LIMITS OF THE PROJECT AREA. THE CONTRACTOR SHOULD VERIFY THE EXACT LOCATION OF ALL UTILITY LINES PRIOR TO COMMENCEMENT OF DIGGING OPERATIONS.
6. THE CONTRACTOR WILL BE RESPONSIBLE FOR STAKING AND LAYOUT OF PLANTINGS ON THIS PROJECT. THE LANDSCAPE ARCHITECT OR OWNER SHALL BE ADVISED WHEN STAKES ARE READY FOR INSPECTION ON VARIOUS PLANTING AREAS. ALL LAYOUT WORK SHALL BE INSPECTED AND APPROVED BY THE LANDSCAPE ARCHITECT AND OWNER PRIOR TO OPENING ANY PLANTING PITS.
7. IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO VERIFY THAT EACH EXCAVATED TREE OR SHRUB PIT WILL PERCOLATE (DRAIN) PRIOR TO ADDING TOPSOIL AND INSTALLING TREES OR SHRUBS. THE CONTRACTOR SHALL DO PERCOLATION TEST AS DETAILED ON DETAIL H/L-102. THE OWNER OR LANDSCAPE ARCHITECT SHALL VERIFY ACCURACY AND EFFECT OF PERCOLATION TESTING. IF THE SOIL AT GIVEN AREA DOES NOT DRAIN PROPERLY, A PVC DRAIN OR GRAVEL SUMP SHALL BE INSTALLED OR THE PLANTINGS RELOCATED.
8. SHOULD THE LANDSCAPE CONTRACTOR ENCOUNTER UNSATISFACTORY SURFACE OR SUBSURFACE DRAINAGE CONDITIONS, SOIL DEPTH, LATENT SOILS, HARD PANS, STEAM OR OTHER UTILITY LINES OR OTHER CONDITIONS THAT WILL JEOPARDIZE THE HEALTH AND VIGOR OF THE PLANTS, HE MUST ADVISE THE LANDSCAPE ARCHITECT IN WRITING OF THE CONDITIONS PRIOR TO INSTALLING THE PLANTS. OTHERWISE, THE LANDSCAPE CONTRACTOR WARRANTS THAT THE PLANTING AREAS ARE SUITABLE FOR PROPER GROWTH AND DEVELOPMENT OF THE PLANTS TO BE INSTALLED.
9. PLANTING PITS FOR TREE AND SHRUBS SHALL BE PREPARED AS PER DETAILS.
10. DOUBLE HAMMERED SHREDDED HARDWOOD MULCH SHALL BE APPLIED TO ALL SHRUB BEDS BY THE CONTRACTOR. BEDS SHALL BE TREATED WITH PREEMERGENT HERBICIDE BY THE CONTRACTOR BEFORE MULCH IS APPLIED. SHREDDED HARDWOOD MULCH SHALL BE TWO INCHES DEEP. A SAMPLE OF SHREDDED HARDWOOD MULCH SHALL BE PRESENTED TO THE LANDSCAPE ARCHITECT FOR APPROVAL.
11. ALL TREES ARE TO BE STAKED IMMEDIATELY AFTER PLANTING AS DETAILED. CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF STAKING HOSES, ETC. AT THE END OF THE ONE YEAR GUARANTEE PERIOD.
12. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING UP THE SITE AT THE COMPLETION OF THE PROJECT AND SHALL MAINTAIN THE SITE IN A REASONABLY NEAT AND CLEAN STATE THROUGHOUT THE INSTALLATION PROCESS. STREETS AND PAVED AREAS SHALL BE CLEANED REGULARLY TO REMOVE CONSTRUCTION MATERIALS AND OTHER DEBRIS RESULTING FROM WORK OF THE PROJECT.
13. PLANTS SHALL BE GUARANTEED FOR THE DURATION OF ONE (1) FULL YEAR AFTER THE FINAL ACCEPTANCE OF THE PLANTING BY THE OWNER AND SHALL BE ALIVE AND IN SATISFACTORY GROWTH AT THE END OF THE GUARANTEE PERIOD. ANY PLANT NOT IN A HEALTHY AND VIGOROUS STATE AT THE END OF THE GUARANTEE PERIOD SHALL BE REPLACED AT NO COST TO THE OWNER, PLANTS SEVERELY DAMAGED BY VANDALS ARE NOT SUBJECT TO REPLACEMENT BY THE CONTRACTOR DURING THE ONE YEAR GUARANTEE PERIOD.
14. REPLACEMENTS OF DEAD OR UNSATISFACTORY MATERIAL SHALL BE MADE AS SPECIFIED IN THE PLANT LIST. THE OWNER OR LANDSCAPE ARCHITECT SHALL INSPECT REPLACED PLANTS WHEN ALL REPLACEMENTS HAVE BEEN MADE. REPLACEMENTS ARE TO BE ALIVE AND IN A HEALTHY CONDITION WHEN THE REPLACEMENTS ARE COMPLETE, AND SHALL BE SUBJECT TO A ONE (1) YEAR GUARANTEE FROM THE DATE OF SATISFACTORY REPLACEMENT.
15. SHOULD THE CONTRACTOR NOT MAKE REPLACEMENTS IN A SATISFACTORY AND TIMELY FASHION IN ACCORD WITH THE PLANTING NOTES, THE OWNER, AFTER PROPER NOTIFICATION TO THE CONTRACTOR MAY UTILIZE THE FUNDS OF THE RETAINAGE TO HAVE THE REPLACEMENTS MADE IN ACCORD WITH THE SPECIFICATIONS BY ANOTHER CONTRACTOR.
16. NO EXCAVATION OR PLANTING PIT SHALL BE LEFT OPEN OR UNATTENDED OVERNIGHT.
17. PLANT MATERIAL QUANTITIES PROVIDED IN THE PLANT LIST ARE FOR REFERENCE ONLY AND THE CONTRACTOR IS RESPONSIBLE FOR THE ACTUAL PLANT MATERIAL COUNTS. DISCREPANCIES BETWEEN QUANTITIES SHOWN ON THE PLANTING PLAN AND THOSE IN THE PLANT LIST SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR CLARIFICATION. IF CLARIFICATION OF DISCREPANCIES FROM THE LANDSCAPE ARCHITECT IS NOT POSSIBLE, THEN QUANTITIES SHOWN ON THE PLANTING PLAN SHALL TAKE PRECEDENCE.

GRIMBALL COTTERILL
LANDSCAPE ARCHITECTS & LAND PLANNERS

Preliminary Document - Subject to Change File Date: 042318
This document has been coordinated with the City of Columbia and is subject to final approval

GRIMBALL COTTERILL & ASSOCIATES No.049 — SOUTH CAROLINA — CERTIFICATE OF AUTHORIZATION — 1983

STATE OF SOUTH CAROLINA — REGISTERED LANDSCAPE ARCHITECT — No. 472 — MARK COTTERILL

A Project For:
Homeless No More
2711 Middleburg Drive
Suite 308
Columbia, South Carolina 29204
(803) 602-6379

Planting details, Notes, List

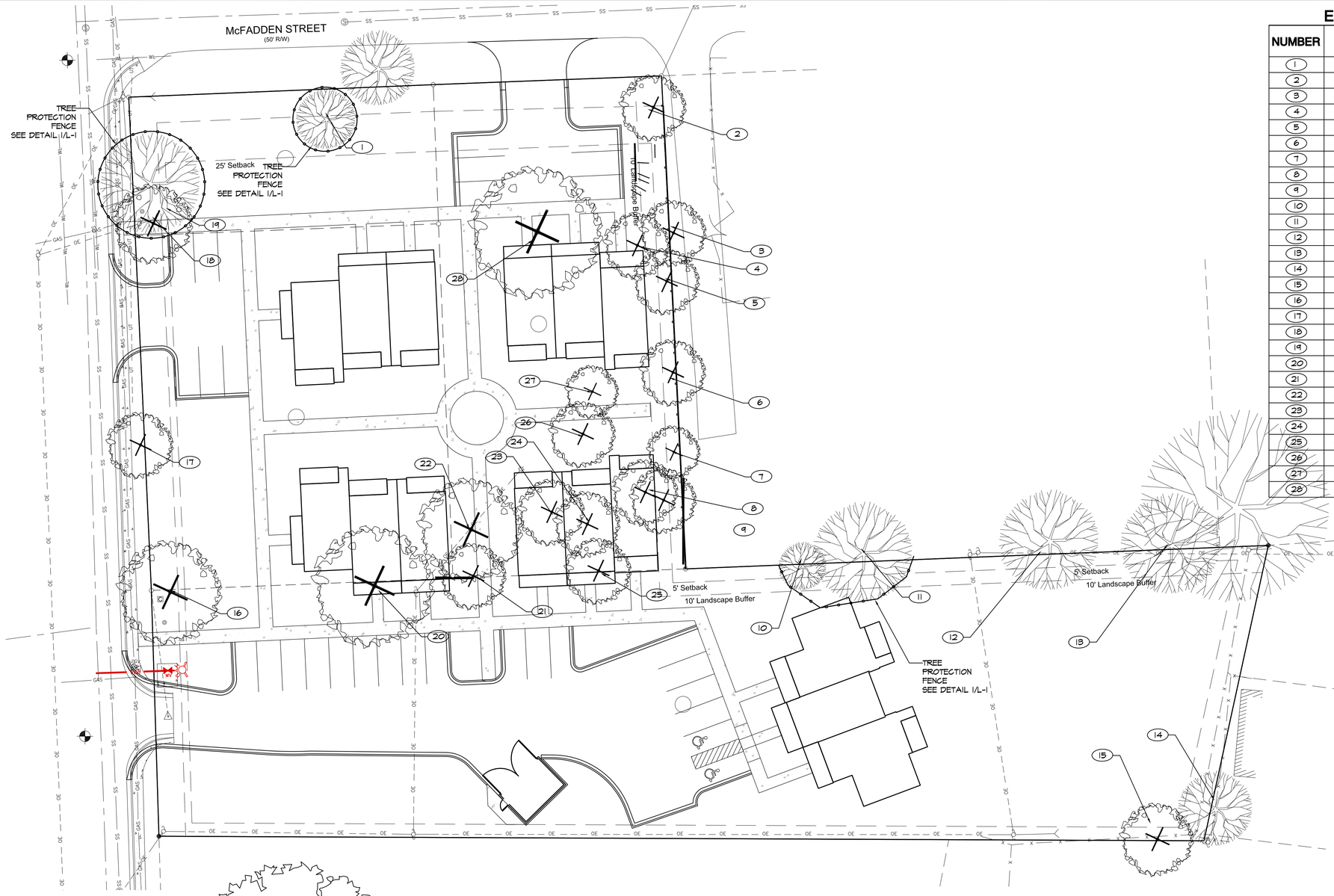
Live Oak Place
McFadden Street & Waites Road
Columbia, South Carolina 29204

Drawn:
Revised:
Checked:
File:
Project No.:

I-3
Sheet Number

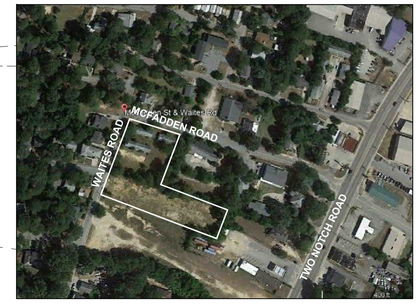
Date: April 23, 2018

Apr 20, 2018 - 12:25pm \\PALMETTO\Grimcott\Active Projects on Maple\F-M Projects\Live Oak Place\Base 4.6.18.dwg

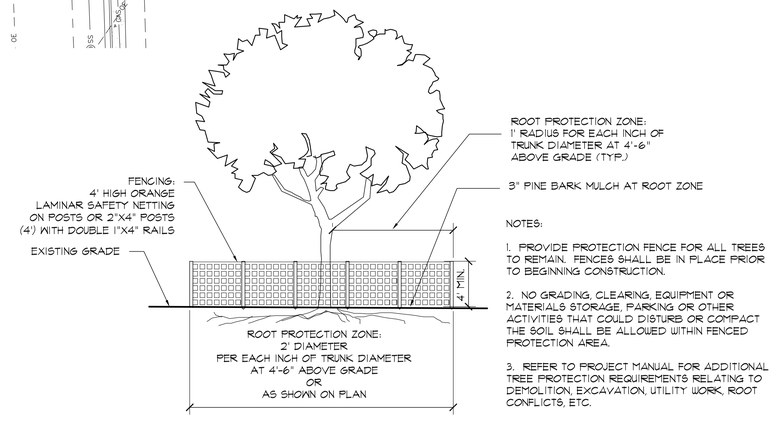


EXISTING TREES CONDITION & ACTION

NUMBER	PLANT NAME	DBH	CONDITION	ACTION
1	MAGNOLIA	12"	100% GOOD	
2	OAK	15"	25% GOOD	REMOVE PER CONDITION
3	OAK	12"	100% GOOD	REMOVE PER CONDITION
4	OAK	12"	75 % GOOD	REMOVE PER CONDITION
5	OAK	15"	75 % GOOD	REMOVE PER CONDITION
6	OAK	12"	100% GOOD	REMOVE PER CONSTRUCTION
7	OAK	15"	100% GOOD	REMOVE PER CONSTRUCTION
8	OAK	13"	100% GOOD	REMOVE PER CONSTRUCTION
9	OAK	13"	100% GOOD	REMOVE PER CONSTRUCTION
10	PINE	22"	100% GOOD	
11	ELM	17"	100% GOOD	
12	HACKBERRY	17"	0% GOOD	REMOVE PER CONDITION
13	SYCAMORE	31"	0% GOOD	REMOVE PER CONDITION
14	ELM	14"	100% GOOD	
15	CHINABERRY	14"	25% GOOD	REMOVE PER CONDITION
16	HACKBERRY	16"	25% GOOD	REMOVE PER CONDITION
17	OAK	20"	0% GOOD	REMOVE PER CONDITION
18	OAK	22"	100% GOOD	REMOVE PER CONSTRUCTION
19	OAK	20"	75 % GOOD	
20	PINE	28"	100% GOOD	REMOVE PER CONSTRUCTION
21	OAK	12"	100% GOOD	REMOVE PER CONSTRUCTION
22	OAK	20"	100% GOOD	REMOVE PER CONSTRUCTION
23	OAK	12"	100% GOOD	REMOVE PER CONSTRUCTION
24	OAK	10"	75 % GOOD	REMOVE PER CONSTRUCTION
25	OAK	12"	25% GOOD	REMOVE PER CONSTRUCTION
26	OAK	15"	0% GOOD	REMOVE PER CONDITION
27	PINE	15"	100% GOOD	REMOVE PER CONSTRUCTION
28	OAK	26"	25% GOOD	REMOVE PER CONSTRUCTION



#	TMS	Address	Zoning	Size SF
A	R11511-11-20!	1725 McFadden Street	RS-1	5913
C	R11511-11-21	2458 Waites Road	RS-1	15,028
B	R11511-11-01	1719 McFadden Street	RS-1	15,591
D	R11511-11-06	2436 Waites Road	RS-1	40,845
TOTAL				77,377



NOTES:

1. PROVIDE PROTECTION FENCE FOR ALL TREES TO REMAIN. FENCES SHALL BE IN PLACE PRIOR TO BEGINNING CONSTRUCTION.

2. NO GRADING, CLEARING, EQUIPMENT OR MATERIALS STORAGE, PARKING OR OTHER ACTIVITIES THAT COULD DISTURB OR COMPACT THE SOIL SHALL BE ALLOWED WITHIN FENCED PROTECTION AREA.

3. REFER TO PROJECT MANUAL FOR ADDITIONAL TREE PROTECTION REQUIREMENTS RELATING TO DEMOLITION, EXCAVATION, UTILITY WORK, ROOT CONFLICTS, ETC.

A / L-2 **TREE PROTECTION FENCING**

NOT TO SCALE

GRAPHIC SCALE 1" = 20'-0"

0' 10' 20' 40' 60'

PRELIMINARY
NOT FOR CONSTRUCTION

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LANDSCAPE ARCHITECTS & LAND PLANNERS

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SOUTH CAROLINA
GRIMBALL COTTERILL & ASSOCIATES No.049
CERTIFICATE OF AUTHORIZATION

STATE OF SOUTH CAROLINA
REGISTERED LANDSCAPE ARCHITECT
No. 1125
MARK COTTERILL

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Tree Survey
Live Oak Place
McFadden Street & Waites Road
Columbia, South Carolina 29204

Drawn: Checked:
Revised: File: Project No.:

L-1
Sheet Number
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Apr 20, 2018 - 11:50am \\PALMETTO\Grimcott\Active Projects on Maple\F-M Projects\Live Oak Place\Base 4.6.18.dwg